



# **AGENDA**

## **REGULAR MEETING OF THE HEMET HOUSING AUTHORITY**

December 8, 2015

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### **REGULAR SESSION**

**7:00 p.m.**

**City of Hemet City Council Chambers**

**450 E. Latham Avenue**

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### **Call to Order**

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### **Roll Call**

**ROLL CALL:** Board Members Krupa, Milne, Raver Wright and Youssef

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### **Reorganization**

1. Agency Secretary to Call for Nominations for Chairperson
  2. Chairperson to Call for Nominations for Vice Chairperson
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### **City Council Business**

#### **Notice to the Public**

The Consent Calendar contains items which are typically routine in nature and will be enacted by one motion by the Board unless an item is removed for discussion by a member of the public, staff, or Board. If you wish to discuss a Consent Calendar item please come to the microphone and state the number of the item you wish to discuss. Then wait near the lecture. When the Chairperson calls your turn give your last name, and address, then begin speaking. You will have three minutes at that time to address the Board.

### **Consent Calendar**

3. **Approval of Minutes** – October 13, 2015
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## **Communications from the Public**

Anyone who wishes to address the Housing Authority regarding items not on the agenda may do so at this time. As a courtesy, please complete a Request to Speak Form found at the Secretary's desk. Submit your completed form to the Secretary prior to the beginning of the meeting. Presentations are limited to three minutes in consideration of others who are here for agenda items. Please come forward to the lectern when the Chairperson calls upon you. When you are recognized, you may proceed with our comments.

***\*Notice: Members of the Public attending shall comply with the adopted Rules of Decorum in Resolution No. 4545. A copy of the Rules of Decorum are available from the Secretary.***

State law prohibits the Housing Authority from taking action or discussing any item not appearing on the agenda except for brief responses to statements made or questions posed by the public. In addition, they may, on their own initiative or in response to questions posed by the public, ask a question for clarification, provide a reference to staff or other resources for factual information, or request staff to report back to them at a subsequent meeting. Furthermore, a member of the Housing Authority or the Board itself may take action to direct staff to place a matter of business on a future agenda.

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## **Future Agenda Items**

If Members of Board have items for consideration at a future Housing Authority meeting, please state the agenda item to provide direction to the Executive Director.

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## **Adjournment**

Adjourn

*Staff reports and other disclosable public records related to open session agenda items are available at the Secretary's Office or at the public counter located at 445 E. Florida Avenue during normal business hours.*



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# MINUTES

## REGULAR MEETING OF THE HEMET HOUSING AUTHORITY

October 13, 2015

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### REGULAR SESSION

**7:00 p.m.**

**City of Hemet City Council Chambers**

**450 E. Latham Avenue**

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### Call to Order

Chairperson Krupa called the meeting to order at 9:22 p.m.

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**Present:** Board Members Milne, Raver and Youssef, Vice Chairperson Wright and Chairperson Krupa

**ABSENT:** None

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### City Council Business Consent Calendar

1. **Approval of Minutes** – December 9, 2014
2. **Recommendation by Housing** – Modification of the Original Loan Documents for Neighborhood Stabilization Program – Mobley Lane Revitalization (Phase 2)
  - a. Adopt a resolution authorizing the provision of seller take-back financing for Phase 2 of Mobley Lane Project **Resolution No. 0020**; and
  - b. Authorize the Interim Executive Director and Chairperson to execute all agreements, in substantially the same form as presented to effect the revitalization program and transfer real property as recommended; and
  - c. Authorize the Interim Executive Director to make non-substantive changes to the revitalization plan documents as needed to implement the revitalization project; and
  - d. Authorize staff to amend the original Affordable Housing Regulatory Agreement, Disposition, Development and Loan Agreement (DDA), Notes, and Deeds of Trust for the Mobley Lane Revitalization, and to add a new Note and Deed of Trust to secure the seller takeback financing to be used in connection with the sale of the Phase 2 properties; and
  - e. Authorize staff to implement the revisions to the Mobley Lane Project.

Item No. 2 was removed from the Consent Calendar. **Board Member Youssef moved and Board Member Milne seconded a motion to approve the remaining Consent Calendar item as presented. Motion carried 5-0.**

Item No. 2

**Erica Vega, Assistant Authority Counsel**, staff removed this time because the Resolution was omitted from the agenda packet. It has been distributed to the Board. This request is to modify the original loan documents for the Neighborhood Stabilization Mobley Lane Revitalization Project (Phase 2). The City Council approved the entire project on September 10, 2013 and Phase 1 has been carried out. Riverside Housing Development Corporation was selected by the City. RHDC has secured some low income tax credit financing for Phase 2 that requires modification to the loan documents.

**Board Member Raver**, expressed concern with low income projects and recommended that this item not be approved.

**Chairperson Krupa**, this property has been owned by the Housing Authority for 15 years. The property either remains blighted or is cleaned-up, rented out and managed well. Chairperson Krupa noted that Sahara Senior project is a great example of a well-managed low income project.

**Board Member Milne**, concurs with Board Member Raver. After the completion of this project it is recommended that projects of this nature not be approved again.

**Board Member Raver moved and Board Member Youssef seconded a motion to approve this item as presented. Motion carried 5-0.**

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### **Communications from the Public**

There were no communications from the public at this time.

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### **Future Agenda Items**

There were no future agenda items requested at this time.

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### **Adjournment**

Adjourned at 9:30 p.m.