

#2



MINUTES

REGULAR MEETING OF THE HEMET HOUSING AUTHORITY

February 9, 2010

9:30 a.m.

www.cityofhemet.org

City of Hemet Council Chambers

450 E. Latham Avenue

Please silence all cell phones

Call to Order

Chairperson Lowe called the meeting to order at 10:51 a.m.

Roll Call

PRESENT: Board Members Foreman, McBride, Youssef, Vice Chairperson Franchville and Chairperson Lowe

ABSENT: None

Work Study Session

1. Update on Valley Restart's Re-Construction Proposal - Ron Running, Planner
Discussion regarding this item, with possible direction to staff

Deanna Elliano, Interim Planning Manager, gave the Board an update on the proposal to re-construct Valley Restart. The construction will be done in three phases.

Phase 1: Development of plan & specifications for a 35 bed facility; demolition of swimming pool; site preparation & grading; off-site improvements; building construction & site improvements of 35 bed facility; and approval of lot line adjustment.

Phase 2: Procurement of State Grant; construction of administrative & multi-purpose building; and demolition of existing facility.

Phase 3: Development of 2 acre remainder commercial site.

Ms. Elliano, the funding sources are: a \$1 million State Grant; a request for \$300,000 from CDBG; and off-site improvements on Menlo Avenue.

Ms. Elliano, explained Senate Bill 2 (Housing Accountability Act) and its requirement to include an inventory where emergency shelters are allowed as permitted uses without a CUP or other discretionary permits in the City's Housing Needs analysis. Staff is recommending an amendment to the City code to establish an overlay zone where emergency shelters are permitted by right, establish development standards in the City code for emergency shelters and require staff level site development review. Ms. Elliano showed the Board the proposed overlay zone.

Board Member McBride, expressed concern with the use of CDBG funds to demolish the existing property with eventual financial gain from the commercial development.

Ms. Elliano, the plans for the construction have not been reviewed by the development staff or City departments.

Wayne Vaughn, the proposed demolition in the first phase is to widen Menlo and demolish the swimming pool. Valley Restart will be dedicating the necessary right-of-way to the City for the widening of Menlo.

Chairperson Lowe, asked about the existing building.

Wayne Vaughn, 35 dwelling units will be constructed during phase 1. The dining hall and the administrative buildings will be constructed during phase 2. The existing facilities will be demolished after they are empty.

Jim Calkins, Architect, we just receive clear direction on the CUP process. We are looking for discretionary approval.

Chairperson Lowe, recommended that Valley Restart begin discussions with RCTC.

Brian Nakamura, City Manager, staff met yesterday and determined that there are some areas that need to be addressed. The City Council has not designated the widening of Menlo as a priority. There are some costs that are included in the CDBG application that could be paid for with Measure A funds. It is important that we work together given the limited resources of Valley Restart and the City.

Council Member Lowe, the road priorities need to be reviewed.

Mr. Vaughn, noted that the cost to underground the utilities will be lower than expected and included in the CDBG application.

The Board directed staff to prepare an overlay zone in compliance with SB2.

The Board directed staff to move forward with the development and CDBG process.

Closed Session

Notice of Opportunity for Public Comment

There were no public comments at this time

Recessed to the City Council meeting and Closed Session at 11:20 a.m.

2. Conference with Real Property Negotiators

Pursuant to Government Code section 54956.8

Property: 502 Mobley Lane APN: 443-090-021

Negotiating parties: Manoj Patel

Property: 526 Mobley Lane APN: 443-090-022

Negotiating parties: Deutsche Bank

Property: 551 Mobley Lane APN: 443-090-034

Negotiating parties: Mathew Gus

Property: 574 Mobley Lane APN: 443-090-024

Negotiating parties: David Boches

Property: 598 Mobley Lane APN: 443-090-025

Negotiating parties: TSV Investments

Property: 623 Mobley Lane APN: 443-090-031
Negotiating parties: David Van Buskirk
Property: 647 Mobley Lane APN: 443-090-030
Negotiating parties: Federal Home Loan Mortgage
Property: 671 Mobley Lane APN: 443-090-029
Negotiating parties: Manoj Patel
Agency negotiator: Executive Director Nakamura
Under negotiation: Acquisition, Price and Terms

REGULAR SESSION

1:00 p.m.
City of Hemet Council Chambers
450 E. Latham Avenue

Call to Order

Chairperson Lowe called the meeting to order at 2:08 p.m.

Roll Call

PRESENT: Board Members Foreman, McBride, Youssef, Vice Chairperson
Franchville and Chairperson Lowe
ABSENT: None

Agency Attorney Closed Session Report

3. Conference with Real Property Negotiators
Pursuant to Government Code section 54956.8
Property: 502 Mobley Lane APN: 443-090-021
Negotiating parties: Manoj Patel
Property: 526 Mobley Lane APN: 443-090-022
Negotiating parties: Deutsche Bank
Property: 551 Mobley Lane APN: 443-090-034
Negotiating parties: Mathew Gus
Property: 574 Mobley Lane APN: 443-090-024
Negotiating parties: David Boches
Property: 598 Mobley Lane APN: 443-090-025
Negotiating parties: TSV Investments
Property: 623 Mobley Lane APN: 443-090-031
Negotiating parties: David VanBuskirk
Property: 647 Mobley Lane APN: 443-090-030
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Property: 671 Mobley Lane APN: 443-090-029

Negotiating parties: Manoj Patel

Agency negotiator: Executive Director Nakamura

Under negotiation: Acquisition, Price and Terms

The Agency Attorney reported that direction was given to the Agency Negotiator. There was no additional reportable action.

Consent Calendar

4. **Approval of Minutes** - January 12, 2010

5. **Approval of Minutes** - January 26, 2010

Board Member Youssef moved and Board Member McBride seconded a motion to approve the Consent Calendar as presented. Motion carried 5-0.

Communications From the Public

There were no communications from the public at this time.

Future Agenda Items

Community Land Trust

Adjournment

Adjourned at 2:09 p.m. to Tuesday, February 23, 2010 at 1:00 p.m.