

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF JULY 12, 2016

A regular meeting of the Housing Authority of the City of Loma Linda is scheduled to be held at 7:00 p.m. or as soon thereafter as possible, Tuesday, July 12, 2016 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at www.lomalinda-ca.gov.

Materials related to an item on this Agenda submitted to the Housing Authority Board after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at www.lomalinda-ca.gov subject to staff's ability to post the documents before the meeting.

Persons wishing to speak on an agenda item are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The Housing Authority meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, no action may be taken by the Housing Authority at this time; however, the Housing Authority Board may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

Agenda item requests for the AUGUST 9, 2016 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, JULY 25, 2016

- A. Call To Order**
- B. Roll Call**
- C. Items To Be Added Or Deleted**
- D. Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)**
- E. Conflict of Interest Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest**

F. **Consent Calendar**

1. Demands Register
2. Minutes of June 14, 2016

G. **Old Business**

H. **New Business**

I. **Chair and Member Reports**

J. **Reports of Officers**

K. **Adjournment**



City of Loma Linda Official Report

Rhodes Rigsby, Chairman
Phill Dupper, Vice-Chairman
Ovidiu Popescu, Member
Ronald Dailey, Member
John Lenart, Member

HOUSING AUTHORITY AGENDA: July 12, 2016
TO: Housing Authority Members
VIA: T. Jarb Thaipejr, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of June 14, 2016

Approved/Continued/Denied By: Housing Authority Date _____
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RECOMMENDATION

It is recommended that the Housing Authority Board approve the Minutes of June 14, 2016.

Loma Linda Housing Authority

Minutes

Regular Meeting of June 14, 2016

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 7:21 p.m., Tuesday, May 24, 2016, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Board Members Present: Chairman Rhodes Rigsby
Vice-Chairman Phill Dupper
Ovidiu Popescu
Ron Dailey
John Lenart

Board Members Absent: None

Others Present: Executive Director T. Jarb Thaipejr
General Counsel Richard Holdaway

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

LLHA 2016-013 - Closed Session – Conference with real Property Negotiator – Government Code Section 54956.8

Property: APN 0284-042-08 (10933 Evans Street); APN 0292-131-71, 74, & 75 (Juanita Street); APN 0283-092-37 (Lind Avenue); APN 0283-121-53 (Palm Drive); APN 0283-134-02 (10531-41 Poplar); APN 0283-114-56 (10582 Poplar); APN 0283-292-22 (Mt. View)

Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O’Camb, Susan McDevitt on behalf of Mary Erickson Community Housing

Under Negotiation: Price and Terms

Scheduled and Related Items

CC-2016-053

LLHA-2016-014 - Joint Public Hearing of the City Council and Housing Authority

- a. LLHA Bill #R-2016-03 – Approving an Affordable Housing Agreement with Mary Erickson Community Housing
- b. Council Bill #R-2016-24 – Consenting to the Affordable Housing Agreement with Mary Erickson Community Housing

The Housing Authority Board was called to order and the public hearing was opened. Special Counsel Huebsch of Stradling Yocca Carlson & Rauth presented the report into evidence, stating that the proposed agreement involved the disposition of scattered sites consisting of remnant properties that the Housing Authority owned as a result of the ending of funding and the dissolution of redevelopment. Mary Erickson Community Housing would sell six lots and put the proceeds as well as funds from fundraising efforts and other contributions into the development of the remaining six lots on Juanita Street as affordable, for sale, single-family units. A disclosure report was prepared outlining details of the agreement; the developer was active in the community in that they continue to operate the 24-unit complex on Cole Street that is restricted to very low and low income households; representatives of the developer were present and available to respond to questions.

Mayor pro tempore Dupper indicated that the City Council and Housing Authority Board were briefed in the closed session pertaining to this item and Councilman Popescu indicated that the item had been considered previously as well.

No other public testimony was offered and the public hearing was closed.

Motion by Popescu, seconded by Dupper and unanimously carried to adopt LLHA Bill #R-2016-03 and Council Bill #R-2016-24.

Resolution No. 30

A Resolution of the Loma Linda Housing Authority approving an Affordable Housing Agreement by and among the Authority, the City of Loma Linda and Mary Erickson Community Housing

Resolution No. 2893

A Resolution of the City Council of the City of Loma Linda approving and consenting to the approval by the Loma Linda Housing Authority approving an Affordable Housing Agreement by and among the Authority and Mary Erickson Community Housing

CC-2016-054
SA-2016-12

LLHA-2016-015 - Joint meeting (NOT A PUBLIC HEARING) of the City Council, Successor Agency, and Housing Authority regarding - First Amendment to the Joint Powers Agreement to replace the Loma Linda Redevelopment Agency with the Loma Linda Housing Authority as a party

- a. Council Bill #R-2016-25 (Successor Agency)
- b. Council Bill #R-2016-26 (City Council)
- c. LLHA Bill #R-2016-04 (Housing Authority)

The Successor Agency Board was called to order. Special Counsel Huebsch of Stradling Yocca Carlson & Rauth presented the report, explaining that several years ago, the City and Redevelopment Agency established a financing agency; that agency could now provide options should there be a bond issue that would generate new money for the water facilities, as an example if it was advantageous to use the Public Financing Authority.

He went on to say that the reason for changing the membership is that the redevelopment agency has been dissolved; if the City wanted to finance facilities it may be an action of the Successor Agency and the Oversight Board and would have nothing to do with the Redevelopment Agency. It is more economical to replace the defunct Redevelopment Agency with the Housing Authority. The proposal is presented tonight to the City Council, Successor Agency, and Housing Authority and would then be presented to the Oversight Board to finalize the change. It is in the best interest of all agencies to approve the change.

Mr. Huebsch indicated that there were no outstanding bonds, but on an ongoing basis, there could be opportunity to refund redevelopment bonds and other bonds that would benefit from an approving action.

Motion by Lenart, seconded by Dailey and unanimously carried to adopt Council Bill #R-2016-25, Council Bill #R-2016-26 and LLHA Bill #R-2016-04.

Resolution No. 2894

A Resolution of the Successor Agency to the Loma Linda Redevelopment Agency approving a First Amendment to the Joint Exercise of Powers Agreement with respect to the Loma Linda Financing Authority

Resolution No. 2895

A Resolution of the City Council of the City of Loma Linda approving a First Amendment to the Joint Exercise of Powers Agreement with respect to the Loma Linda Financing Authority

Resolution No. 31

A Resolution of the Loma Linda Housing Authority approving a First Amendment to the Joint Exercise of Powers Agreement with respect to the Loma Linda Financing Authority

The Housing Authority Board and Successor Agency recessed to allow continuation of the City Council Agenda, and the Housing Authority Board reconvened at 10:45 p.m. with all members present.

LLHA 2016-016 - Consent Calendar

Motion by Dupper, seconded by Lenart and unanimously carried to approve the following items:

The Demands Register dated June 14, 2016 with commercial demands totaling \$305,281.00.

The Minutes of May 24, 2016 as presented.

The meeting adjourned at 10:46 p.m.

Approved at the meeting of _____

Secretary