

LOMA LINDA HOUSING AUTHORITY
AGENDA
REGULAR MEETING OF JANUARY 14, 2014

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, January 14, 2014 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 FEBRUARY 11, 2014 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, JANUARY 27, 2014

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 November 12 and December 10, 2013

I. Chair and Member Reports

J. Reports of Officers

K. Adjournment



City of Loma Linda Official Report

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

HOUSING AUTHORITY AGENDA: January 14, 2014
TO: Housing Authority Members
VIA: T. Jarb Thaipejr, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of November 12 and December 10, 2013

Approved/Continued/Denied By: Housing Authority Date _____

RECOMMENDATION

It is recommended that the Housing Authority Board approve the Minutes of November 12 and December 10, 2013.

Loma Linda Housing Authority

Minutes

Regular Meeting of December 10, 2013

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 8:37 p.m., Tuesday, December 10, 2013, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Chairman Rhodes Rigsby Vice-Chairman Ovidiu Popescu Phill Dupper Ron Dailey (Arrived 6:41 p.m.)
Councilmen Absent:	John Lenart
Others Present:	Executive Director T. Jarb Thaipejr General Counsel Richard E. Holdaway

Public Hearings

CC-2013-091

LLHA-2013-026 - Joint Public Hearing of the City Council and Housing Authority pertaining to the sale of properties and approving Housing Disposition Agreements

- a. LLHA Bill #R-2013-06 - Authorizing the sale of 25392 Durango Loop to Robert and Cristina Baptista and approving the Housing Disposition Agreement
- b. Council Bill #R-2013-28 - Consenting to the sale of 25392 Durango Loop to Robert and Cristina Baptista
- c. LLHA Bill #R-2013-07 – Authorizing the sale of 25454 Sonora Loop to Swardi Simamora and Marni Sagala and approving the Housing Disposition Agreement
- d. Council Bill #R-2013-29 – Consenting to the sale of 25454 Sonora Loop to Swardi Simamora and Marni Sagala

The public hearing was opened and the City Clerk/Authority Secretary presented the report into evidence, stating that the Authority Board had recently authorized the purchase of the subject homes from the owners; each was a single-family residence within the Parkside Homes Development and each had a long-term affordability covenant that ran with the land for a state mandated period of time.

She went on to say that buyers for both houses were qualified income purchasers and that the Authority would carry back the mortgages for the amount of the purchase price less any cash down payment by the homebuyer for a period of up to 30 years pursuant to previously authorized terms.

She also noted that Authority financing of the houses would retain the affordability covenant, provide the buyers within the low income category an opportunity to purchase a home, and would reduce the probability of Program management issues.

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

Motion by Popescu, seconded by Dupper and carried to adopt LLHA Bill #R-2013-06 and Council Bill #R-2013-28. Councilman/Board Member Lenart absent.

Resolution No. 18

A Resolution of the Loma Linda Housing Authority approving an Agreement for the disposition of property for affordable housing use with Robert Baptista and Cristina Baptista (25392 Durango Loop)

Resolution No. 2791

A Resolution of the City Council of the City of Loma Linda consenting to the approval by the Loma Linda Housing Authority of an Agreement for the disposition of property for affordable housing use with Robert Baptista and Cristina Baptista (25392 Durango Loop)

Motion by Popescu, seconded by Dupper and carried to adopt LLHA Bill #R-2013-07 and Council Bill #R-2013-29.

Resolution No. 19

A Resolution of the Loma Linda Housing Authority approving an Agreement for the disposition of property for affordable housing use with Swardi Simamora and Marni Sagala (25454 Sonora Loop)

Resolution No 2792

A Resolution of the City Council of the City of Loma Linda consenting to the approval by the Loma Linda Housing Authority of an Agreement for the disposition of property for affordable housing use with Swardi Simamora and Marni Sagala (25454 Sonora Loop)

The Housing Authority Board recessed at 8:40 p.m. to allow completion of the City Council Agenda and reconvened at 9:06 p.m. with all members present except Board Member Lenart.

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-2013-027 - Consent Calendar

**Motion by Popescu, seconded by Dupper and carried to approve the following items.
Board Member Lenart absent.**

The Demands Register dated November 26, 2013 with commercial demands totaling \$45,258.10.

The Demands Register dated November 27, 21013 with commercial demands totaling \$527.01.

The Demands Register dated December 10 , 2013 with commercial demands totaling \$4,399.96.

The meeting adjourned at 9:06 p.m.

Approved at the meeting of

Secretary

Loma Linda Housing Authority

Minutes

Regular Meeting of November 12, 2013

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 6:15 p.m., Tuesday, November 12, 2013, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Chairman Rhodes Rigsby Vice-Chairman Ovidiu Popescu Phill Dupper Ron Dailey (Arrived 6:41 p.m.) John Lenart
Councilmen Absent:	None
Others Present:	Executive Director T. Jarb Thaipejr General Counsel Richard E. Holdaway

LLHA-2013-024 - Closed Session – 6:00 p.m. - Conference with real Property Negotiator – Government Code Section 54956.8

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|----|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | 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) |
| | Negotiating Parties | T. Jarb Thaipejr, Pamela Byrnes-O’Camb, Susan McDevitt on behalf of Mary Erickson Community Housing |
| | Under Negotiation: | Price and Terms |
| b. | Property: | APN 0292-131-71, 74 & 75 (Juanita Street) |
| | Negotiating Parties | T. Jarb Thaipejr, Pamela Byrnes-O’Camb, Jesse Bojorquez on behalf of ABI (American Business Investments) |
| | Under Negotiation: | Price and Terms |

The Agency Board immediately recessed to consider the closed session items as listed and reconvened at 7:09 p.m. with all members present. General Counsel Holdaway announced that the Authority Board met with its Negotiators and there was no final action to report at this time.

The Board recessed at 7:09 p.m. and reconvened at 8:29 p.m. with all members present. 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 2013-025 - Consent Calendar

Motion by Dailey, seconded by Popescu and unanimously carried to approve the following items:

The Demands Register dated October 22, 2013 with commercial demands totaling \$11,052.49.

The Demands Register dated October 31, 2013 with commercial demands totaling \$533.52.

The Demands Register dated November 12, 2013 with commercial demands totaling \$15,404.97.

The Minutes of October 8, 2013 as presented.

The meeting adjourned at 8:30 p.m.

Approved at the meeting of

Secretary