

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF MAY 28, 2013

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, May 28, 2013 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](http://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](http://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 JUNE 11, 2013 meeting must be submitted in writing to the City Clerk no later than NOON, TUESDAY, MAY 28, 2013**

**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. Closed Session - Conference with Real Property Negotiator (Government Code 54956.8)**

- a. Property: 25392 Durango Loop (APN 0283-281-22)  
Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O'Camb, Preeya Estrada  
Under Negotiation: Price and Terms of Payment
- b. Property: 25454 Sonora Loop (APN 0283-271-07)  
Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O'Camb, Marco Elias and Judith Romero  
Under Negotiation: Price and Terms of Payment

**F.**     **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 April 23, 2013

**G.**     **Old Business**

3.     Joint meeting of the City Council and Housing Authority regarding Fiscal Year 2013-2014 Budget [**City Manager/Finance Director**]
  - a.     Presentation of proposed FY 2013-2014 Budget [**Finance**]
  - b.     Council Bill #R-2013-13 - Approving terms of employment for members of the San Bernardino Public Employees Association, Professional and Administrative Employees Association, Miscellaneous Management/Confidential (unrepresented) employees), and Safety Management Employees [**City Manager**]
  - c.     Job Description for Code Compliance/Animal Control Officer [City Manager]
  - d.     Council Bill #R-2013-14 – Approving the 2013-2014 adjusted appropriations limit
  - e.     Investment Policy
  - f.     2012-2013 California Department of Forestry Wildland Protection Agreement in the amount of \$38,210.15 (Budgeted in FY 13/14) [**Fire Department**]
  - g.     Five-Year Capital Improvement Program (CIP)
  - h.     COPS Grant Expenditure Plan
  - i.     Schedule "A" pertaining to contract with Sheriff's Department
  - j.     Council Bill #R-2012-15 – Adopting the 2013-2014 fiscal year budget
  - k.     LLHA Bill #R-2013-01 – Adopting the 2013-2014 fiscal year budget

**H.**     **New Business**

**I.**     **Chair and Member Reports**

**J.**     **Reports of Officers**

**K.**     **Adjournment**



# City of Loma Linda Official Report

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

HOUSING AUTHORITY AGENDA: May 28, 2013  
TO: Housing Authority Members  
VIA: T. Jarb Thaipejr, Executive Director  
FROM: Pamela Byrnes-O'Camb, Secretary  
SUBJECT: Minutes of April 23, 2013

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

It is recommended that the Housing Authority Board approve the Minutes of April 23, 2013.

Loma Linda Housing Authority

Minutes

Regular Meeting of April 23, 2013

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 8:01 p.m., Tuesday, April 23, 2013, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Chairman Rhodes Rigsby Vice-Chairman Ovidiu Popescu Ron Dailey Phill Dupper John Lenart
Councilman Absent:	None
Others Present:	Executive Director T. Jarb Thaipejr General Counsel Richard E. Holdaway

There were no items added or deleted and no public participation comments were offered upon invitation of the Chair.

**LLHA-2013-008 – Consent Calendar**

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

The Demands Register dated April 23, 2013 with commercial demands totaling \$3,994.55.

The Minutes of April 9, 2013 as presented.

**CC-2013-028**

**LLHA-2013-009 - Joint meeting of the City Council and Housing Authority Board pertaining to consideration of submittal of letter to County of San Bernardino in support of affordable senior housing project under a Disposition and Development Agreement to be negotiated with Corporation for Better Housing (West side of Poplar Street)**

City Manager Thaipejr introduced the item, stating that the City received notice that the County of San Bernardino had issued a NOFA (Notice of Funding Availability) pertaining to distribution of HOME Funds available for senior housing. He added that the first phase of 50 units for a senior housing project restricted to very low and low-income seniors was under construction on the west side of Poplar Street; Corporation for Better Housing would like to continue the project which was approved for a total of 152 units with the intent to apply for \$1.6 million of HOME Funds to build 30 units with no monetary contribution from the City or Housing Authority. A letter of support was requested from the City, similar to that for the initial phase.

Mayor pro tempore Popescu stated that he opposed the project; that in his opinion the restriction of one member of the household meeting the 55 age limit may allow occupancy by younger family members rather than seniors; that he preferred single-family housing rather than multi-family housing.

Councilman Dupper stated that the deficit of very low and low income housing units was met with the initial phase of the senior housing project; therefore additional affordable housing may not be appropriate at this time.

Mayor Rigsby countered that obtaining HOME Funds was an opportunity to fund an affordable housing project with no monetary contribution from the City; if the application to the County were to be denied, then the project would not move forward. An application for the funds should be supported. He also noted that because redevelopment agencies throughout the state were extinguished, there was no longer a revenue stream to finance single family home purchases and lenders refused to finance that type of transaction because of the long-term affordability covenants. Therefore current owners of covenanted properties were disadvantaged because of the difficulty for new buyers to obtain financing. The covenants cannot be waived.

City Attorney Holdaway indicated that the State would be issuing new RHNA (Regional Housing Needs Assessment) numbers of which a percentage would be required to be affordable; therefore another phase of the project would be an advantage to meeting those new numbers.

Motion by Dailey to direct staff to draft a letter of support for an application for HOME Funds.  
Motion died for lack of a second.

Extensive discussion ensued. No further action was taken.

The meeting adjourned at 8:50 p.m.

Approved at the meeting of

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Secretary



# 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: May 28, 2013

TO: Housing Authority

FROM: T. Jarb Thaipejr, Executive Director

SUBJECT: Joint meeting of the City Council and Housing Authority regarding Fiscal Year 2013-2014 Budget [City Manager/Finance Director]

Approved/Continued/Denied By Housing Authority Date _____
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- a. Presentation of proposed FY 2013-2014 Budget [Finance]
- b. Council Bill #R-2013-13 - Approving terms of employment for members of the San Bernardino Public Employees Association, Professional and Administrative Employees Association, Miscellaneous Management/Confidential (unrepresented) employees), and Safety Management Employees [City Manager]
- c. Job Description for Code Compliance/Animal Control Officer [City Manager]
- d. Council Bill #R-2012-14 – Approving the 2013-2014 adjusted appropriations limit
- e. Investment Policy
- f. 2012-2013 California Department of Forestry Wildland Protection Agreement in the amount of \$38,210.15 (Budgeted in FY 13/14) [Fire Department]
- g. Five-Year Capital Improvement Program (CIP)
- h. COPS Grant Expenditure Plan
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- j. Council Bill #R-2012-15 – Adopting the 2013-2014 fiscal year budget
- k. LLHA Bill #R-2013-01 – Adopting the 2013-2014 fiscal year budget

Please see City Council Agenda Item 16.