

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF AUGUST 27, 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, August 27, 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 SEPTEMBER 10, 2013 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, AUGUST 26, 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. Conflict of Interest** Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest

**F.**     **Public Hearings**

1.     **Joint Public Hearing of City Council and Housing Authority Board** pertaining to sale of a parcel on the south side of Van Leuven Street east of Poplar Street [**City Clerk/Authority Secretary**]
  - a.     LLHA Bill #R-2013-04 – Approving the Disposition Development Agreement (DDA) between the Housing Authority and Golden Eagle Multi-Family Properties LLC
  - b.     Council Bill #R-2013-19 – Consenting to the approval of the Disposition Development Agreement (DDA)

**G.**     **Consent Calendar**

2.     Demands Register
3.     Minutes of July 23, 2013
4.     Appropriation of funds regarding purchase of 25454 Sonora Loop and 25392 Durango Loop [**Secretary**]
5.     Acceptance of Deed in Lieu of payment for 10946 Cabrillo Loop [**Secretary**]
6.     Modification of loan for 25474 Sonora Loop and request to waive \$500 fee for document preparation and processing [**Secretary**]

**H.**     **Old Business**

**I.**     **New Business**

**J.**     **Chair and Member Reports**

**K.**     **Reports of Officers**

**L.**     **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: August 27, 2013

TO: Housing Authority  
FROM: T. Jarb Thaipejr, Executive Director

SUBJECT: **Joint Public Hearing of City Council and Housing Authority Board** pertaining to sale of a parcel on the south side of Van Leuven Street east of Poplar Street (Continued from July 23-2013)

- a. LLHA Bill #R-2013-04 – Approving the Disposition Development Agreement (DDA) between the Housing Authority and Golden Eagle Multi-Family Properties LLLP
- b. Council Bill #R-2013-19 – Consenting to the approval of the Disposition Development Agreement (DDA)

## **RECOMMENDATION**

It is recommended that the Housing Authority Board adopt LLHA Bill #R-2013-04 and that the City Council adopt Council Bill #R-2013-19.

## **BACKGROUND**

Please see the Summary Report in the City Council Agenda Packet.

Approved/Continued/Denied By Housing Authority Date _____
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# 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: August 27, 2013  
TO: Housing Authority Members  
VIA: T. Jarb Thaipejr, Executive Director  
FROM: Pamela Byrnes-O'Camb, Secretary  
SUBJECT: Minutes of July 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 July 23, 2013.

Loma Linda Housing Authority

Minutes

Regular Meeting of July 23, 2013

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 7:20 p.m., Tuesday, July 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 (Arrived 7:22 p.m.)
Councilman Absent:	None
Others Present:	Assistant Executive Director Konrad Bolowich General Counsel Richard E. Holdaway

**Public Hearings**

CC-2013-046

**LLHA-2013-015 - Joint Public Hearing of City Council and Housing Authority Board pertaining to sale of a parcel on the south side of Van Leuven Street east of Poplar Street**

- a. LLHA Bill #R-2013-04 – Approving the Disposition Development Agreement (DDA) between the Housing Authority and Golden Eagle Multi-Family Properties LLC
- b. Council Bill #R-2013-19 – Consenting to the approval of the Disposition Development Agreement (DDA)

The Housing Authority Board was called to order at 7:20 p.m. Mayor Rigsby opened the public hearing noting that Staff requested continuance of the public hearing; anyone wishing to speak who could not attend the August 27 meeting could speak at this time. No one spoke.

**Motion by Dupper, seconded by Popescu and carried to continue the public hearing to August 27. Councilman Lenart absent.**

CC-2013-047

**LLHA-2013-016 - Joint Public Hearing of City Council and Housing Authority Board pertaining to sale of a parcel on the east side of Poplar Street commonly known as 10535 Poplar Street [WITHDRAWN BY APPLICANT]**

The item was not considered due to withdrawal of the item by the applicant.

Board Member Lenart arrived 7:22 p.m.]

The Housing Authority Board recessed at 7:42 p.m. to allow completion of the City Council agenda and reconvened at 7:42 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-2013-017 - Consent Calendar**

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

The Demands Register dated June 25, 2013 with commercial demands totaling \$6,240.69.

The Demands Register dated June 30, 2013 with commercial demands totaling \$1,235.00.

The Demands Register dated July 9, 2013 with commercial demands totaling \$8,105.75.

The Demands Register dated July 23, 2013 with commercial demands totaling \$9.63.

The Demands Register dated July 23, 2013 with commercial demands totaling \$298.44.

The Minutes of May 28 and June 11, 2013 as presented.

The meeting adjourned at 7:43 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: August 27, 2013

TO: Housing Authority

FROM: Pamela Byrnes-O'Camb, Secretary *PBO*

VIA: T. Jarb Thaipejr, Executive Director *T.J.T*

SUBJECT: Appropriation of funds regarding acquisition of 25392 Durango Loop and 25454 Sonora Loop

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

It is recommended that the Housing Authority Board appropriate \$21,702.00 regarding the acquisition of 25392 Durango Loop and 25455 Sonora Loop.

## BACKGROUND

On June 11, 2013, the Housing Authority Board by its Resolution No. 15 authorized the acquisition of property at 25392 Durango Loop for \$9,000, and by its Resolution No. 16 authorized the acquisition of 25454 Sonora Loop for \$8,000 per the request of the respective owners. However, at the time, the closing costs, which were to be borne by the Housing Authority, were unknown and the appropriation of the funds was not requested.

Acquisition was concluded on August 16.

## ANALYSIS

Acquisition of the subject properties will facilitate the Housing Authority's affordable housing goals within the North Central Neighborhood in that it will provide for the retention of long-term affordability covenants. Staff's intention is that a new covenant will be applied to each property for a period of 45 years.

## FINANCIAL IMPACT

Appropriation into Account Number 80-1800-8835 - \$21,702.00; the Housing Authority will be enabled to remarket the subject properties to other Low Income households. Staff anticipates that, upon remarketing to new households, the cash flow to the Housing Authority in connection with payments under new seller financing, which the Housing Authority would carry, would be greater than that currently experienced from the subject properties.



# 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: August 27, 2013

TO: Housing Authority

FROM: Pamela Byrnes-O'Camb, Secretary *PBO*

VIA: T. Jarb Thaipejr, Executive Director *T. J. T.*

SUBJECT: Acceptance of Deed in Lieu of payment for 10946 Cabrillo Loop

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

It is recommended that the Housing Authority Board authorize acceptance of a Deed in Lieu of payment for 10946 Cabrillo Loop.

## BACKGROUND

The owner of 10946 Cabrillo Loop has become delinquent in payment of the home loan (\$19,818.80) as well as the associated property taxes and County penalty for late payment (\$1,504.13). The options of restructuring the loan to include payment of the delinquent property taxes or deeding the property in lieu of payment were discussed with the owner. The owner has requested that the Housing Authority Board consider the Deed in Lieu of payment.

## ANALYSIS

Accepting the Deed in Lieu of payment and payment of property taxes is more economical in that the owner will vacate the property voluntarily rather than having to pursue foreclosure proceedings which might also be followed by unlawful detainer proceedings after the foreclosure occurred. It will also facilitate the Housing Authority's affordable housing goals within the North Central Neighborhood in that it will provide for the retention of a long-term affordability covenant. Staff's intention is that a new covenant will be applied to the property for a period of 45 years.

The Housing Authority will be enabled to remarket the subject property to another Low Income household. Staff anticipates that, upon remarketing to anew household, the cash flow to the Housing Authority in connection with payments under new seller financing, which the Housing Authority would carry, would be greater than that currently experienced from the subject property.

## FINANCIAL IMPACT

Account Number 80-1800-8835. The payment of \$1,504.13 to the County Tax Collector by August 31 so as not to incur additional penalty plus minor legal and title charges to conclude the transaction.



# 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: August 27, 2013

TO: Housing Authority

FROM: Pamela Byrnes-O'Camb, Secretary *pb*

VIA: T. Jarb Thaipejr, Executive Director *T.J.T.*

SUBJECT: Modification of loan for 25474 Sonora Loop and request to waive \$500 fee for document preparation and processing

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

It is recommended that the Housing Authority Board authorize modification of the loan for 25474 Sonora Loop and waiver of the document preparation and processing fee of \$500.00.

## BACKGROUND

The owner of 25474 Sonora Loop has become delinquent in payment of the loan financed by the Housing Authority due to employment layoff. During her time of layoff, she made periodic payments, thus becoming delinquent and incurring late payment penalties. Within the recent past she has become employed full time and is secure in her position.

The options of restructuring the loan as well as providing the Housing Authority with a Deed in Lieu of payment were discussed with the owner. She has requested that the Housing Authority consider modification of the loan. Property taxes are current in that there were adequate funds in the Impound Account for payment.

The principal balance of the "old" loan is \$157,151.70.

## ANALYSIS

The terms of the original loan of \$164,000 were 30-years at a fixed interest rate of 6.51 percent. The new loan would be in the amount of \$160,000 for 30 years at a fixed interest rate of 5.084 percent; however in the event of default or an event of acceleration, interest commences to accrue at the rate equal to the lesser of 10 percent simple per annum or the highest rate of interest that may be charged by a housing authority. The owner is also required to make a one-time deposit to the Impound Account of \$1,100.00 by September 1 to assure an adequate amount available to pay the property taxes due in December 2013. The owner is requesting waiver of the \$500 document preparation and processing fee.

## FINANCIAL IMPACT

Account Number 80-1800-8835. Minor cost related to legal and title charges to conclude the transaction.