

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF NOVEMBER 12, 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, November 12, 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.

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 DECEMBER 10, 2013 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, NOVEMBER 25, 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)

C. **Closed Session – 6:00 p.m.** - Conference with real Property Negotiator – Government Code Section 54956.8

- 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

F. **Conflict of Interest** Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest

G. **Consent Calendar**

1. Demands Register
2. Minutes of October 8, 2013

H. **Chair and Member Reports**

I. **Reports of Officers**

J. **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: November 12, 2013
TO: Housing Authority Members
VIA: T. Jarb Thaipejr, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of October 8, 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 October 8, 2013.

Loma Linda Housing Authority

Minutes

Regular Meeting of October 8, 2013

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 7:31 p.m., Tuesday, October 8, 2013, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Chairman Rhodes Rigsby Vice-Chairman Ovidiu Popescu Phill Dupper
Councilman Absent:	Ron Dailey John Lenart
Others Present:	Executive Director T. Jarb Thaipejr General Counsel Richard E. Holdaway

Old Business

CC-2013-071

LLHA 2013-022 - 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)

The Housing Authority Board was called to order at 7:31 p.m. with all members present except Board Members Dailey and Lenart.

Assistant City Manager Bolowich presented the report, stating that the subject request pertained to the senior housing project on the west side of Poplar Street; Phase I consisting of 50 units was recently completed; San Bernardino County approached City Staff regarding available NSP3 (Neighborhood Stabilization Program 3) Funds to assist in accomplishing another phase of the senior housing project. The existing builder was willing to move forward and to apply for those funds; therefore a letter of support was needed as part of the application process.

He went on to say that the project has planning approval and is entitled for a total of 152 rental units restricted to affordable senior housing with long-term affordability covenants. A letter of support would authorize Corporation for Better Housing to seek those funds and would initiate the development of a DDA (Development Disposition Agreement) to construct the second phase, which would theoretically match Phase I. He confirmed that there would be no City or Housing Authority cash in the project; the Housing Authority would lease the land as it did for Phase I; the developer would pay all fees which would financially benefit the City

Mr. Bolowich confirmed that the Conditions of Approval allow City Staff to make changes of up to 10 percent within the plan check process regarding amenities. He noted that although there was garden space within the project, recent discussions with the on-site manager revealed an interest in resurrecting the community garden space on Van Leuven Street.

Mayor pro tempore Popescu commented that he and Councilman Dupper recently toured the completed units and were impressed at the accomplishment. He suggested that the amenities for the second phase be enhanced to include Wi-Fi for the tenants; that the outside garden area be improved; and that the community center be expanded, given the size of the overall project. He favored submitting a letter of support.

Councilman Dupper commented that his concern pertained to public safety and the type of relationship management had with the Sheriff's Department. He noted that management was active in the Crime Free Multi-family Housing Program; that there was good relationship with the deputies assigned to Loma Linda; that the development improved the entire neighborhood. He also favored submitting a letter of support.

Justin Hardt responded to questions and acknowledged the requests relating to enhanced amenities.

Motion by Dupper, seconded by Popescu and unanimously carried to direct staff to submit a letter of support to the County of San Bernardino pertaining to the application for NSP 3 Funds for the development of Phase II of the Senior Housing Project. Councilmen Dailey and Lenart absent.

The Housing Authority Board recessed at approximately 7:43 p.m. to allow completion of the City Council Agenda and reconvened at 7:51 p.m. with all members present except Board Members Dailey and 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-2013-023 – Consent Calendar

Motion by Popescu, seconded by Dupper and unanimously carried to approve the following items. Board Members Dailey and Lenart absent.

The Demands Register dated September 30, 2013 with commercial demands totaling \$495.00.

The Demands Register dated October 8, 2013 with commercial demands totaling \$6,187.13

The Minutes of September 24, 2013 as presented.

Modification of loan for 10946 Cabrillo Loop.

The meeting adjourned at 7:52 p.m.

Approved at the meeting of

Secretary