

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF JUNE 11, 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, June 11, 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 JULY 23, 2013 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, JULY 8, 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 (6:00 p.m.) – Conference with Legal Counsel and Real Property Negotiator (Government Code Section 54956.8)

a. Property: APN 0283-142-05 – Van Leuven Street
Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O'Camb, and Derek Dean
Under Negotiation: Price and terms of payment

b. Property: APN 0283-134-02 – Poplar Street
Negotiating Parties: T. Jarb Thaipejr, Pamela Byrnes-O'Camb, and Alex Mucino
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

G. **Presentations**

H. **Public Hearings**

I. **Consent Calendar**

1. Demands Register
2. LLHA Bill #R-2013-02 – Authorizing the purchase of 25392 Durango Loop from Preeya Estrada [**Secretary**]
3. LLHA Bill #R-2013-03 – Authorizing the purchase of 25254 Sonora Loop from Marco Elias and Judith Romero [**Secretary**]

J. **Old Business**

K. **New Business**

L. **Chair and Member Reports**

M. **Reports of Officers**

N. **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: June 11, 2013

TO: Housing Authority

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

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

SUBJECT: LLHA Bill #R-2013-02 - Approving Purchase Agreement for 25392 Durango Loop

Approved/Continued/Denied By Housing Authority Date _____

RECOMMENDATION

It is recommended that the Authority Board adopt LLHA Bill #R-2013-02.

BACKGROUND

ABx1 26 enacted by the California Legislature, known as the 2011 Dissolution Act, eliminated all redevelopment agencies within the State of California. Pursuant to the 2011 Dissolution Act, the City created the Loma Linda Housing Authority (the "Housing Authority") and designated the Housing Authority to receive the housing assets of the former Redevelopment Agency. The Oversight Board established to wind-up the activities of the Redevelopment Agency approved the transfer the housing assets, including the subject property, to the Housing Authority.

The subject property, which is a detached single family residence, is located within Tract 15917-(Parkside Homes Development), and is 1 of 35 houses within the Tract that has a long-term affordability covenant (Low Income) associated with it that runs with the land. The house was purchased from the former Redevelopment Agency in 2009 by a first time homebuyer. It is a three-bedroom, two-and-one-half bath unit consisting of approximately 1,316 square feet.

The current private owner/occupant plans to relocate and has asked the Housing Authority to purchase the house. The Housing Authority's acquisition of the house will facilitate the retention of long-term affordability covenants in that, after acquisition, the Housing Authority would sell the house to a purchaser whose gross annual income does not exceed 80 percent of County Median Income, adjusted as to family size. The current owner has offered to sell the subject property to the Housing Authority for \$8,000.00 cash, together with cancellation of the existing promissory notes payment of which is secured by the subject property; the Housing Authority would bear closing costs.

ANALYSIS

Acquisition of the subject property will 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 for a period of 45 years.

FINANCIAL IMPACT

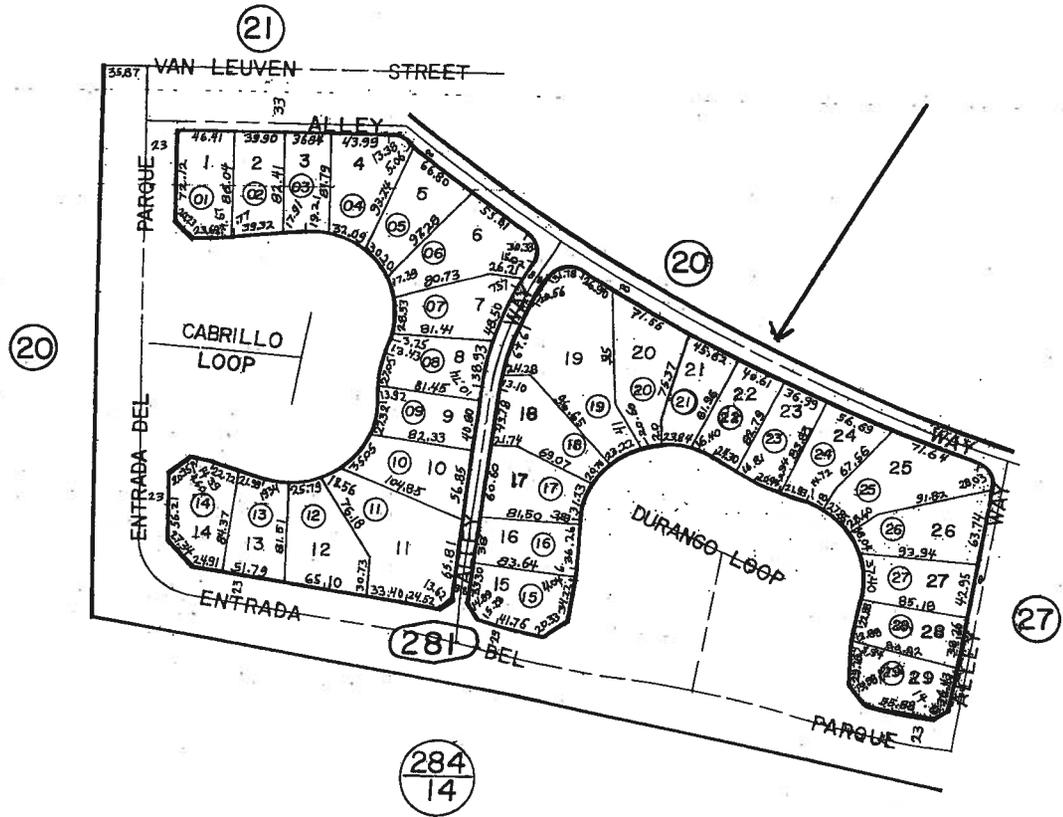
Account Number 80-1800-8835 \$8,000; closing costs are estimated to cost approximately \$700.00-\$1,000.00. The Housing Authority will forego receipt of payment under the existing promissory notes; however, the Housing Authority will be enabled to remarket the subject property to another Low Income household. Staff anticipates that, upon remarketing to a new 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.

Attachment: Site Map
LLHA Bill #R-2013-02

Ptn. Tract No. 15917, M.B. 275/31-37

Loma Linda City
Tax Rate Area
13010

283 - 2



RESOLUTION NO. ____

A RESOLUTION OF THE LOMA LINDA HOUSING AUTHORITY APPROVING AN AGREEMENT WITH PREEYA ESTRADA FOR THE ACQUISITION OF PROPERTY AT 25392 DURANGO LOOP

(25392 Durango Loop)

WHEREAS, the former Loma Linda Redevelopment Agency (the “Former Agency”) was engaged in activities necessary to carry out and implement the Redevelopment Plan for the Loma Linda Redevelopment Project (the “Redevelopment Project”) and the merged redevelopment project area (“Project Area”) established thereby, including with regard to the provision of housing to be available at affordable housing cost to households of limited income;

WHEREAS, pursuant to applicable law the Former Agency established a Low and Moderate Income Housing Fund (the “Housing Fund”) and acquired certain property with the purpose of using such property for the provision of affordable housing;

WHEREAS, the Former Agency utilized moneys from its Housing Fund in connection with the development of certain property, including without limitation a single-family residence located at 25392 Durango Loop, Loma Linda, California (the “Property”);

WHEREAS, the Property was developed and was initially marketed and sold for occupancy to a households having an income of not greater than eighty percent of median income (a “Low Income Household”) at a price which was not in excess of “Affordable Housing Cost” for a “Low Income Household” as affordable housing cost is determined pursuant to Health and Safety Code Section 50052.5, all as further set forth in covenants recorded as to the Property which restrict its use to occupancy as affordable housing by Low Income Households;

WHEREAS, the Former Agency acquired the Property from the original occupant and, pursuant to an agreement with Preeya Estrada (“Owner”), sold the Property to the Owner;

WHEREAS, by ABx1 26 enacted by the California Legislature during 2011 (the “2011 Dissolution Act”), the California Legislative eliminated every redevelopment agency within the State of California, including without limitation the Former Agency; and

WHEREAS, the 2011 Dissolution Act provides, in part, that the host city of a redevelopment agency was to designate a housing entity to receive the housing assets of the former redevelopment agency within such city;

WHEREAS, the City Council of the City of Loma Linda (“City”) activated a housing authority, the Loma Linda Housing Authority (the “Authority”) within the corporate limits of the City, and designated the Authority as the housing entity to receive the housing assets of the Former Agency;

WHEREAS, pursuant to the 2011 Dissolution Act, an oversight board (“Oversight Board”) has been established to oversee the wind-up of the activities of the Former Agency. At its meeting of March 20, 2012, by its Resolution No. 2012-004, the Oversight Board approved and affirmed the

transfer of the housing assets of the Former Agency, including without limitation the Property, to the Authority; and

WHEREAS, following the enactment of AB 1484, Chapter 26, Statutes of 2012 (“AB 1484” and, together with the 2011 Dissolution Act, the “Dissolution Act”), the Oversight Board confirmed the transfer of housing assets of the Former Agency, including without limitation the Property, to the Authority;

WHEREAS, the Owner has proposed that Owner sell to the Authority and that Authority purchase from Owner the Property on the terms and conditions set forth in an agreement entitled “Purchase and Sale Agreement and Joint Escrow Instructions” in the form submitted herewith (the “Agreement”);

WHEREAS, the acquisition of the Property under the Agreement and the implementation of the Agreement will assist in the Property remaining subject to long term affordability covenants and will further the goals and objectives of the Authority;

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner;

WHEREAS, the Authority has duly considered all of the terms and conditions of the proposed Agreement and believes that the Agreement and its implementation are in the best interests of the Authority, and its affordable housing objectives, as well as the City of Loma Linda and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements;

NOW, THEREFORE, THE LOMA LINDA HOUSING AUTHORITY DOES RESOLVE AS FOLLOWS:

Section 1. The Authority finds and determines that the statements set forth in the Recitals above are true and correct.

Section 2. The Authority hereby approves the Agreement in substantially the form presented to the Authority, subject to such revisions as may be made by the Executive Director of the Authority or his designee. The Executive Director of the Authority is hereby authorized to execute the Agreement (including without limitation all attachments thereto) on behalf of the Authority, together with any instruments necessary or convenient to implement the Agreement. A copy of the Agreement shall, when executed by the Authority, be placed on file in the office of the Secretary of the Authority.

Section 3. The Authority hereby authorizes and approves the payment of such moneys and provision of other consideration as provided for under the Agreement.

Section 4. The Authority Secretary shall certify to the adoption of this Resolution

APPROVED AND ADOPTED this 11th day of June, 2013 by the following vote:

Ayes:
Noes:
Abstain:
Absent:

By: _____
Rhodes Rigsby, Chairman

ATTEST:

Pamela Byrnes-O'Camb, Authority 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: June 11, 2013

TO: Housing Authority

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

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

SUBJECT: LLHA Bill #R-2013-03 - Approving Purchase Agreement for 25454 Sonora Loop

Approved/Continued/Denied By Housing Authority Date _____

RECOMMENDATION

It is recommended that the Authority Board adopt LLHA Bill #R-2013-03.

BACKGROUND

ABx1 26 enacted by the California Legislature, known as the 2011 Dissolution Act, eliminated all redevelopment agencies within the State of California. Pursuant to the 2011 Dissolution Act, the City created the Loma Linda Housing Authority (the "Housing Authority") and designated the Housing Authority to receive the housing assets of the former Redevelopment Agency. The Oversight Board established to wind-up the activities of the Redevelopment Agency approved the transfer the housing assets, including the subject property, to the Housing Authority.

The subject property, which is a detached single family residence, is located within Tract 15917-(Parkside Homes Development), and is 1 of 35 houses within the Tract that has a long-term affordability covenant (Low Income) associated with it that runs with the land. The house was purchased from the former Redevelopment Agency in 2009 by a first time homebuyer. It is a three-bedroom, two-and-one-half bath unit consisting of approximately 1,316 square feet.

The current private owner/occupant plans to relocate and has asked the Housing Authority to purchase the house. The Housing Authority's acquisition of the house will facilitate the retention of long-term affordability covenants in that, after acquisition, the Housing Authority would sell the house to a purchaser whose gross annual income does not exceed 80 percent of County Median Income, adjusted as to family size. The current owner has offered to sell the subject property to the Housing Authority for \$8,000.00 cash, together with cancellation of the existing promissory notes payment of which is secured by the subject property; the Housing Authority would bear closing costs.

ANALYSIS

Acquisition of the subject property will 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 for a period of 45 years.

FINANCIAL IMPACT

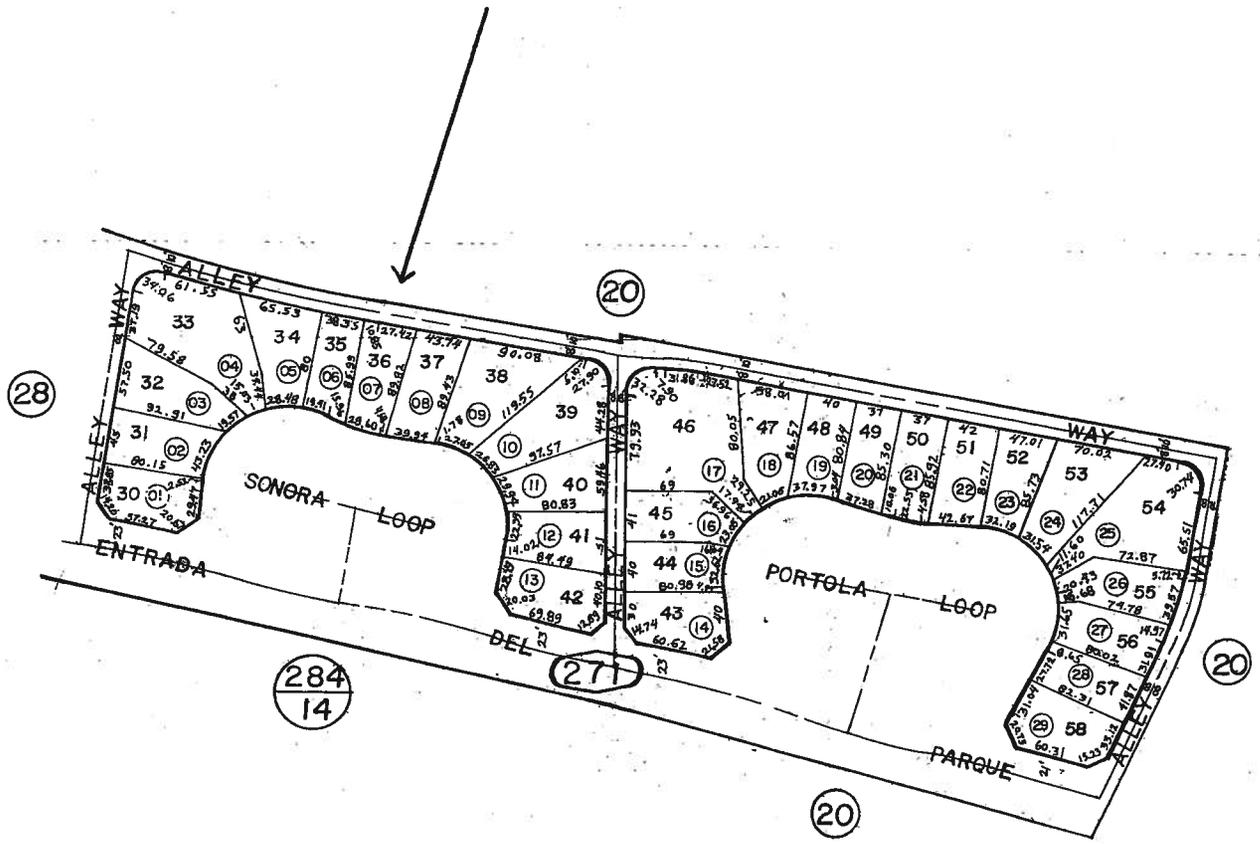
Account Number 80-1800-8835 \$8,000; closing costs are estimated to cost approximately \$700.00-\$1,000.00. The Housing Authority will forego receipt of payment under the existing promissory notes; however, the Housing Authority will be enabled to remarket the subject property to another Low Income household. Staff anticipates that, upon remarketing to a new 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.

Attachment: Site Map
LLHA Bill #R-2013-03

Ptn. Tract No. 15917, M.B. 275/31-37

Loma Linda City
Tax Rate Area
13010

283- 2



RESOLUTION NO. ____

A RESOLUTION OF THE LOMA LINDA HOUSING AUTHORITY APPROVING AN AGREEMENT WITH MARCO A. ELIAS JUAREZ AND JUDITH D. ROMERO GUTIERREZ FOR THE ACQUISITION OF PROPERTY AT 25454 SONORA LOOP

(25454 Sonora Loop)

WHEREAS, the former Loma Linda Redevelopment Agency (the “Former Agency”) was engaged in activities necessary to carry out and implement the Redevelopment Plan for the Loma Linda Redevelopment Project (the “Redevelopment Project”) and the merged redevelopment project area (“Project Area”) established thereby, including with regard to the provision of housing to be available at affordable housing cost to households of limited income;

WHEREAS, pursuant to applicable law the Former Agency established a Low and Moderate Income Housing Fund (the “Housing Fund”) and acquired certain property with the purpose of using such property for the provision of affordable housing;

WHEREAS, the Former Agency utilized moneys from its Housing Fund in connection with the development of certain property, including without limitation a single-family residence located at 25454 Sonora Loop, Loma Linda, California (the “Property”);

WHEREAS, the Property was developed and was initially marketed and sold for occupancy to households having an income of not greater than eighty percent of median income (a “Low Income Household”) at a price which was not in excess of “Affordable Housing Cost” for a “Low Income Household” as affordable housing cost is determined pursuant to Health and Safety Code Section 50052.5, all as further set forth in covenants recorded as to the Property which restrict its use to occupancy as affordable housing by Low Income Households;

WHEREAS, the Former Agency acquired the Property from the original occupant and, pursuant to an agreement with Marco A. Elias Juarez and Judith D. Romero Gutierrez (collectively, “Owner”), sold the Property to the Owner;

WHEREAS, by ABx1 26 enacted by the California Legislature during 2011 (the “2011 Dissolution Act”), the California Legislative eliminated every redevelopment agency within the State of California, including without limitation the Former Agency; and

WHEREAS, the 2011 Dissolution Act provides, in part, that the host city of a redevelopment agency was to designate a housing entity to receive the housing assets of the former redevelopment agency within such city;

WHEREAS, the City Council of the City of Loma Linda (“City”) activated a housing authority, the Loma Linda Housing Authority (the “Authority”) within the corporate limits of the City, and designated the Authority as the housing entity to receive the housing assets of the Former Agency;

WHEREAS, pursuant to the 2011 Dissolution Act, an oversight board (“Oversight Board”) has been established to oversee the wind-up of the activities of the Former Agency. At its meeting of March 20, 2012, by its Resolution No. 2012-004, the Oversight Board approved and affirmed the

transfer of the housing assets of the Former Agency, including without limitation the Property, to the Authority; and

WHEREAS, following the enactment of AB 1484, Chapter 26, Statutes of 2012 (“AB 1484” and, together with the 2011 Dissolution Act, the “Dissolution Act”), the Oversight Board confirmed the transfer of housing assets of the Former Agency, including without limitation the Property, to the Authority;

WHEREAS, the Owner has proposed that Owner sell to the Authority and that Authority purchase from Owner the Property on the terms and conditions set forth in an agreement entitled “Purchase and Sale Agreement and Joint Escrow Instructions” in the form submitted herewith (the “Agreement”);

WHEREAS, the acquisition of the Property under the Agreement and the implementation of the Agreement will assist in the Property remaining subject to long term affordability covenants and will further the goals and objectives of the Authority;

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner;

WHEREAS, the Authority has duly considered all of the terms and conditions of the proposed Agreement and believes that the Agreement and its implementation are in the best interests of the Authority, and its affordable housing objectives, as well as the City of Loma Linda and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements;

NOW, THEREFORE, THE LOMA LINDA HOUSING AUTHORITY DOES RESOLVE AS FOLLOWS:

Section 1. The Authority finds and determines that the statements set forth in the Recitals above are true and correct.

Section 2. The Authority hereby approves the Agreement in substantially the form presented to the Authority, subject to such revisions as may be made by the Executive Director of the Authority or his designee. The Executive Director of the Authority is hereby authorized to execute the Agreement (including without limitation all attachments thereto) on behalf of the Authority, together with any instruments necessary or convenient to implement the Agreement. A copy of the Agreement shall, when executed by the Authority, be placed on file in the office of the Secretary of the Authority.

Section 3. The Authority hereby authorizes and approves the payment of such moneys and provision of other consideration as provided for under the Agreement.

Section 4. The Authority Secretary shall certify to the adoption of this Resolution

Housing Authority Resolution No.
Page 3

APPROVED AND ADOPTED this 11th day of June, 2013 by the following vote:

Ayes:
Noes:
Abstain:
Absent:

By: _____
Rhodes Rigsby, Chairman

ATTEST:

Pamela Byrnes-O'Camb, Authority Secretary