



MINUTES

REGULAR MEETING OF THE HEMET HOUSING AUTHORITY January 29, 2008

1:00 p.m.

www.cityofhemet.org

City of Hemet Council Chambers

450 E. Latham Avenue

Please silence all cell phones

Call to Order

Chairperson Lowe called the meeting to order at 1:41 p.m.

Roll Call

PRESENT: Board Members Christie, McBride, Searl, Vice Chairperson
VanArsdale and Chairperson Lowe

ABSENT: None

Work Study Session

1. Relationships between the City of Hemet and the Lenders with regards to Foreclosures - Board Member Searl and Housing Manager Trabing

Discussion regarding this item, with possible direction to staff

Board Member Searl, the City of Hemet needs to address the upkeep houses due to foreclosures. The City's Code Enforcement Department might need to get involved.

Mark Trabing, Housing Manager, acknowledged the problem. The cities of Murrieta and Chula Vista are putting the responsibility on the mortgage lenders, the notification process is labor intensive according to the City of Chula Vista.

Staff and the Board discussed the ability to place liens on the property to recoup the costs. Chairperson Lowe, requested that a draft ordinance be presented to the Housing Committee at their next meeting.

2. Update on the Mobile Home Rent Review Commission - Housing Manager Trabing

Discussion regarding this item, with possible direction to staff

Mark Trabing, the City has received two petitions from mobile home parks requesting a meeting with the Mobile Home Rent Review Commission. The City Clerk's Office has received candidates from the Park Residents Association for City Council consideration. One application and one name from a Board Member has been received so far for the three at large positions. No candidates have been submitted from the Park Manager/Owner Association.

Eric Vail, Agency Attorney, this ordinance was adopted by a Measure, the committee must meet the specific criteria set forth in the ordinance.

Charles Schultz, Village Green, a petition was submitted by the 75 space mobile home park. Mr. Schulz expressed concern with the rent increase, the vast majority of the residents are on fixed incomes.

Vice Chairperson VanArsdale, asked about the effect of an urgency ordinance regarding rent control.

Eric Vail, the current ordinance can not be changed. The City can adopt an ordinance for a Mobile Home Rent Review Commission.

Chairperson Lowe, requested that this item be discussed at the next Housing Committee meeting. Mr. Schulz and Mr. Schmidt should be notified of that meeting date and time.

Recessed to the City Council meeting 1:59 P.M.

REGULAR SESSION

7:00 p.m.

City of Hemet Council Chambers

450 E. Latham Avenue

Call to Order

Chairperson Lowe called the meeting to order at 7:46 p.m.

Roll Call

PRESENT: Board Members Christie, McBride, Searl, Vice Chairperson VanArsdale and Chairperson Lowe

ABSENT: None

Consent Calendar

3. Minutes for January 8, 2008
(Staff recommends approval/Deputy Secretary McComas)

Vice Chairperson VanArsdale moved and Board Member McBride seconded a motion to approve the Consent Calendar as presented. Motion carried 5-0.

Communications From the Public

There were no communications from the public at this time.

Departments

4. Authorize the Chairperson to enter into a Consulting Services Agreement with JDK to implement the housing rehabilitation program; and Authorize the Finance Director to record a supplemental appropriation in the amount of \$5,000 in the RDA Low and Moderate Housing Fund, Housing Department, Professional Services Account (#291-1925-2710) as a contingency budget for unanticipated costs incurred that are not covered by the CalHome program

(Staff recommends approval/Housing Manager Trabing)

Mark Trabing, Housing Manager, the Housing Authority loans up to \$30,000 to lower income homeowners to rehabilitate their "stick built" homes, or up to \$20,000 for mobile homes. There is currently a waiting list of 72-persons for loans. Presently the Housing Authority has \$600,000 in State CalHOME funds to loan in addition to program income which has been averaging about \$20,000 per month.

Gayle Bloomingdale, Comprehensive Housing Services (CHS), CHS has provided rehabilitation services to the City of Hemet since 1998. CHS has completed over 96 loans totaling over \$1,000,000 during that period. Ms. Bloomingdale distributed a copy of thank you's received by residents for their service. Ms. Bloomingdale also distributed a summary of the consultant proposals. Ms. Bloomingdale expressed concern with the review of the proposals.

Board Member McBride, asked that all future staff reports include a summary of the proposal and the reason for staff decision.

Board Member McBride moved and Vice Chairperson VanArsdale seconded a motion to refer this item to the Housing Committee. Motion carried 5-0.

5. Authorize the Finance Director to appropriate the following budgets for the State CALHOME grant: Revenue budget of \$600,000 in account 245-0590; and Expenditure budget of \$600,000 in account 245-8828-2400

(Staff recommends approval/Housing Manager Trabing)

Mark Trabing, Housing Manager, explained that this item will allow the continuation of the existing program.

Vice Chairperson VanArsdale moved and Board Member Searl seconded a motion to approve this item as presented. Motion carried 5-0.

Future Agenda Items

There were no future agenda items requested at this time.

Adjournment

Adjourned at 7:57 p.m. to Tuesday, February 12, 2008 at 10:00 a.m.