



MINUTES

REGULAR MEETING OF THE HEMET HOUSING AUTHORITY

February 26, 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 1:19 p.m.

Roll Call

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

ABSENT: None

Work Study Session

1. Review an Ordinance that will address neighborhood blight caused by vacant, dilapidated Foreclosed Properties - Housing Manager Trabing

Discussion regarding this item, with possible direction to staff

Mark Trabing, Housing Manager, the proposed ordinance will utilize the recently approved Administrative Citation Program to fine lenders for not keeping up properties. This ordinance will require that the lenders contact information and phone numbers be made available and that the lender conducts monthly inspections on all foreclosed properties. Mr. Trabing explained that the cleaning efforts, that Code Enforcement has been involved with recently, takes time away from Code Enforcement issues. There are many cities proposing ordinances similar to this one, the concern is the time consumed in finding the lender on each property. Most cities are using city staff to keep up the properties hoping to help solve the short term problem and the cities are keeping track of the cost for recovery. The ordinance would set a cap on the amount the City can lien on a home to recover the costs. The Housing Committee will be meeting with local lenders to discuss options.

The Board directed staff to place the information brought back from Washington D.C. on item on the next Housing Committee agenda.

2. Mobile Home Park Rent Stabilization Ordinance - Housing Manager Trabing
Discussion regarding this item, with possible direction to staff

Mark Trabing, Housing Manager, there are 8,000 mobile home sites that rent spaces from owners in the City of Hemet. The City has received two requests to convene the Mobile Home Rent Review Commission. The City's efforts to convene the commission have been unsuccessful, the Park Owners and Managers Association have not submitted a recommendation for the Commission. The rent increases over the last 4 years have exceeded the CPI. Mr. Trabing explained the particulars of the County of Riverside's Rent Stabilization Ordinance. Mr. Trabing also explained the issues that other cities and agencies have experience with regards to rent stabilization.

Hank Schmidt, President of Valley Mobile Home Residents Association, explained the issues with regards to the current ordinance. The current ordinance is unworkable, its limitations have hindered the City's attempt to convene the commission. The park owners have stated that they will not submit a name for consideration. Mr. Schmidt explained the issues facing the mobile home park residents. Mr. Schmidt explained the County of Riverside's Rent Stabilization Ordinance, recommending that the City adopt a similar ordinance.

Vice Chairperson VanArsdale, personally contacted the park owners and it is not in their best interest to sit on the commission. The Housing Committee recommends that a measure be placed on the June 3, 2008 ballot rescinding Ordinance No. 772, the deadline to place an measure on the ballot is March 7, 2008, this action should be considered at the March 4, 2008 adjourned meeting.

Chairperson Lowe, the measure needs to require an affirmative action to rescind the Ordinance. In the meantime, an ordinance will be adopted by the City Council to take effect after the outcome of the election. It has been determined that Ordinance No. 772 does not help the residents.

Board Member McBride, recommended that the proposed ordinance follow suit with an agency that it has worked for and is not challengeable.

The Board directed staff to prepare and agendize the resolutions necessary to call a June 3, 2008 election; consolidate it with the County of Riverside; and add a measure to rescind Ordinance No. 772.

The Board directed staff to look into the various ordinances in place for discussion at a future meeting.

Mark Trabing, Housing Manager, updated the Board on the Mayflower Apartments. Code Enforcement has red tagged 25 units in the complex and gave the 90 days notice to the tenants. The City has been unable to notify the apartment owners.

The Board recessed to the City Council meeting and Closed Session at 1:54 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 8:19 p.m.

Roll Call

PRESENT: Board Members Christie, McBride, Searl, Vice Chairperson
VanArsdale and Chairperson Lowe
ABSENT: None

Consent Calendar

3. Minutes for February 12, 2008
_____ (Staff recommends approval/Deputy Secretary McComas)

Board Member Christie moved and Vice Chairperson VanArsdale 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.

Future Agenda Items

Rent Stabilization Ordinance

The Board directed staff to prepare the Resolutions necessary to call, consolidate and add a measure to rescind Ordinance No. 772 to the June 3, 2008 Primary Election to be considered at the March 4, 2008 meeting.

Habitat for Humanity's block at Latham and Tahquitz

Adjournment

Adjourned at 8:21 p.m. to Tuesday, March 4, 2008 at 9:00 a.m.