



MINUTES

REGULAR MEETING OF THE HEMET HOUSING AUTHORITY

April 8, 2008

10:00 a.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 11:48 a.m.

Roll Call

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

ABSENT: None

The Housing Authority recessed to Closed Session at 11:48 p.m.

Convened at 12:43 p.m.

Work Study Session

1. Income and Housing Afford ability Definitions - Housing Manager Trabing

Discussion regarding this item, with possible direction to staff

Mark Trabing, Housing Manager, cities are required to develop affordable housing for all income levels. The City of Hemet is required to meet the State Mandated Housing Element Goal (RHNA) by 2014:

# of Homes	Income Category	2 persons in household	4 persons in household
2,500	Very Low Income (below)	\$26,650	\$33,300
1,800	Lower Income (below)	\$42,650	\$53,300
2,000	Moderate Income (below)	\$59,500	\$74,400
5,000	Above Moderate (above)	\$59,500	\$74,400

Mr. Trabing, explained that rents and home ownership is out of reach for a lot of occupations based on figures from the Southern California Association of Non-Profit Housing.

Len Wood, Interim Executive Director, noted that the RHNA is a very high requirement based on the number of homes built in the City. Board Member Lowe, the City of Hemet built approximately 1,200 d/u last year and now in a downturn are expected to build 11,000 units per the RHNA. The City's was initially required to build 17,000, that number was challenged and reduced.

The Housing Authority recessed to the City Council meeting at 12:55 p.m.

REGULAR SESSION

1:00 p.m.
City of Hemet Council Chambers
450 E. Latham Avenue

Call to Order

Chairperson Lowe called the meeting to order at 3:58 p.m.

Roll Call

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

Consent Calendar

2. Minutes for March 18, 2008
_____ (Staff recommends approval/Deputy Secretary McComas)
3. Minutes for March 25, 2008
(Staff recommends approval/Deputy Secretary McComas)

Board Member McBride moved and Board Member Searl 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.

Future Agenda Items

There were no future agenda items requested.

Adjournment

Adjourned at 3:59 p.m. to Tuesday, April 22, 2008 at 1:00 p.m.