

**COMMUNITY DEVELOPMENT AND HOUSING AUTHORITY
TEMPLE CITY, CALIFORNIA**

**SPECIAL MEETING MINUTES
SEPTEMBER 21, 2009**

1. CALL TO ORDER

Chairman Vizcarra called the Community Development and Housing Authority Regular Meeting to order at 9:28 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT: Member-Chavez, Sternquist, Wong, Yu, Vizcarra
ABSENT: Member-None

ALSO PRESENT: Interim Executive Director Burroughs, Interim Authority Counsel Vail, Assistant Executive Director Lambert, Authority Secretary Flandrick

3. CONSENT CALENDAR

Ms. Wong moved to approve the Consent Calendar, seconded by Vice Chairman Yu and unanimously carried by the following roll call vote:

AYES: Member-Chavez, Sternquist, Wong, Yu, Vizcarra
NOES: Member-None
ABSENT: Member-None
ABSTAIN: Member-None

A. APPROVAL OF MINUTES

Approved the Minutes of the Regular Meeting of August 18, 2009.

4. UNFINISHED BUSINESS – None

5. NEW BUSINESS

A. HABITAT FOR HUMANITY REPORT

Mrs. Sternquist reported on a recent tour of Habitat for Humanity projects in Glendale that she, Ms. Wong, Parks and Recreation Commissioner Fish and Community Development Manager Lambert attended. She said it was a wonderful opportunity to see what can be done to provide affordable housing for residents and to aid with the City's housing element requirements. The Authority Members viewed a power point presentation of the tour. Mrs. Sternquist provided details of the tour and an overview of the Habitat for Humanity Program.

Staff and a representative from Habitat answered questions of Council.

Community Development Manager Lambert explained how the program might help with the City's housing element and low cost housing compliance requirements. The City would acquire the property and either sell or gift it to Habitat, so Habitat would own the property and would be the lien holder and build units on the property.

Damian representing Habitat, answered questions of Council, explaining how the families are selected and the requirements for selection. The average cost of a unit will vary per community and density, usually in the \$60,000 to \$150,000 range.

Interim Authority Counsel Vail explained discussions would be held with Habitat regarding the terms of sale and which vehicle would be best. There are a number of

ways from donating the property to selling it to them. All of the different issues and the costs would be looked at to see which is the most viable option.

Mrs. Sternquist asked Council to explore this matter further as a long term investment in the community.

Vice Chairman Yu recommended looking at all avenues to be careful in choosing property. There are many things going on now in the City with redevelopment and he felt the need to slow down a little bit.

In response to Mary Burke, Temple City resident, Damian explained the steps Habitat would go through if there was a possibility the tenant could not keep up with their mortgage, dependent on each individual situation. In response to Jerry Jambazian, Temple City businessman, Damian stated the appraised use is determined by the County as the actual appraised value of the home. In response to Peggy Miller, Temple City resident, Damian stated that his affiliate has not experienced a foreclosure in ten years.

Mrs. Sternquist moved to direct staff to bring this item back to the Authority with a recommendation of available sites and meet with representatives of Habitat to explore concepts of a project that would be consistent with the City's zoning regulations, seconded by Ms. Wong and unanimously carried.

6. **COMMUNICATIONS** – None

7. **PUBLIC COMMENTS** – None

8. **UPDATE FROM EXECUTIVE DIRECTOR** – None

9. **MATTERS FROM AUTHORITY MEMBERS** – None

10. **CLOSED SESSION** – None

11. **ADJOURNMENT**

The Community Development and Housing Authority Special Meeting was adjourned at 10:11 p.m.

Chairman

ATTEST:

Authority Secretary