

MINUTES

of a regular meeting of the Board of Directors of the Redevelopment Agency of the City of Redlands held in the City Council Chambers, Civic Center, 35 Cajon Street, at 4:03 P.M. on July 16, 1996.

PRESENT

Swen Larson, Chairman
Pat Gilbreath, Vice Chairman
William E. Cunningham, Member
Gilberto Gil, Member
Geni A. S. Banda, Member

Gary M. Luebbers, Executive Director
Daniel J. McHugh, Agency Attorney
Lorrie Poyzer, Agency Secretary
John Andrews, Redlands Daily Facts
Alisa Slaughter, San Bernardino County Sun

ABSENT

None

The minutes of the regular meeting of July 2, 1996, were unanimously approved as submitted on motion of Mrs. Gilbreath, seconded by Mr. Gil.

JOINT MEETING - REDEVELOPMENT AGENCY AND CITY COUNCIL

Resolution No. 246 - RDA Project Area - Administrative Services Director Pettus reminded Agency Board Members they had preliminarily approved low- and moderate-income housing set-aside funds for the rehabilitation of 12 apartment units owned by Judith Wirtz-Gray. The apartment complex is located outside of the Redevelopment Project Area boundaries; however, Redevelopment Agency funding is permissible when housing projects will benefit the community and assist in meeting low- and moderate-income housing requirements. Expressing appreciation to staff for processing this application in a timely and efficient manner, Mr. Gil moved to adopt Resolution No. 246, a resolution of the Redevelopment Agency of the City of Redlands authorizing the use of low- and moderate-income housing funds outside the Redevelopment Project Area for property located at 209, 213, and 217 Judson Street, Redlands, California, and approving and authorizing the execution of a regulatory agreement and declaration of restrictive covenants. Motion seconded by Mrs. Banda and carried unanimously. (Also see City Council minutes for July 16, 1996.)

HOME Consortium Agreement - Administrative Services Director Pettus explained that in 1990, the United States Congress enacted the Cranston Gonzales National Affordable Housing Act. Title II of the Act creates the HOME Investment Program in Affordable Housing that provides funds to states and local governments "to provide incentives to develop and support affordable rental housing and home ownership opportunities through the acquisition, construction, reconstruction, or substantial rehabilitation of affordable housing, including real property acquisition, site improvement, conversion, demolition,

and other expenses including financing costs, relocation expenses of any displaced persons, families, businesses, organizations and to provide tenant-based rental assistance." Participating jurisdictions can identify their preferences for projects to be funded with HOME funds; however, there is a 25 percent match of non-Federal funds for this activity. In addition, the County will allow the City to enter into a subrecipient agreement which will enable the City to administer its own HOME funds. This will allow us to take a more active role identifying what we want or need. Mr. Gil moved to continue the cooperation agreement with San Bernardino County for the purpose of participating as a Consortium with other general local governments for the purpose of receiving and administering HOME funds. Motion seconded by Mrs. Banda and carried unanimously. (Also see City Council minutes for July 16, 1996.)

NEW BUSINESS

Set-Aside Funds - Redlands Affordable Housing Organization - Administrative Services Director Pettus reported that on July 11, 1996, the Housing Commission voted 5-1 to deny the request submitted by Redlands Affordable Housing Organization (RAHO) in the amount of \$113,623.00 for the purchase and renovation of a HUD "repo" property as they felt the costs requested were too excessive for one dwelling, and that more leveraging was needed by the RAHO organization. On behalf of RAHO, Cheryl Weaver and Al Diaz distributed a statement of clarification and indicated they are requesting a \$40,000.00 loan and \$73,000.00 grant for this project. They did acknowledge they have not yet received HUD certification but that the application has been submitted. Board members discussed this project at length indicating conceptual support for their efforts. Mr. Gil moved to direct representative of RAHO, staff, and himself to meet to work out a solution. Motion seconded by Mrs. Banda and carried unanimously.

Set-Aside Funds - Steve and Aggie Morse - Administrative Services Director Pettus reported that Steve and Aggie Morse, owners of a four-plex property located at 200 Craig Court, are requesting set-aside funds to rehabilitate their property. Currently, Mr. Morse is upgrading the units in stages after having purchased this property as a bank "repo." On May 9, 1996, the Housing Commission reviewed this request and voted to recommend an allocation of up to \$40,000.00. Based on the understanding the figures presented by Mr. and Mrs. Morse are conceptual and that the cost will be fine-tuned based on actual bids, Mr. Gil moved to allocate up to \$25,000.00 of Redevelopment Agency set-aside funds for the rehabilitation of the property at 200 Craig Court. Motion seconded by Mr. Larson and carried with Mr. Cunningham voting NO.

ADJOURNMENT

There being no further business, the Board of Directors' meeting of the Redevelopment Agency adjourned at 5:00 P.M. The next regular meeting will be held on August 6, 1996.

Secretary