

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

**REGULAR MEETING MINUTES
OCTOBER 20, 2009**

1. CALL TO ORDER

Chairman Vizcarra called the Community Development and Housing Authority Regular Meeting to order at 9:55 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 September 21, 2009, as presented.

4. UNFINISHED BUSINESS

A. DISCUSSION AND STATUS REPORT REGARDING A POTENTIAL HABITAT FOR HUMANITY PROJECT AND DISCUSSION REGARDING A POTENTIAL HABITAT FOR HUMANITY HOUSING REHABILITATION PROJECT

Interim Executive Director Burroughs stated this item was requested to be added to the agenda by Authority Members Sternquist and Wong to continue discussion of potential Habitat sites and Habitat's housing rehabilitation program.

Chairman Vizcarra left the meeting at 9:57 p.m.

Assistant Executive Director Lambert reported that, in response to their interest in participating in the Habitat program, Authority Members Sternquist and Wong, along with staff, toured two Habitat sites in Glendale. In looking for feasible sites in Temple City, he reminded the Authority that zoning will be integral to any project. He suggested choosing a site that could accommodate multiple units. To maximize the impact, it would make sense to take an existing R-3 site and zone it and surrounding sites to accommodate 30 units per acre. As stated in the staff report, possible sites include: Primrose Avenue/Woodruff Avenue; a commercial site on E. Broadway; and the triangle formed by Temple City Boulevard, N. Ellis Lane, and Azusa Avenue.

Chairman Vizcarra returned to the meeting at 10:01 p.m.

Regarding the rehabilitation program, Assistant Executive Director Lambert stated the City currently has two housing programs: the Handyworker Grant Program, wherein the City grants up to \$10,000 to qualified homeowners for home

improvements, utilizing both CDBG and/or CRA funds; and also a \$25,000 low-interest Home Improvement Loan. Homeowners can participate in both City housing programs.

Damien, representing Habitat for Humanity, stated Habitat's rehabilitation program, called "Brush of Kindness", has been developed with other affiliates to help a wider number of families without a financial obligation. The local Habitat affiliate is in the beginning phase of forming the program itself and is working with a few other cities to find families that need this help.

Damien answered questions of Authority Members, describing the selection process and how their program might compliment the City's program.

In response to Ms. Sternquist, Assistant Executive Director Lambert stated the requirements of the City's Handyworker Program which involves a 3-party agreement separate from the Habitat program, which is paid back at no interest.

In response to Ms. Wong regarding a site for a Habitat project in Temple City, Damien stated the City may either allocate land or acquire lots that are rundown or deemed necessary for improvement and authorize Habitat to provide affordable housing.

Jerry Jambazian, Temple City businessman, said he liked the program, but cautioned against giving out specific addresses as it may influence the selling price of the property.

Mary Kokayko, Temple City resident, said she was confused about the City's two programs, but felt it was not good to mix the two programs together. The City's programs should be separate from the Habitat program.

Assistant Executive Director Lambert stated it was his understanding that Habitat's program would be a third program complimentary to and independent of the City's two programs.

Vice Chairman Yu moved to direct staff to explore a partnership with Habitat for Humanity regarding their potential housing rehabilitation program, and to table the issue of a possible Habitat site in the City at this time, seconded by Ms. Wong 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

5. **NEW BUSINESS** – None
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 Regular Meeting was adjourned at 10:25 p.m.

Chairman

ATTEST:

Authority Secretary