



CHAIRMAN: ARISTON JULIAN
AGENCY MEMBER: VIRGINIA PONCE
AGENCY MEMBER: LUPE ALVAREZ
AGENCY MEMBER: JOHN LIZALDE
AGENCY MEMBER: JOHN SABEDRA

CITY ADMINISTRATOR: REGAN M. CANDELARIO
AGENCY COUNSEL: DAVID FLEISHMAN
RECORDING SEC.: VACANT
CITY TREASURER: PETRONA AMIDO

AGENDA

GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting
Tuesday, January 11, 2011

(Immediately Following Regular City Council Meeting)

City Hall, Council Chambers
918 Obispo Street, Guadalupe, California 93434

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers and hand the form to the Recording Secretary. **Note:** Staff Reports, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:30 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

1. **CALL TO ORDER.** Chairman Ariston Julian
2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, John Sabedra and Chairman Ariston Julian.
3. **PLEDGE OF ALLEGIANCE.**
4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes for the City Council Regular Meeting of December 14, 2010 to be ordered filed.
5. **COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The RDA may direct Staff to investigate and / or schedule certain matters for consideration at a future RDA Agenda

6. **DISCUSSION REGARDING AFFORDABILITY COVENANTS.**
 - a. Written Staff Report (Regan Candelario)
 - b. City Council discussion and consideration.

7. **ADDITIONAL 3-MONTH EXTENSION FOR URM PROGRAM PARTICIPANTS.**
 - a. Written Staff Report (Regan Candelario)
 - b. City Council discussion and consideration.

8. **FUTURE AGENDA ITEMS.**
 - a. Nakano URM project consideration.

9. **ANNOUNCEMENTS.**

10. **ADJOURNMENT.**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's Office and Rabobank not less than 72 hours prior to the meeting. Dated this 7th day of January 2011.

By:



Regan M. Candelario
City Administrator

REDEVELOPMENT AGENCY MINUTES FROM DECEMBER 14TH, 2010

RDA Board meeting 650

4BC, LA abstains

4A VP abstains

Approve consent JL/VP

Beverly Chapman gives a status update on some of the projects

Siavesh Basseri—wants RDA to pay a lot of the invoices

3-0-2 on (a) VP abstaining

3-0-2 on (b, c) LA abstaining

Community participation

Beverly Chapman—wants an agenda item on payment of invoices

6 URM Extension request update

LA steps down due to conflict on property ownership

John Perry—requests extension to May 2011—lots of work to do still, but thinks he should be able to finish by May 2011

Fire Chief mentions some issues

Beverly Chapman—all the retrofit work should be done within the next few weeks, so it shouldn't be an issue—the other work is outside the URM program

Siavesh Basseri—wants 6 months extensions to get the work done—other work is what needs to be done—flooring, trusses, but not URM work

Fire chief is supportive of extension

March 31 is the recommended date for an extension of the grants for all the projects

JL/VP direct staff to provide extension letters to applicants to March 31, 2011.

3-0-2 (JS, LA absent)

7a AB1290 pass through update

No comment

* The format for these minutes will be updated & brought back
on January 25.
jo

8A

LA/JL approve cancellation of 28 December RDA meeting
4-0-1

LA/JL adjourn

4-0-1

adjourn at 724 pm

**REPORT TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
GUADALUPE**

Agency Agenda of January 11, 2011



Prepared by:
Regan M. Candelario

SUBJECT:

DISCUSSION REGARDING AFFORDABILITY COVENANTS

RECOMMENDATION:

That the Agency Board receives information regarding affordability covenants and discusses the City/Agency role in the support of affordability covenants.

BACKGROUND:

There are many units around town that currently have affordability covenants in place from past housing assistance projects. Some examples of which are the projects completed by the Peoples Self Help Housing Corporation, Habitat for Humanity, and the now defunct Guadalupe Community Housing Corporation. Affordable Housing Covenants are a very important tool that ensures that affordable housing units will be available to low-income families. An affordable unit is one that is priced well below the market rate for similar housing units. Peoples Self Help Housing Corporation currently has an 80 unit project in town offering units at fifty percent of the Area Median Income for a 55 year term. An affordability covenant is put in place when an organization or individual who is creating the affordable unit subsidizes a unit. The covenant determines the length of time that the unit must remain affordable and for specific income levels. In the case of the unit in question on Masatani Court, the term is 30 years from the date of the initial agreement, and that unit has another 5 years remaining to be affordable to a low-income family in our community. Please note that it is standard for Redevelopment Agencies to require 45 years of affordability for rental units and 55 years for owner occupied units. If at all possible, Agencies now attempt to require affordability in perpetuity for units they have subsidized.

Transfer of an affordable unit is an option for affordability covenants. Any organizations, such as a Redevelopment Agency that has a requirement to provide for affordable housing, has the opportunity to purchase a unit in an effort to retain affordability. However, this is usually only done if a covenant is about to expire. Also, many agencies prefer to spend their limited housing dollars on new product maximizing the impact on the community and longest possible term of affordability. Please be advised that at this time, the Guadalupe Community Redevelopment Agency does not have the financial capacity or the staff time to pursue the available units at Masatani Court or anywhere else in the City. A major reason for the lack of affordable housing

AGENDA ITEM NO.

funds is the recent required payment to the State of California as part of the ERAF Program. At the current time our Housing Set Aside dollars are not available.

**REPORT TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
GUADALUPE**

Agency Agenda of January 11, 2011



**Prepared by:
Regan M. Candelario**

SUBJECT:

ADDITIONAL 3-MONTH EXTENSION FOR URM PROGRAM PARTICIPANTS

RECOMMENDATION:

That the Agency Board approves an additional extension of three (3) months for projects associated with the URM Program.

BACKGROUND:

The Agency URM Program has 22 project sites currently in various states of development. Of the 22 projects, many are now nearing completion. The Agency had granted an initial extension to all projects in 2010. Unfortunately, there are a few projects that have lagged behind and require additional time. The projects that are still incomplete are now requesting a second extension to their agreement.

The grant agreement document for each project specifically requires that each project be complete after an 18-month period following the signing of the grant agreement with the Agency. If the 18-month time period is not met, the Agency has the option of cancelling the grant award and thereby retaining the grant dollars from that particular project or the Agency can grant an extension.

Staff received both verbal and written requests for a second extension from the incomplete projects that are in default of their original agreements and are also in default of an extension that expired on December 31, 2010.

Staff will provide a formal letter to each project participant who is in default to inform them that an extension to March 31, 2011 will be provided. This additional three months should allow the projects to be completed. Those that are not completed will be reassessed and the URM Program will be reassessed to determine how to best proceed based on the successes and issues associated with the current URM Program accomplishments.