

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – September 14, 2011
Fresno City Hall, Room 2165-A (2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:15 p.m.

Commissioners

Present:	Rogenia Cox, CHAIRPERSON Judge Armando Rodriguez, VICE-CHAIR Bob Farrar, Commissioner Daniel Payne, Commissioner Stephanie Roberts, Commissioner Drew Wilson, Commissioner	Absent:	Bobby Bliatout, Commissioner
----------	---	---------	------------------------------

Staff

Present:	Claudia Cázares, Manager Housing and Community Development Bonnie Christian, Recording Secretary	Absent:	Craig Scharton, Assistant Director Development and Resource Management Department
----------	--	---------	---

B. COMMUNICATIONS

1. Ms. Claudia Cázares, Housing and Community Development Manager, introduced City Attorney Robert Coyle. Mr. Coyle provided the commissioners with an overview of the Conflict of Interest requirements of the California Political Reform Act, and of Government Code Section 1090, and of Common Law Doctrines of Bias and Incompatible Offices. He discussed issues dealing with statutory disqualification and discretionary abstention, and consequences. Mr. Coyle answered questions for the commissioners. He provided them with informational copies of Fair Political Practices Commission publications entitled *Can I Vote? Overview of the Conflicts Laws*, and *Holding Two Positions*.

C. APPROVAL OF MINUTES

The minutes of the Special HCDC Meeting on August 16, 2011 and the minutes of the HCDC Meeting on August 24, 2011 were approved.

D. GENERAL ADMINISTRATION

1. RECOMMEND AUTHORIZATION FOR INTERIM ACTIONS RELATING TO AN \$818,034 DISPOSITION AND DEVELOPMENT AND HOME AGREEMENT WITH AMCAL ALLIED FUND, LP, FOR DEVELOPMENT OF THE ALLIED PLAZA SENIOR APARTMENTS, PHASE I, A 52-UNIT AFFORDABLE SENIOR HOUSING PROJECT, TO BE LOCATED ON THE SOUTH SIDE OF VENTURA AVENUE BETWEEN SEVENTH STREET AND EIGHTH STREET, IN SOUTHEAST FRESNO. (*Presented by Corrina Nunez, Housing and Community Development Division*)

Ms. Corrina Nunez, Project Manager, gave a summary of the project as follows:

Phase I of the Allied Plaza Senior Apartments will consist of 52 units of affordable senior housing, of which 11 units will be HOME-assisted for a period of 55 years. It is proposed that \$818,034 in HOME Program funds be provided to the Developer in the form of a 3% interest loan, payable from 50% of the project annual residual receipts. The project cost is estimated at \$8.8 million, of which an estimated \$5.6 million in Low Income Housing Tax Credit funds is expected to finance a majority of the cost.

One-bedroom units will be approximately 661 square feet, and the two-bedroom units will be approximately 804 square feet. Eligible seniors will have incomes at or below 60% of the area median income. Rent for a one-bedroom unit will range from \$284 to \$606, and the rent range for the two-bedroom units will be \$342 to \$728. The developer will be applying for tax credit at the 2012 first round of funding. The estimated completion date will be known once the project receives an allocation of Low Income Housing Tax Credits.

The site, which is currently vacant, is located on the south side of Ventura Ave. between Seventh and Eighth streets. A final HOME Agreement that incorporates the CEQA approval will be presented to HCDC and Council at a later date. The developer, Craig Smith, had an emergency and could not be at the meeting. The project architect, Scott Vincent of Vincent Company Architect, was present to answer questions.

Discussion and a question-and-answer session followed.

MOTION: Commissioner Payne made a motion to approve Item D-1.
SECONDED: Commissioner Rodriguez
AYES: Chair Cox, Vice-Chair Rodriguez, Commissioners Farrar, Payne, Roberts, and Wilson
NOES: None
ABSTAIN: None

2. RECOMMEND APPROVAL OF STATE OF CALIFORNIA CHILDHOOD LEAD POISONING PREVENTION PROGRAM AGREEMENT WITH THE COUNTY OF FRESNO IN THE AMOUNT OF \$436,470 FOR THREE YEARS, AND AUTHORIZE THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT ASSISTANT DIRECTOR, OR HIS/HER DESIGNEE, TO EXECUTE PROGRAM DOCUMENTS. *(Presented by Claudia Cázares, Housing and Community Development Division)*

Ms. Cázares presented the item and answered questions from the commissioners. She explained that the City had received this grant directly from the State in previous years, and the new grant would be implemented in the same manner, but would first come through the County of Fresno. Funds will be used in conjunction with the City's Lead Hazard Programs.

MOTION: Vice-Chair Rodriguez made a motion to approve Item D-2.
SECONDED: Commissioner Farrar
AYES: Chair Cox, Vice-Chair Rodriguez, Commissioners Farrar, Payne, Roberts, and Wilson
NOES: None
ABSTAIN: None

3. RECOMMEND AUTHORIZATION OF THE ASSIGNMENT/ASSUMPTION OF CITY NEIGHBORHOOD STABILIZATION PROGRAM AGREEMENT FROM THE FRESNO REVITALIZATION CORPORATION/FRC CANYON CREST, LLC, TO ROEM DEVELOPMENT CORPORATION, THROUGH THE CANYON CREST APARTMENTS PURCHASE AND SALE ESCROW, FOR AFFORDABLE MULTI-FAMILY HOUSING PROJECT, LOCATED AT 3011-3057 E. PLATT AVENUE AND 206-210 S. CALLISCH STREET. *(Presented by Claudia Cázares, Housing and Community Development Division)*

Ms. Cázares presented the item and answered questions from the commissioners. Ms. Debra Barletta, Redevelopment Agency, also assisted in answering questions and providing information.

MOTION: A motion was made by Commissioner Payne to approve Item 3.
SECONDED: Vice-Chair Rodriguez
AYES: Chair Cox, Vice-Chair Rodriguez, Commissioners Farrar, Payne, Roberts, and Wilson
NOES: None
ABSTAIN: None

E. INFORMATIONAL REPORTS

Ms. Cázares provided commissioners with a packet of information from the City Charter Review Committee, as requested by that committee.

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS


Commissioner Roberts asked if City staff could copy the staff reports on both sides of each page to save paper.

H. ADJOURNMENT

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:11 p.m.

Next Regularly Scheduled Commission Meeting: **September 28, 2011**

Attest: Rogenia Cox, Chairperson


Attest: Claudia Cázares, Manager
Housing and Community Development