

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – June 08, 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 5:10 p.m.

Commissioners

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| Present: | Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Bobby Bliatout, Commissioner Connor Murphy, Commissioner | Absent: | Daniel Payne, Commissioner |
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Staff

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| Present: | Claudia Cázares, Manager Housing and Community Development Kathy Cornell, Recording Secretary | Absent: | Craig Scharton, Assistant Director Development and Resource Management |
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B. COMMUNICATIONS

Claudia Cázares, Manager, Housing and Community Development informed the Commissioners that Commissioner Einsidler submitted a letter of resignation.

C. APPROVAL OF MINUTES

None

D. GENERAL ADMINISTRATION

1. CONSIDER RECOMMENDING TO THE REDEVELOPMENT AGENCY TO APPROVE AND TRANSMIT THE AMENDED PRELIMINARY PLAN FOR THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT AREA.

David Martin, Project Manager, Redevelopment Agency presented the report to the Commissioners. Mr. Martin explained they were following the law to have the Amendment to the Preliminary Plan drawn up. Christina Hathaway, Central California Legal Services, Inc. inquired about the mention in the report of liquor stores, bars and adult oriented businesses being in the vicinity and will these businesses be affected, and if so how? Mr. Martin stated they will be working with the police to review the type of crimes that occur in these businesses that are approximately a mile from the project area. The project area is 100% multifamily housing units. Vice-Chair Rodriguez asked by adopting this project what is the outcome of the Commissioner's vote. Mr. Martin stated their votes will let them begin the procedure of creating the preliminary report that will provide the blight information. Redevelopment law states you have to adopt the Amendment to the Preliminary Plan before beginning the proceedings.

Commissioner Murphy asked if it was a specific plan or a neighborhood plan. Mr. Martin stated it was a specific plan but legally this project can be called a neighborhood specific plan.

Motion: Motion was made to recommend approval of item D1 by Vice-Chair Rodriguez.

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| Second: | Commissioner Bliatout seconded the motion. |
| Ayes: | Cox, Rodriguez, Bliatout, |
| Noes: | None |
| Abstain: | Murphy |

2. CONSIDER RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING AN AMENDMENT TO THE SURVEY AREA FOR THE AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT.

David Martin, Project Manager, Redevelopment Agency presented the report to the Commissioners. Commissioner Murphy asked for clarification on the plan. Mr. Martin explained the neighborhood plan, specific plan, and the airport development plan is where the project is located. Commissioner Murphy shared his research of the project with the commissioners and felt the project was not a profitable project that could not be completed in a reasonable length of time. Once it becomes part of the Redevelopment Agency project persons touched by Redevelopment are entitled to relocation expenses and the property owners are entitled to compensation of their property. Commissioner Murphy further stated if you don't have Redevelopment you can utilize the Police Department and Code Enforcement Department to get compliance and clean up the community. Mr. Martin stated their target is to buy one to two buildings with ten or fifteen residents and relocate them. Vice-Chair Rodriguez asked if the Code Enforcement Department is keeping up with the needs of this area. Mr. Martin stated since the reorganization from Planning and Development to Development and Resource Management that many positions have been lost and they do not have the man power that is required. Vice-Chair Rodriguez asked how the El Dorado Park Neighborhood was incorporated into the Airport Area Revitalization Redevelopment Project Area. Mr. Martin explained that the Airport Area is four non-continuous areas all centered in a four mile radius of the airport. El Dorado Park is approximately one mile from the corner of existing project area. The law states if the blight finding affect the existing project area and is adjacent to the subject area it can be included.

Christina Hathaway, Central California Legal Services, Inc. commented that she agreed that this area is blighted and needs attention. In regards to relocation expenses, if Code Enforcement condemns a building a tenant would have a right to obtain relocation expenses in that situation. If a private investor wanted to evict the tenants to redevelop they would have to give a notice of 30-90 days. Ms. Hathaway concern was 20% of the homes are going to be set aside for affordable housing but what happens to the other tenants that are displaced that cannot afford to live anywhere else? Mr. Martin explained that relocation most likely will be in a better situation due to the substandard housing they are currently living in. After the completion of the project it will be up to the relocated tenants to apply to return to the housing unit they previously had occupied.

Commissioner Murphy stated the reason people live in the neighborhood is that they have problems such as; immigration, criminal, credit problems and social issues. If you turn this into a redevelopment area some of tenants will have nowhere to go.

Commissioner Bliatout stated that funds are needed in this area and everyone will not have to be relocated. Relocation has been positive for some tenants.

Vice-Chair Rodriguez needed confirmation that the distance from the Airport to this project is within legal definitions and qualifies as the project area? Mr. Martin confirmed.

Vice-Chair Rodriguez complimented Commissioner Murphy for doing his homework with his research and time he invested in these projects and the understanding of the critical use of language and terminology.

Motion: Motion was made to recommend approval of item D2 by Commissioner Bliatout

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| Second: | Commissioner Rodriguez seconded the motion. |
| Ayes: | Cox, Rodriguez, Bliatout |
| Noes: | None |
| Abstain: | Murphy |

3. RECOMMEND APPROVAL OF THE FY11/12 BUDGET OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND APPROVAL OF THE RESOLUTION APPROPRIATING THE FY11/12 BUDGET OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO.

Lora Kutka, Consultant for the Redevelopment Agency presented the report to the Commissioners. Commissioner Murphy stated he would have liked to see project breakdown of costs, including starting date, close out date and if the project was favorable. Ms. Kutka stated when it comes to housing it is not that you are making money you, are fulfilling the requirements of the Redevelopment law providing moderate income housing. Redevelopment Law states you have to invest funds and enter into debt in order to collect tax revenue.

Commissioner Bliatout asked are we improving anything with the projects being done and are things getting better? Ms. Kutka stated the beginning of the report talks about the accomplishments and projects getting done.

The work program of the report is reporting what the money is going to be spent on for the following year. Chair Cox stated that the report should have a component with the outcome of the projects. Commissioner Murphy agreed and further suggested that it state what happened to the project.

Ms. Kutka discussed several projects with the Commissioners answering their concerns and questions. No public comment was provided.

Motion: Motion was made to recommend approval of item D3 by Vice-Chair Rodriguez.

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| Seconded: | Bliatout |
| Ayes: | Cox, Bliatout, Rodriguez |
| Noes: | None |
| Abstain: | Murphy |

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

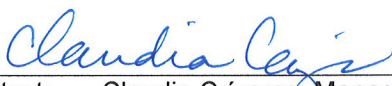
None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **June 22, 2011.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:40 p.m.

Attest: Rogenia Cox, CHAIR


Attest: Claudia Cázares, Manager
Housing and Community Development