

JUNE 9, 2010
Housing Options Meeting

I. Introductions

Present: Neil Andrews, Carolyn Briggs, Loretta Mc Carty, Jill Forman, Ken Finning, Kelly Flanders, Patricia Hamilton, Muriel Steiger

Carolyn Briggs called meeting to order.

II. Old Business

A. Gateway/Sober Center Project – update

There was no update.

B. Home Share Program – update

Muriel Steiger and Patricia said they just came from a meeting between a potential home provider and a student. There are 10 Home Seekers and 3 Home Providers.

Muriel Steiger stated that a lot of the Home Providers are outside of City of Ventura, and she would like to place some seekers there. Susan Everett will ask the City for permission to allow providers outside the City limits.

Loretta Mc Carty stated the Housing Authority of the City of San Buenaventura has insurance for the program under City of Ventura's contract.

Carolyn Briggs suggested talking with the Housing Authority of Oxnard and ask if they would have any objection to his program operating in their City.

Loretta Mc Carty stated that all seekers and providers currently have background checks provided by the Housing Authority.

Ken Finning stated that a lot of requests for seekers come from One Stop and from the College, because everyone knows where the college is.

Muriel Steiger asked if they could be placed onto the Housing Authority of the City of San Buenaventura's website.

Loretta Mc Carty stated that they can be on the Agency's website and will also be placed onto the Task Force website.

Loretta Mc Carty stated that she will also need to have Susan Everett make some presentations to our Section 8 office and other departments.

Ken Finning stated that Oxnard was converting single Family homes to SRO's and they were looking for seekers. Ken Finning brought flyers.

Muriel Steiger stated that foreclosures and short sales could be another way to find people for Home Share.

Carolyn Briggs stated that they should continue looking at occupied homes as opposed to foreclosures, because people who were foreclosed on could be locked out of their houses if they did not have the cash in hand to pay their current mortgage, and these houses would be quickly snatched up by investors leaving the families homeless.

Loretta Mc Carty stated that they could go to Realtors and Banks and let them know about the Home Share Program.

C. River Haven – update

Carolyn Briggs asked if there was a River Haven update.

Neal Andrews stated that at the last Board Meeting the new U Domes needed to be painted, but that they would be making arrangements to be painted by the end of the month. The arrangements with tenants are working out wonderfully. They had some vacancy of tent camp during transition but spots mostly filled; otherwise, all is going well.

Carolyn Briggs stated she heard there were a few openings at River Haven.

D. Encanto Del Mar – update

Loretta Mc Carty stated that the Tax Credit Allocation Committee (TCAC) met this morning and the Encanto Del Mar 37-unit project was awarded 9% Tax Credit, their first estimates were that they were going to receive 5.7 million, but now it looks like a possibility of 6 million. In recent years lenders were wary to commit to loans due to the economy. Today there are multiple lenders willing to lend. Us Bank has committed to build this project. Construction must begin by November of 2010. Loretta Mc Carty reiterated that the units are for very low and low income residents.

E. HUD 811 Project – update

Carolyn Briggs stated that HUD was to make a decision on projects by the end of June. She didn't know if it would include the old Bandar site – The Courtyards Project which is 25 apartments. All apartments are 1 bedroom, 540 square feet, the same as HUD's specifications.

Carolyn Briggs stated that she hadn't heard back from the Mental Health Board that the funding request of \$900,000 will not be awarded but something will be offered.

Muriel Steiger asked if there were designated Mental Health funding.

Carolyn Briggs stated that yes there was but it will be the last of the money for a long, long time. It would be a really nice project if approved.

III. New Business

A. Review City's Pending Project list for potential affordable housing units – update

Ken Finning was looking at pending projects. He was looking at potential opportunities for commercial development to add low income units. The Shore Apartments at the WAV Development is an example.

Ken Finning asked if Commercial projects had the potential to add Affordable Housing units to their project.

Neal Andrews stated that many Affordable Housing units are result of the inclusionary policy. If it was commercial it was strictly commercial and had no obligation to provide Affordable Housing. Apartment projects in general fall into the Affordable category.

Ken Finning hoped we could find a motivation for developers to add low income housing. He asked if there was a way to make it a City requirement that builders include some affordable units.

The group discussed the feasibility of tax credit financing for these projects. The consensus was that tax credits are extremely competitive. A developer must have the capacity, interest and experience. Also the lack of local funds to contribute to a project makes competition for the limited tax credits infeasible at this time.

Ken Finning asked if the City prioritizes Affordable projects.

Neal Andrews stated that the City prioritize by first project in and first projects out. Review may be streamlined if a project meets the City standards and requirements.

Ken Finning asked if in future the City would be willing to give Developers an advantage if they provided more affordable housing.

Neal Andrews stated that there would not be a feasible policy consideration at this time with a weak economy.

Carolyn Briggs stated that we could wait to see if market gets stronger.

IV. Announcements

Carolyn Briggs asked if there were any announcements.

Muriel Steiger and Patricia Hamilton stated that they attended the Social Service Task Force Prevention Sub Committee meeting today. Jill Forman also attended. A presentation was given by new managers of the Leewood Apartment building in mid-town. They are trying to make it affordable for everyone to rent. They are keeping the

deposits very low, and very little income is needed to rent, \$500.00 to rent monthly for one person. The deposit is \$100.00. There will be onsite managers.

Background checks are being done. The Leewood is offering \$100.00 off of rent for the summer. They do have a face book page.

Muriel Steiger asked if the rooms were single rooms.

Jill Forman stated that the rooms were single rooms and maybe two bedrooms, some with a shared bathroom. She stated that the young women that managed it were determined to keep it clean and up and running right.

Fill Forman stated that Peter Brown was trying to work with the Leewood to resolve Code Enforcement issues.

Kelly Flanders stated that the Leewood sounded a lot like El Patio, the building her agency People Self Help Housing is renovating.

Jill Forman asked where Kelly Flanders received their funding from.

Carolyn Briggs stated they receive their monies from tax credits and City Housing Funds.

Neil Andrews commented that the City was struggling with its overall budget. The more concrete facts he has regarding projects that received Task Force funding the stronger he can advocate for continued city support of the Social Service Task Force and its projects.

Carolyn Briggs ended meeting with no further comments.

V. Next (2nd Wednesday) Meeting

NEXT REGULAR MEETING

August 11, 2010

4:30-6:00 PM

CHAPEL LANE SENIOR APARTMENTS
11122 SNAPDRAGON STREET, SUITE 100
VENTURA, CA 93004