



City of Industry Property and Housing Management Authority

Special Meeting Agenda
August 10, 2016
2:00 p.m.

Chairman Joseph Emmons
Board Member Saul Jauregui
Board Member Mike Reible

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Authority:

- ▶ **Agenda Items:** *Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.*
- ▶ **Public Comments (Agenda Items Only):** *During public comments, if you wish to address the Authority during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Authority concerning any item that has been described in the notice for the Special Meeting.*

Americans with Disabilities Act:

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

Agendas and other writings:

- ▶ *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

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1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments

5. **BOARD MATTERS**

5.1 Consideration of the Register of Demands

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Authority Officials to pay the bills.

5.2 Consideration of the minutes of the May 11, 2016 regular meeting

RECOMMENDED ACTION: Approve as submitted.

5.3 Consideration of Resolution No. IPHMA 2016-02 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY RESCINDING RESOLUTION NO. IPHMA 2011-02 AND AMENDING THE TIME OF ITS REGULAR MEETINGS

RECOMMENDED ACTION: Adopt Resolution No. IPHMA 2016-02.

5.4 Discussion and direction regarding a request from Becky Simon for housing relocation

RECOMMENDED ACTION: Discuss and provide direction to Staff.

5.5 Discussion and direction regarding a request from Sonia Dierkes to be considered for a Residential Rental Agreement for any residential unit as they become available

RECOMMENDED ACTION: Discuss and provide direction to Staff.

5.6 Discussion and direction regarding a request from Daniel and Maria Molina to be considered for a Residential Rental Agreement for any residential unit as they become available

RECOMMENDED ACTION: Discuss and provide direction to Staff.

6. **CLOSED SESSION**

6.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4):
One Potential Case

7. Adjournment. If item 4.3 is approved, the next regular meeting will be Wednesday, September 7, 2016 at 2:00 p.m.

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting August 10, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	76,305.10

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	76,305.10

**Industry Property and Housing Management Authority
Board Meeting
August 10, 2016**

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
20849	07/15/2016		LA PUENTE VALLEY COUNTY	\$900.90
	Invoice	Date	Description	Amount
	2016-00001616	06/21/2016	04/19-06/21/16 SVC - 15736 NELSON	\$99.11
	2016-00001617	06/21/2016	04/19-06/21/16 SVC - 15730 NELSON	\$215.11
	2016-00001618	06/21/2016	04/19-06/21/16 SVC - 15722 NELSON	\$173.35
	2016-00001619	06/21/2016	04/19-06/21/16 SVC - 15714 NELSON	\$99.11
	2016-00001620	06/21/2016	04/19-06/21/16 SVC - 15702 NELSON	\$129.27
	2016-00001621	06/21/2016	04/19-06/21/16 SVC - 15652 NELSON	\$184.95
20850	07/15/2016		SO CALIFORNIA EDISON COMPANY	\$17.33
	Invoice	Date	Description	Amount
	2017-00000002	07/06/2016	06/03-07/05/16 SVC - 15722 NELSON AVE	\$17.33
20851	07/20/2016		GAS COMPANY, THE	\$79.47
	Invoice	Date	Description	Amount
	2017-00000013	07/08/2016	06/05-07/06/16 SVC - 16200 TEMPLE AVE APT 100	\$17.20
	2017-00000014	07/08/2016	06/05-07/06/16 SVC - 16200 TEMPLE AVE APT 202	\$51.67
	2017-00000015	07/11/2016	06/07-07/07/16 SVC - 15722 NELSON AVE	\$10.60
20852	07/26/2016		VOIDED	\$0.00
20853	07/26/2016		CALVO, ELISE	\$950.00
	Invoice	Date	Description	Amount
	07/20/16-A	07/20/2016	REFUND - SECURITY DEPOSIT	\$600.00
	07/20/16-B	07/20/2016	PARTIAL REFUND - JULY 2016 RENT	\$350.00
20854	07/26/2016		WALNUT VALLEY WATER DISTRICT	\$225.88
	Invoice	Date	Description	Amount
	2353638	07/13/2016	06/08-07/05/16 SVC - 22002 (22036) VALLEY BLVD	\$43.03
	2357936	07/14/2016	06/07-07/06/16 SVC - 20137 WALNUT DR	\$182.85
20855	07/29/2016		EMMONS, JOSEPH	\$548.70

**Industry Property and Housing Management Authority
Board Meeting
August 10, 2016**

Check	Date		Payee Name	Check	Amount
IPHMA.CHK - IPHMA BofA Checking					
	Invoice	Date	Description		Amount
	PR - JULY 2016	07/29/2016	PAYROLL - 07/01-07/31/16		\$548.70
20856	07/29/2016		JAUREGUI, SAUL		\$548.70
	Invoice	Date	Description		Amount
	PR - JULY 2016	07/29/2016	PAYROLL - 07/01-07/31/16		\$548.70
20857	07/29/2016		REIBLE, MICHAEL		\$548.70
	Invoice	Date	Description		Amount
	PR - JULY 2016	07/29/2016	PAYROLL - 07/01-07/31/16		\$548.70
20858	08/02/2016		GAS COMPANY, THE		\$7.31
	Invoice	Date	Description		Amount
	2017-00000066	07/21/2016	06/06-06/28/16 SVC - 16200 TEMPLE AVE (CLOSING		\$7.31
20859	08/02/2016		INDUSTRY PUBLIC UTILITY		\$31.77
	Invoice	Date	Description		Amount
	2017-00000067	07/15/2016	06/10-07/10/16 SVC - 16224 TEMPLE AVE		\$6.55
	2017-00000068	07/15/2016	06/10-06/17/16 SVC - 16200 E TEMPLE AVE D		\$16.01
	2017-00000069	07/15/2016	06/10-07/10/16 SVC - 17217 CHESTNUT ST		\$9.21
20860	08/10/2016		CNC ENGINEERING		\$54,897.53
	Invoice	Date	Description		Amount
	45078	07/14/2016	BUILDING REMODEL AT 15722 NELSON AVE		\$1,127.31
	45079	07/14/2016	IPHMA ISSUES - MISC/GENERAL		\$2,082.50
	45080	07/14/2016	NEW CUL-DE-SAC EAST OF FAURE AVE		\$9,700.59
	44971	06/30/2016	BUILDING REMODEL AT 15722 NELSON AVE		\$4,375.68
	44972	06/30/2016	IPHMA ISSUES - MISC/GENERAL		\$1,013.36
	44973	06/30/2016	NEW CUL-DE-SAC EAST OF FAURE AVE		\$26,644.16
	45032	06/30/2016	BUILDING REMODEL AT 15722 NELSON AVE		\$1,537.00
	45034	06/30/2016	NEW CUL-DE-SAC EAST OF FAURE AVE		\$8,416.93

Industry Property and Housing Management Authority
Board Meeting
August 10, 2016

Check	Date			Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking					
20861	08/10/2016			HOME DEPOT CREDIT SERVICE	\$132.85
	Invoice	Date	Description	Amount	
	7560149	07/20/2016	SUPPLIES - 16220 TEMPLE AVE	\$132.85	
20862	08/10/2016			JANUS PEST MANAGEMENT	\$986.00
	Invoice	Date	Description	Amount	
	178723	06/24/2016	WOOD DESTROYING ORGANISM INSPECTION -	\$89.00	
	178559	06/03/2016	JUNE 2016 PEST SVC - 16200 TEMPLE AVE CONDOS	\$138.00	
	178560	06/03/2016	JUNE 2016 PEST SVC - 16217 TEMPLE AVE	\$69.00	
	178561	06/03/2016	JUNE 2016 PEST SVC - 16218 TEMPLE AVE	\$69.00	
	178562	06/03/2016	JUNE 2016 PEST SVC - 16220 TEMPLE AVE	\$69.00	
	178563	06/03/2016	JUNE 2016 PEST SVC - 16224 TEMPLE AVE	\$69.00	
	178564	06/03/2016	JUNE 2016 PEST SVC - 16227 TEMPLE AVE	\$69.00	
	178565	06/03/2016	JUNE 2016 PEST SVC - 16229 TEMPLE AVE	\$69.00	
	178566	06/03/2016	JUNE 2016 PEST SVC - 16238 TEMPLE AVE	\$69.00	
	178567	06/03/2016	JUNE 2016 PEST SVC - 16242 TEMPLE AVE	\$69.00	
	178568	06/24/2016	JUNE 2016 PEST SVC - 17229 CHESTNUT ST	\$69.00	
	178569	06/24/2016	JUNE 2016 PEST SVC - 17217 CHESTNUT ST	\$69.00	
	178570	06/03/2016	JUNE 2016 PEST SVC - 20137 E WALNUT DR S	\$69.00	
20863	08/10/2016			LOCKS PLUS	\$363.08
	Invoice	Date	Description	Amount	
	33124	05/11/2016	RE-KEY LOCKS - 16229 TEMPLE AVE	\$363.08	
20864	08/10/2016			MARCELLIN, PATSY	\$600.00
	Invoice	Date	Description	Amount	
	07/20/16	07/20/2016	REFUND SECURITY DEPOSIT	\$600.00	
20865	08/10/2016			PEREZ, BERTHA	\$700.00
	Invoice	Date	Description	Amount	
	07/20/16	07/20/2016	REFUND SECURITY DEPOSIT	\$700.00	

**Industry Property and Housing Management Authority
Board Meeting
August 10, 2016**

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
20866	08/10/2016		PEREZ, VINCENT	\$700.00
	Invoice	Date	Description	Amount
	07/21/16	07/21/2016	REFUND SECURITY DEPOSIT	\$700.00
20867	08/10/2016		SATSUMA LANDSCAPE & MAINT.	\$13,466.88
	Invoice	Date	Description	Amount
	0716EHNHCS	07/27/2016	JULY 2016 LANDSCAPE MAINTENANCE	\$13,466.88
20868	08/10/2016		SPOHN, TIM	\$600.00
	Invoice	Date	Description	Amount
	07/21/16	07/21/2016	REFUND SECURITY DEPOSIT	\$600.00

Checks	Status	Count	Transaction Amount
	Total	20	\$76,305.10

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.2

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 11, 2016
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CALL TO ORDER

The Regular Meeting of the Property and Housing Management Authority of the City of Industry, California, was called to order by Chairman Joseph Emmons at 10:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

ROLL CALL

PRESENT: Joseph Emmons, Chairman
Saul Jauregui, Board Member

ABSENT: Mike Reible, Board Member

STAFF PRESENT: Paul J. Philips, Executive Director; Bianca Sparks, Deputy General Counsel; and Cecelia Dunlap, Assistant Secretary.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 13, 2016

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY CHAIRMAN EMMONS TO APPROVE THE REGISTER OF DEMANDS AND RATIFY THE ISSUANCE OF THE CHECKS. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	REIBLE
ABSTAIN:	BOARD MEMBERS:	NONE

CONSIDERATION OF THE REGISTER OF DEMANDS FOR MAY 11, 2016

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY CHAIRMAN EMMONS TO APPROVE THE REGISTER OF DEMANDS AND AUTHORIZE THE APPROPRIATE AUTHORITY OFFICIALS TO PAY THE BILLS. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, EMMONS
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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 11, 2016
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NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: REIBLE
ABSTAIN: BOARD MEMBERS: NONE

CONSIDERATION OF THE MINUTES OF THE JANUARY 13, 2016 AND FEBRUARY 10, 2016 REGULAR MEETINGS

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY CHAIRMAN EMMONS TO APPROVE THE MINUTES AS SUBMITTED. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: JAUREGUI, EMMONS
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: REIBLE
ABSTAIN: BOARD MEMBERS: NONE

DISCUSSION AND DIRECTION REGARDING REQUESTS FROM FRANCES AMPUDIA AND HILDA AND JOSE RODRIGUEZ TO BE CONSIDERED FOR RESIDENTIAL RENTAL AGREEMENTS FOR ANY RESIDENTIAL UNITS AS THEY BECOME AVAILABLE

MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER JAUREGUI TO ACCEPT FRANCES AMPUDIA AND HILDA AND JOSE RODRIGUEZ AS FUTURE LESSEES AS RESIDENTIAL UNITS BECOME AVAILABLE. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: JAUREGUI, EMMONS
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: REIBLE
ABSTAIN: BOARD MEMBERS: NONE

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:05 a.m.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 11, 2016
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JOSEPH EMMONS
CHAIRMAN

CECELIA DUNLAP
ASSISTANT SECRETARY

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.3

RESOLUTION NO. IPHMA 2016-02

**A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY RESCINDING RESOLUTION NO. IPHMA
2011-02 AND AMENDING THE TIME OF ITS REGULAR MEETINGS**

WHEREAS, the Industry Property and Housing Management Authority (the "IPHMA") was created pursuant to the Joint Exercise of Powers Agreement (the "JPA") by and between the City of Industry and the Civic-Recreational-Industrial Authority on March 23, 2006; and

WHEREAS, Section 2.04(a) of the JPA permits the Board of Directors of the IPHMA (the "Board") to establish a schedule for its regular meetings; and

WHEREAS, Section 2.04 of the Bylaws of the IPHMA permits the Board to adopt rules designating the time and place for the regular meetings of the IPHMA; and

WHEREAS, on March 9, 2011, the Board adopted Resolution No. IPHMA 2011-02, setting the time of its regular meetings to be 9:00 a.m. on the Wednesday preceding the second Thursday of each month; and

WHEREAS, the Board desires to change the time of its regular meetings to be 2:00 p.m. on the Wednesday preceding the second Thursday of each month.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE INDUSTRY
PROPERTY AND HOUSING MANAGEMENT AUTHORITY DOES HEREBY FIND AND
RESOLVE AS FOLLOWS:**

SECTION 1. The Board finds that the facts, findings and conclusions set forth above are true and correct and are adopted herein by reference.

SECTION 2. The Board hereby rescinds Resolution No. IPHMA 2011-02 in its entirety.

SECTION 3. The regular meetings of the IPHMA shall be held at the place and time specified as follows:

City of Industry Council Chambers
City Hall Annex
15651 East Stafford Street
City of Industry, CA 91744
Wednesday Preceding the Second Thursday of Each Month
2:00 p.m.

SECTION 4. In the event the Executive Director determines that there is no need for any such regular meeting in a particular month, the Executive Director will provide

notice to the Board that the regular meeting for such month will not be conducted unless requested by the Chairman or a majority of the Board.

SECTION 5. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 6. That the IPHMA Secretary shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

SECTION 7. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED by the Board at a regular meeting held on August 10, 2016 by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

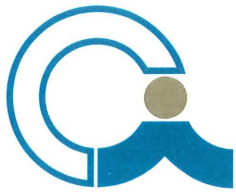
Joseph Emmons
Chairman

ATTEST:

Cecelia Dunlap
Assistant Secretary

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.4



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY


P.O. BOX 3366 • CITY OF INDUSTRY • CALIFORNIA 91744
(626) 333-2211 • Fax (626) 961-6795 • www.cityofindustry.org

Joseph Emmons, Chairman
Saul Jauregui, Board Member
Mike Reible, Board Member

Paul J. Philips, Executive Director
James M. Casso, General Counsel
Phyllis Tucker, Treasurer
Cecelia Dunlap, Assistant Secretary

MEMORANDUM

TO: The Honorable Chair and Members of the City of Industry Property and Housing Management Authority (IPHMA)

FROM: Paul J. Philips, Executive Director 

DATE: August 10, 2016

SUBJECT: Request for Housing Relocation – Becky Simon

Please find attached a recent letter from Becky Simon outlining her interest in relocating to a larger house. Her current Lease Agreement would be modified only to reflect a different address.

IT IS RECOMMENDED that the Board of Directors of the City of Industry Property and Housing Management Authority direct staff accordingly.

Dear Mr. Paul Philips and the Industry Property and Housing Management Authority Board Members,

Myself and my family are so very grateful for the opportunity that has been given to us to live in the city of industry. As thankful as me and my entire family are, we are a bit cramped in our current home. Due to the fact that there is a newly vacant larger home just next door (16217) to our current home, I am asking for the opportunity to move to accommodate our growing young family. If there is anything that possibly can be done, it would be greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Becky Simon". The signature is written in a cursive, flowing style.

Becky Simon

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.5



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

P.O. BOX 3366 • CITY OF INDUSTRY • CALIFORNIA 91744
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Joseph Emmons, Chairman
Saul Jauregui, Board Member
Mike Reible, Board Member

Paul J. Philips, Executive Director
James M. Casso, General Counsel
Phyllis Tucker, Treasurer
Cecelia Dunlap, Assistant Secretary

MEMORANDUM

TO: The Honorable Chair and Members of the City of Industry Property and Housing Management Authority (IPHMA)

FROM: Paul J. Philips, Executive Director 

DATE: August 10, 2016

SUBJECT: Request for Housing – Sonia Dierkes

Please find attached the July 14, 2016 correspondence from Sonia Dierkes. Her request is for approval to enter into a Lease Agreement with the IPHMA for residential housing.

IT IS RECOMMENDED that the Board of Directors of the City of Industry Property and Housing Management Authority direct staff accordingly.

July 14th, 2016

To the City of Industry Housing Board,

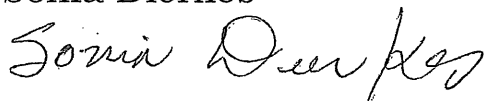
My names Sonia Dierkes and I would respectfully like to request assistance in obtaining a home in the city for my family. I am currently renting space from family members due to the fact that I was unable to maintain my former residence after the passing of my husband 2 years ago. My daughter and her children currently receive public assistance and having affordable housing where we can all live together and be of assistance to each other would be a huge blessing and relief and we hope that you will please consider us for residency.

We support the need for business in California and especially in the San Gabriel Valley. We understand that there are certain impacts associated with living in a 24 hour a day manufacturing city. We are willing to accept these impacts and will waive any rights to request changes or to attempt to halt any additional businesses from coming to or expanding here in City of Industry.

It is with much respect that I would like to thank you in advance for your consideration.

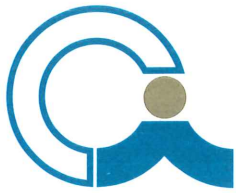
Sincerely,

Sonia Dierkes

A handwritten signature in cursive script that reads "Sonia Dierkes".

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.6



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

P.O. BOX 3366 • CITY OF INDUSTRY • CALIFORNIA 91744
(626) 333-2211 • Fax (626) 961-6795 • www.cityofindustry.org

Joseph Emmons, Chairman
Saul Jauregui, Board Member
Mike Reible, Board Member

Paul J. Philips, Executive Director
James M. Casso, General Counsel
Phyllis Tucker, Treasurer
Cecelia Dunlap, Assistant Secretary

MEMORANDUM

TO: The Honorable Chair and Members of the City of Industry Property and Housing Management Authority (IPHMA)

FROM: Paul J. Philips, Executive Director *Paul J. Philips*

DATE: August 10, 2016

SUBJECT: Request for Housing – Danny and Maria Molina

Please find attached the July 27, 2016 correspondence from Danny and Maria Molina. Their request is for approval to enter into a Lease Agreement with the IPHMA for residential housing.

IT IS RECOMMENDED that the Board of Directors of the City of Industry Property and Housing Management Authority direct staff accordingly.

TO: PAUL PHILLIPS, JOE EMMONS, MIKE REIBLE, SAUL JUAREZ
FROM: DANNY & MARIA MOLINA

RE: REQUEST FOR HOUSING APPLICATION

DATE: JULY 27th, 2006

GENTLEMEN,

ON BEHALF OF MY WIFE MARIA, AND OUR CHILDREN ASHLEY (9), DANNY (4), AND DEILANI (1), I WOULD SINCERELY ASK FOR YOUR CONSIDERATION FOR A HOME FOR OUR FAMILY IN THE CITY OF INDUSTRY. ALL FIVE OF US ARE CURRENTLY LIVING WITH RELATIVES AND SHARING ONE BEDROOM IN A VERY CHALLENGING NEIGHBORHOOD IN POMONA. LAST WEEK A GANG RELATED DRIVE-BY SHOOTING OCCURRED AROUND THE CORNER DURING THE MIDDLE OF THE DAY! EDUCATION IS VERY IMPORTANT TO OUR FAMILY. LAST JANUARY, I WAS ENROLLED IN THE R.N. PROGRAM AT MT. SAC BEFORE MY STUDIES WERE INTERRUPTED, AND I HAVE RECENTLY SIGNED UP FOR CLASSES ONCE AGAIN @ MT. SAC IN THE FALL. OUR SON AND DAUGHTER'S PUBLIC SCHOOL DOES NOT COME CLOSE TO MEETING OUR FAMILY'S EXPECTATIONS

LET ME EXPLAIN WHY MY EDUCATION WAS INTERRUPTED. IN JANUARY OF 2010, I WAS ON MY WAY TO CLASS AT MT. SAC WHEN AN UNLICENSED DRIVER MADE AN ILLEGAL TURN IN FRONT OF MY MOTORCYCLE. I "T-BONED" HER CAR, CAME TO AN IMMEDIATE STOP, AND SOMEHOW ENDED UP UNDER HER CAR.

MY INJURIES WERE SERIOUS AND SEVERE. I WONT BORE YOU WITH ALL THE DETAILS EXCEPT TO SAY THAT I BROKE MY TIBULA, FIBULA, RIBS 4,5&6, STERNUM AND HAD NUMEROUS OPEN FRACTURES. BOTH OF MY ARMS WERE IN A CAST, AS WELL AS MY RIGHT LEG. MY RIGHT ARM AND LEG HAD TO BE SURGICALLY REPAIRED AND SO FAR I ENDURED A TOTAL OF 7 EXTENSIVE SURGERIES. FOR OVER FIVE MONTHS I WAS IN A WHEELCHAIR AND JUST LAST MONTH I WAS FINALLY ABLE TO STAND ON MY OWN, AND LAST WEEK I WAS ABLE TO START USING CRUTCHES TO GET AROUND.

MY WIFE AND I ARE MEDICAL ASSISTANTS AND I FELT I UNDERSTOOD HEALTH CARE, BUT NOTHING CAN PREPARE YOU FOR MEDICAL TRAUMA LIKE EXPERIENCING IT FOR YOURSELF. I CURRENTLY ATTEND PHYSICAL THERAPY 4 TIMES A WEEK. AS YOU CAN IMAGINE, I HAVE NOT WORKED SINCE MY ACCIDENT AND WE HAVE TO RELY SOLELY ON MY WIFE'S INCOME. WE HAVE ALWAYS PRIDED OURSELVES ON BEING FINANCIALLY RESPONSIBLE AND THOUGH WE HAD ACCUMULATED SOME SAVINGS, WE HAVE RECENTLY COME TO THE POINT WHERE WE HAVE EXHAUSTED ALL OF OUR SAVINGS AND ARE IN A DESPERATE FINANCIAL SITUATION. WE ARE NOT LOOKING FOR A HAND OUT, WE ARE LOOKING FOR ASSISTANCE SO WE CAN GET BACK ON OUR FEET. WITH ALL OF MY HEALTH ISSUES, I STILL FEEL LIKE A LUCKY MAN. I HAVE A WONDERFUL WIFE AND WONDERFUL FAMILY, AND MOST

IMPORTANTLY, I'M ALIVE. I WILL PUT OUR FAMILY BACK ON A FIRM FOOTING. I ASSURE YOU THAT WE WILL BE GOOD AND RESPECTFUL NEIGHBOORS & WILL TREAT YOUR COMMUNITY AND OUR HOME WITH RESPECT. WE ARE ASKING FOR YOUR MOST URGENT CONSIDERATION AND HOPE AND PRAY FOR A POSITIVE OUTCOME.

THANK YOU FOR LISTENING TO MY PLEA.

SINCERELY,

DANNY AND MARIA MOHNA