

City of Industry Property and Housing Management Authority

Regular Meeting Agenda
OCTOBER 11, 2017
5:00 p.m.

Chairman Joseph Emmons
Board Member Saul Jauregui
Board Member Erin Schriever

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 (Non-Agenda Items):** Anyone wishing to address the Authority on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted 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 by the City Clerk and prior to the individual being heard by the Authority.

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 for October 11, 2017.

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

5.2 Discussion and direction regarding requests to secure rental housing in the City of Industry.

RECOMMENDED ACTION: Discuss and provide direction to Staff.

5.3 Discussion and direction regarding the information obtained from the Affordable Housing Tour.

RECOMMENDED ACTION: Discuss and provide specific direction to CORE relative to the projects, and direct staff to take the necessary steps to establish a Housing Overlay Zone.

6. Adjournment. Next regular meeting: Wednesday, November 8, 2017 at 5:00 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 October 11, 2017

| <u>FUND</u> | <u>DESCRIPTION</u> | DISBURSEMENTS |
|-------------|-----------------------------|---------------|
| 160 | INDUSTRY PROPERTY & HOUSING | 52,156.59 |

| <u>BANK</u> | <u>DESCRIPTION</u> | DISBURSEMENTS |
|-------------|--------------------------|---------------|
| BofA | BANK OF AMERICA CHECKING | 52,156.59 |

APPROVED PER CITY MANAGER

**Industry Property and Housing Management Authority
Board Meeting
October 11, 2017**

| Check | Date | | Payee Name | Check Amount |
|--|---------------|------------|--|-----------------|
| IPHMA.CHK - IPHMA BofA Checking | | | | |
| 21072 | 09/13/2017 | | INDUSTRY PUBLIC UTILITIES | \$151.56 |
| | Invoice | Date | Description | Amount |
| | 2018-00000206 | 08/21/2017 | 06/20-08/21/17 SVC - 14063 PROCTOR | \$151.56 |
| 21073 | 09/13/2017 | | LA PUENTE VALLEY COUNTY | \$914.01 |
| | Invoice | Date | Description | Amount |
| | 2018-00000207 | 08/21/2017 | 06/20-08/21/17 SVC - 15714 NELSON | \$175.67 |
| | 2018-00000208 | 08/21/2017 | 06/20-08/21/17 SVC - 15702 NELSON | \$31.02 |
| | 2018-00000209 | 08/21/2017 | 06/20-08/21/17 SVC - 15652 NELSON | \$210.47 |
| | 2018-00000210 | 08/21/2017 | 06/20-08/21/17 SVC - 15730 NELSON | \$161.75 |
| | 2018-00000211 | 08/21/2017 | 06/20-08/21/17 SVC - 15722 NELSON | \$184.95 |
| | 2018-00000212 | 08/21/2017 | 06/20-08/21/17 SVC - 15736 NELSON | \$150.15 |
| 21074 | 09/13/2017 | | ROWLAND WATER DISTRICT | \$161.18 |
| | Invoice | Date | Description | Amount |
| | 2018-00000213 | 08/30/2017 | 07/18-08/16/17 SVC - 17217 CHESTNUT | \$75.73 |
| | 2018-00000214 | 08/30/2017 | 07/18-08/16/17 SVC - 17229 CHESTNUT | \$85.45 |
| 21075 | 09/13/2017 | | SO CALIFORNIA EDISON COMPANY | \$111.15 |
| | Invoice | Date | Description | Amount |
| | 2018-00000216 | 09/02/2017 | 08/03-09/01/17 SVC - 15722 NELSON AVE | \$111.15 |
| 21076 | 09/19/2017 | | L A COUNTY TAX COLLECTOR | \$165.61 |
| | Invoice | Date | Description | Amount |
| | 49840084 | 07/21/2017 | LATE FEE FOR SUPP PROP TAX - 14063 PROCTOR | \$106.48 |
| | 49840085 | 07/21/2017 | LATE FEE FOR SUPP PROP TAX - 16218 TEMPLE | \$59.13 |
| 21077 | 09/19/2017 | | WALNUT VALLEY WATER DISTRICT | \$214.30 |
| | Invoice | Date | Description | Amount |
| | 2752081 | 09/06/2017 | 08/03-08/30/17 SVC - 22002 (22036) VALLEY BLVD | \$43.97 |
| | 2756400 | 09/07/2017 | 08/04-08/31/17 SVC - 20137 WALNUT DR | \$170.33 |

**Industry Property and Housing Management Authority
Board Meeting
October 11, 2017**

| Check | Date | Payee Name | | Check Amount |
|--|----------------|----------------------------------|--|--------------------|
| IPHMA.CHK - IPHMA BofA Checking | | | | |
| 21078 | 10/11/2017 | ABORTA-BUG PEST CONTROL | | \$1,425.00 |
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| | 21612 | 09/07/2017 | SEPTEMBER 2017 PEST SVC - 15652 NELSON AVE | \$75.00 |
| | 21613 | 09/07/2017 | SEPTEMBER 2017 PEST SVC - 15702 NELSON AVE | \$75.00 |
| | 21614 | 09/07/2017 | SEPTEMBER 2017 PEST SVC - 15714 NELSON AVE | \$75.00 |
| | 21615 | 09/07/2017 | SEPTEMBER 2017 PEST SVC - 15722 NELSON AVE | \$75.00 |
| | 21616 | 09/07/2017 | SEPTEMBER 2017 PEST SVC - 15730 NELSON AVE | \$75.00 |
| | 21617 | 09/07/2017 | SEPTEMBER 2017 PEST SVC - 15736 NELSON AVE | \$75.00 |
| | 21649 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16200 TEMPLE AVE | \$300.00 |
| | 21650 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16212 TEMPLE AVE | \$75.00 |
| | 21651 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16242 TEMPLE AVE | \$75.00 |
| | 21652 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16238 TEMPLE AVE | \$75.00 |
| | 21653 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16229 TEMPLE AVE | \$75.00 |
| | 21654 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16227 TEMPLE AVE | \$75.00 |
| | 21655 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16224 TEMPLE AVE | \$75.00 |
| | 21656 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16220 TEMPLE AVE | \$75.00 |
| | 21657 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16218 TEMPLE AVE | \$75.00 |
| | 21658 | 09/12/2017 | SEPTEMBER 2017 PEST SVC - 16217 TEMPLE AVE | \$75.00 |
| 21079 | 10/11/2017 | AIR-BREE, INC | | \$18,266.38 |
| | Invoice | Date | Description | Amount |
| | I170522203 | 05/25/2017 | EMERGENCY SVC - 16217 TEMPLE AVE | \$4,200.00 |
| | I170613267 | 06/13/2017 | A/C REPAIR - 16220 TEMPLE AVE | \$666.38 |
| | I170817342 | 08/17/2017 | EMERGENCY SVC - 16212 TEMPLE AVE | \$13,400.00 |
| 21080 | 10/11/2017 | CITY OF INDUSTRY | | \$14,852.17 |
| | Invoice | Date | Description | Amount |
| | FY 16-17 IPHMA | 09/26/2017 | INSURANCE PREMIUM ALLOCATION - FY 16-17 | \$14,852.17 |
| 21081 | 10/11/2017 | HOME DEPOT CREDIT SERVICE | | \$3,101.56 |
| | Invoice | Date | Description | Amount |
| | 0971225 | 08/21/2017 | NEW APPLIANCES | \$2,051.26 |

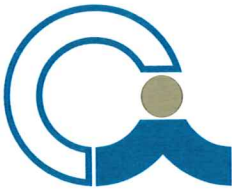
**Industry Property and Housing Management Authority
Board Meeting
October 11, 2017**

| Check | Date | | Payee Name | Check Amount |
|--|---------------|------------|---------------------------------------|--------------------|
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| | 0971227 | 08/21/2017 | APPLIANCES | \$809.50 |
| | 8203367-IPHMA | 08/23/2017 | SUPPLIES | \$29.98 |
| | 5591128 | 09/15/2017 | FAUCET REPLACEMENT | \$210.82 |
| 21082 | 10/11/2017 | | IPHMA - PAYROLL ACCOUNT | \$1,500.00 |
| | Invoice | Date | Description | Amount |
| | SEP-17 | 10/03/2017 | REIMBURSE PAYROLL - SEPTEMBER 2017 | \$1,500.00 |
| 21083 | 10/11/2017 | | MERRITT'S ACE HARDWARE | \$220.54 |
| | Invoice | Date | Description | Amount |
| | 100867 | 09/19/2017 | GATE REPAIRS | \$6.21 |
| | 100976 | 09/25/2017 | SUPPLIES | \$214.33 |
| 21084 | 10/11/2017 | | SATSUMA LANDSCAPE & MAINT. | \$11,073.13 |
| | Invoice | Date | Description | Amount |
| | 0817EHNHCS | 08/30/2017 | AUGUST 2017 LANDSCAPE MAINTENANCE | \$11,073.13 |

| Checks | Status | Count | Transaction Amount |
|--------|--------|-------|--------------------|
| | Total | 13 | \$52,156.59 |

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.2

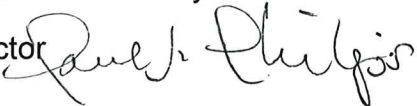


INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

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

MEMORANDUM

TO: Honorable Chair and Members of the Board of Directors, City of Industry
Property and Housing Management Authority

FROM: Paul J. Philips, Executive Director 

DATE: October 11, 2017

SUBJECT: Additional requests for housing

Please find attached four letters of requests for housing, when available. The requests are from the following parties:

Jessica Simental
Grace Pangilinan
Rosalinda Chavez
Anthony Gasca

IT IS RECOMMENDED that the Board of Directors instruct staff accordingly.

Mr. Paul Philips and Mr. Joe Emmons
City of Industry Housing and Property Management Authority

Gentlemen,

I don't want to sound like a whiner, but I am hoping a little good luck is headed my way. A wonderful woman at the city of Pomona told me you may be adding some housing for someone like me. I hope you can help. I currently live in Hesperia where the rents are cheaper but I need to get back to the Pomona area where I have friends and family because I am trying to do it all by myself.

My name is Jessica Simental. I am 26 years old. My Mother lost custody of me and my siblings, then regained custody, but both of my parents have since passed away in the last few years.

I am raising two beautiful, healthy children by myself. My son Jordan is three years old and his sister Evelyn is 19 months old.

I do not receive any child support from their father who is a part time fork lift operator in a warehouse. I enrolled my children in CCRC, the Child Care Resource Center and they are flourishing there for 40 hours a week. The kids love their school and they are learning, speaking and socializing with others in a manner that makes me very proud of them.

I work as an assistant manager at an Arby's restaurant. I can transfer to other Arby's if I can find a better home for our little family. I currently make \$11.80 per hour. The big corporation limits me to 32 hours per week so they don't have to provide me with benefits or overtime. I drive a 13 year old Mitsubishi with over 225,000 miles on it.

Your new homes would be an unbelievable blessing for me, Jordan and Evelyn. Please, please, please. Help. Thank you for thinking about us.

Jessica Simental

Dear Mr. Philips & Mr. Emmons

My family recently came across an article about upcoming projects for low income housing in the City of Industry and we are hoping for a consideration for our little family.

My name is *Grace Pangilinan* and I'm 32 years old. I have a daughter named *Jadalyn* who is 16 years old. We left her dad at the age of 1 due to consistent abuse. *Jadalyn's* dad defaulted his child support obligation a long time ago, which my boyfriend *Moy Wagas* is currently helping me with, alongside his own 7 year old daughter named *Lailah*. We have been together for a while, living in a small 3 bedroom apartment with relatives.

We have two daughters who are in the early stages of their lives and facing these turbulences with us. It is very pitiable that the inconvenience suffered is so much that they have to rotate sleeping on the floor with their cousins. For the past couple of years we have been trying to find a place for our little family to no avail, primarily because of our meager income. We would love for our daughters to be able to have a space of their own, be moderately comfortable, and be able to at least have a place to lay their heads without uncomfortable routines.

I'm currently a tech at an outpatient facility working 20-30 hours a week, while my boyfriend has his own hardships which lead him to filing for bankruptcy. We currently can't afford to live in a decent area for our 2 daughters to go to a good school district. As young parents we know a good school district will help to mould our children for the future, beyond our capabilities. We are very passionate about the wellbeing of our children and it breaks us every time seeing them in this much discomfort.

Our family would forever be consumed in an ocean of gratitude if you make this little dream of ours possible. We are looking forward to this request being granted so that our family may join the City of Industry family soon too.

Sincerely,



Grace Pangilinan

Dear Mr. Emmons and Mr. Phillips

Hello my name is Rosalinda Chavez. I recently saw an article in the San Gabriel Tribune on an upcoming project in low cost housing in which my family and I are extremely interested in. My husband and I are both working but never seem to be able to get to the point where we can financially be sound enough to even begin to start looking for a place to call home. Every time I get ahead life knocks us back down. Things have gotten very slow for us at work they keep cutting my hours and it is putting a strain on our lives. I am a Surgical scrub tech at an outpatient surgery center so cleanliness is not only my job but my way of life and my husband does deliveries for a trucking warehouse company but he recently was injured on the job so he cannot perform his normal duties and his hours were also cut. It is just my husband, my son and I. We are from the area and would love to keep living here but it seem in this economy we would struggle to afford a house or even an apartment for that matter that would be affordable and would accommodate my little family. The bills were piling up with school loan debt and credit cards that we've been using to get by and plus normal every day life, because of this at this time the three of us are living with my mother in law and her two adult children in a three bedroom house in Baldwin Park. Although I love this area it seems there is almost no choice but to move as far as the high desert to find a home for a decent price but in doing this we would be far from our jobs, family, friends, and school. My son is 10 and I hope for the day he has his own room, the cramped quarters we are living in are not fair to him we do what we can to give him his own space but at this time it is seemingly impossible. If given this opportunity I believe that we could raise our son in a nice community with neighbors in which we have commonalities while still being able to save. This would really change our lives in so many amazing ways. I have been praying for a way to lift my family up and I honestly feel that this could be the way. Thank you for taking the time to read this letter I appreciate all that you are doing for people. Even if we are not the ones who get chosen bless your hearts for giving the average Joe the opportunity to live affordably.

Sincerely,

Rosalinda Chavez and Family

Anthony Gasca

9/12/2017

Dear Mr. Phillips and Mr. Emmons,

My name is Anthony Gasca, I am a fifty six year old man currently living in Corona, Ca. I am a carpenter and have worked in that trade since I was in my late teens. I currently reside with my wife Jennifer and our two children ages eight and two. For over the last ten years I have also been responsible for taking care of my elderly parents. My father is eighty six years old and my mother is seventy nine. They are no longer able to drive, and basically rely on me for their day to day needs. It makes it very difficult for me to maintain a full time job because of the daily requirements associated with taking care of my elderly parents. My parents live on a fixed income, with social security, and Veterans benefits.

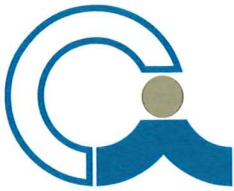
After many years as home owners, my parents lost their home after becoming victims of a somewhat dubious predatory home loan. After being duped into accepting a loan that included terms that they could never possibly repay, my parents were eventually forced out. As a result, they have moved from place to place and relative to relative over the past several years. There have been many times when we have stayed night to night in seedy motels, paying rent daily. It is sad predicament for a man such as my father, who served our country in the Korean War. My parents worked hard to raise their three sons as well as several of their grandchildren. Always generous to a fault, willing to help any friend or relative in need. They are now unfortunately left with nothing to show for all of their years of hard work. I have had to make the sacrifices needed to care for them as they have gotten older, it has affected my own ability to get into position to be settled into a long term living situation. I have come to the realization that I will care for my parents the rest of my life, or their lives, whichever comes first.

We currently live in a one bedroom apartment in a senior citizen development. I was so excited when I came across your program in the San Gabriel valley Tribune. I have been looking for solution to our dilemma for some time now. This seems like the perfect opportunity for our family. I am of the belief that the City of Industry Property and Housing Authority Residential/Rental program will provide our family the opportunity to live in an environment that is safe and humane for the foreseeable future. It has been tough these last years. I know that if we are approved for the program we can begin to live our lives with dignity and respect. More importantly, I can raise my children in a home that is much like the one I grew up in. It would be an incredible feeling to know that I could provide that for my wife and children, as well as for my parents. My dream will always be to purchase a home and provide as best I can for my family. Unfortunately, life often times gets in the way of our dreams. My new and current dream is that you will give my appeal to become part of your program strong consideration. I know that the choice you have is a difficult one, I thank for your time in reviewing my request.

Sincerely,
Anthony Gasca

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

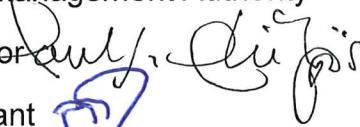

ITEM NO. 5.3



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

MEMORANDUM

TO: Industry Property and Housing Management Authority
FROM: Paul J. Philips, Executive Director 
STAFF: Tim D'Zmura, Planning Consultant 
DATE: October 11, 2017
SUBJECT: Consideration and Discussion of Information Obtained from Affordable Housing Tour

Proposal

On September 25, 2017, the Industry Property and Housing Management Authority (IPHMA) held a special meeting for the purpose of touring a container manufacturing facility and several affordable housing sites. At this time it would be appropriate for the IPHMA to provide additional direction to the developer so that they may develop and submit, according to the terms contained in the Exclusive Negotiating Agreement (ENA), a more formal proposal for the IPHMA's consideration.

Staff Analysis

On September 25, 2017, the IPHMA held a special meeting for the purpose of touring a container manufacturing facility and several affordable housing sites. The following locations were visited during the tour:

- ✓ GrowthPoint factory (Carson)
- ✓ Potters Lane (Midway City, Orange County)
- ✓ Tustin Legacy (Tustin)

Pursuant to the ENA approved by the IPHMA on September 13, 2017, National Community Renaissance (CORE), the developer, must submit a more formal proposal for the projects no later than December 1, 2017. The proposal must include the following items:

- ✓ The unit mix, proposed income targeting, proposed rents, and preliminary cost estimates.
- ✓ A proposed schedule for development of the development in the project areas.
- ✓ A financial pro forma which contains: (i) a projected development budget, (ii) projected sources and uses, (iii) a 30-year cash flow analysis, and (iv) a projected operating budget.

In addition to providing specific direction to CORE, it would also be the appropriate time for the City to proceed, in accordance with the "Housing Goals and Policies" contained in the City's adopted Housing Element, with amending the Municipal Code and General Plan to establish a Housing Overlay Zone that allows residential uses required under the housing element law and underlying land uses permitted by the General Plan and Zoning Code.

Recommendation

It is recommended that the IPHMA (1) provide specific direction to CORE relative to the projects for the purpose of developing of a more formal proposal as required by the ENA and, (2) direct staff to take the steps necessary to establish a Housing Overlay Zone that allows residential uses required under the housing element law and underlying land uses permitted by the General Plan and Zoning Code.