

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

APRIL 24, 2024
WEDNESDAY
5:30 P.M.

The Irwindale CITY COUNCIL and SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY met in special joint meeting at the above time and place.

ROLL CALL: Present: Councilmembers Mark A. Breceda, Manuel R. Garcia, H. Manuel Ortiz; Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

SPONTANEOUS COMMUNICATIONS None.

RECESS TO CLOSED SESSION At 5:33 p.m., the City Council met in Closed Session to discuss the following:

Conference with Labor Negotiator
Pursuant to California Government Code Section 54957.6

Agency Designated Representatives: Julian A. Miranda, City Manager; Adrian Guerra, Legal Counsel; Kambiz Borhani, Finance Director; Mary Hull, Human Resources Manager

Employee Organizations: IMEA, ICEA, IPOA, and unrepresented employees

ACTION: Update and information provided, direction provided to staff; no reportable action.

Conference with Real Property Negotiator
Pursuant to California Government Code Section 54956.8

Property: Portion of 198 S. Peckham Road (APN 8533-011-039)
Agency Negotiator: Julian A. Miranda, City Manager
Negotiating Parties: Martins Trucking
Under Negotiation: Price and terms of payment
Successor Agency Item

ACTION: Information provided, direction provided to staff; no reportable action.

Property: 16249 Arrow Highway
Negotiating Parties: Marta McBride and Julian A. Miranda, City Manager
Under Negotiation: Price and terms of payment

ACTION: Information provided to Board, no action taken (Councilmember Breceda did not participate due to a potential conflict of interest).

Conference with Legal Counsel – Existing Litigation
Pursuant to Government Code Sections 54954.5(c), 54956.9(d)(1)

Name of Case: Five Points, LP, vs. City of Irwindale
Case Number: 22STCV01394

ACTION: Update provided, no direction provided; no action taken (Councilmember Breceda did not participate due to a potential conflict of interest).

Conference with Legal Counsel – Existing Litigation
Pursuant to California Government Code Section 54956.9

Name of Case: Mariela Isabel Avila vs. City of Irwindale
Case Number: 22STCV0093

Name of Case: Robert Avila vs. City of Irwindale
Case Number: 23STCV05559

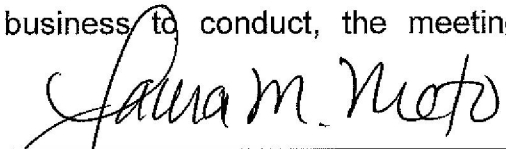
ACTION: Information provided, update provided to Council; direction provided to staff, no reportable action (Mayor Pro Tem Burrola recused himself due to a potential conflict of interest).

**RECONVENE IN
OPEN SESSION**

At 6:44 p.m., the City Council reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:46 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held May 8, 2024.

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

APRIL 24, 2024
WEDNESDAY
6:45 P.M.

The Irwindale **CITY COUNCIL** met in regular session at the above time and place.

ROLL CALL:

Present: Councilmembers Mark A. Breceda, Manuel R. Garcia,
H. Manuel Ortiz; Mayor Pro Tem Larry G. Burrola;
Mayor Albert F. Ambriz

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

AB 2449 DISCLOSURES None.

CHANGES TO THE AGENDA

None.

COUNCILMEMBER TRAVEL REPORTS

None.

COUNCILMEMBER COMMENTS

MAYOR PRO TEM BURROLA

Mayor Pro Tem Burrola commended the Police Officers that received awards at a recent awards ceremony held by the Police Department.

MAYOR AMBRIZ

Mayor Ambriz echoed Mayor Pro Tem Burrola's statement.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

None.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS PRESENTATION ON COYOTES

SAN GABRIEL VALEY COUNCIL OF GOVERNMENTS PRESENTATION ON COYOTES

Nicholas Ryu with the San Gabriel Valley Council of Governments made the PowerPoint presentation.

IRWINDALE CHAMBER OF COMMERCE QUARTERLY UPDATE	IRWINDALE CHAMBER OF COMMERCE QUARTERLY UPDATE Lily Phan of the Irwindale Chamber of Commerce presented the update.
PROCLAMATION - AUTISM AWARENESS MONTH	PROCLAMATION – AUTISM AWARENESS MONTH The proclamation was made.
PROCLAMATION - DMV / DONATE LIFE MONTH	PROCLAMATION – DMV / DONATE LIFE MONTH The proclamation was made.
PROCLAMATION - NATIONAL LIBRARY WEEK	PROCLAMATION – NATIONAL LIBRARY WEEK The proclamation was made.
PROCLAMATION - NATIONAL PUBLIC TELECOMMUNICATORS WEEK	PROCLAMATION – NATIONAL PUBLIC TELECOMMUNICATORS WEEK The proclamation was made.
PROCLAMATION - DENIM DAY	PROCLAMATION – DENIM DAY The proclamation was made.

CONSENT CALENDAR

FRED BARBOSA	Fred Barbosa asked questions regarding Item No. 19C and the city's claims processing procedures.
MOTION	A motion was made by Councilmember Breceda, seconded by Councilmember Ortiz, to approve the Consent Calendar, with the exception of Item No. 19C, which was removed for separate consideration. The motion was unanimously approved.
<u>ITEM NO. 19A</u> SPECIAL AND REGULAR MINUTES OF THE MEETING HELD APRIL 10, 2024	SPECIAL AND REGULAR MINUTES OF THE MEETING HELD APRIL 10, 2024 The minutes of the special and regular meetings held April 10, 2024, were approved.
<u>ITEM NO. 19B</u> WARRANTS / DEMANDS / PAYROLL	WARRANTS / DEMANDS / PAYROLL The warrants / demands / payroll were approved.

ITEM NO. 19D
INVESTMENT
QUARTERLY REPORT
FOR FISCAL QUARTER
ENDING MARCH 31,
2024

INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER
ENDING MARCH 31, 2024

The City Council, Successor Agency Board, and Housing Authority Board received and filed the Investment Quarterly Report for the fiscal quarter ending March 31, 2024.

END OF CONSENT CALENDAR

ITEM NO. 19C
REJECTION OF CLAIM -
JENNY CHAVEZ VS.
CITY OF IRWINDALE

REJECTION OF CLAIM – JENNY CHAVEZ VS. CITY OF
IRWINDALE

CHIEF DEPUTY CITY
CLERK NIETO

Chief Deputy City Clerk Nieto advised that the City's third-party claims adjuster, Carl Warren, reviews claims against the City and recommended that this specific claim be rejected. If the recommendation is accepted by the City Council, the City Clerk's Office would send the notice of rejection to the claimant.

FRED BARBOSA

Fred Barbosa questioned why the claims adjuster does not send the notice of rejection to claimants, to which City Attorney Guerra advised that many cities follow the same procedure where their claims adjusters make recommendations regarding whether claims should be accepted, though it is ultimately up to the Council bodies to make the final determination.

MOTION

A motion was made by Councilmember Breceda, seconded by Mayor Pro Tem Burrola, to reject the claim of Jenny Chavez vs. City of Irwindale and direct staff to send a letter of rejection. The motion was unanimously approved.

SPONTANEOUS
COMMUNICATIONS

FRED BARBOSA

Fred Barbosa wished to clarify comments he made at the previous meeting and stated that when he spoke about residential housing in commercial zones, he was referring to warehousing and commercial buildings being used for housing and did not mean mixed uses. He also cautioned that insect-infested eucalyptus trees along Arrow Highway may dry and explode since they are filled with eucalyptus oil.

ROBERT ESCOVEDO

Robert Escovedo reported that an industrial diesel generator and a wrecked vehicle are being stored improperly at the recently built parking lot near Morada Street.

TERESA ORTIZ

Teresa Ortiz's emailed comment was read into the record. In it, she thanked Senior Center, Public Works, and Recreation staff for their

hospitable service to residents and for always making the parks look impeccable.

DENA ZEPEDA

Dena Zepeda congratulated the members of the Police Department for their awards and wished that the department Dispatchers had been at the function.

NEW BUSINESS

ITEM NO. 21A
VERBAL UPDATE ON
IRWINDALE PARK
IMPROVEMENTS
PROJECTS, PHASES
IV AND V

VERBAL UPDATE ON IRWINDALE PARK IMPROVEMENTS
PROJECTS, PHASES IV AND V

CITY ATTORNEY
GUERRA

City Attorney Guerra recommended that Councilmembers Breceda and Garcia recuse themselves from this item due to potential conflicts of interest.

COUNCILMEMBERS
BRECEDA AND GARCIA
AND CITY MANAGER
MIRANDA

At 7:30 p.m., Councilmembers Breceda and Garcia and City Manager Miranda recused themselves from discussing this item and exited the Council Chambers.

DIRECTOR CHAN

Director Chan made a PowerPoint presentation where he advised that, on the north side of the project, the contractor has: 1) completed the exterior of the restrooms and is now working on the interior, 2) the horseshoe pit has been completed; 3) fencing, gate, and benches have been installed; and 4) the site is nearly ready to receive sod. At the south end: 1) the structure of the picnic shelter has been completed; 2) the metal fence has also been installed; 3) the contractor has started roofing of the picnic shelter; 4) the remaining concrete hardscape will be poured this week, followed by the placement of sod; 5) the exterior of the restroom is substantially completed; and 6) the installation of LED lighting has been completed. Staff will continue working with the contractor to complete the project as soon as possible and have the park open by June 17.

MAYOR PRO TEM
BURROLA

In response to questions from Mayor Pro Tem Burrola, Director Chan indicated that sod will be installed at the park and advised that trees at the park have already been trimmed.

DIRECTOR RODRIGUEZ

Director Rodriguez clarified that staff is working with West Coast Arborists to schedule tree trimming.

FRED BARBOSA

Fred Barbosa thanked the crew that trimmed the palm tree near his house.

COUNCILMEMBERS At 7:38 p.m., Councilmembers Breceda and Garcia and City Manager
BRECEDA AND GARCIA Miranda returned to the Council Chambers.
AND CITY MANAGER
MIRANDA

PUBLIC HEARINGS None.

**CITY MANAGER'S
REPORT**

CITY MANAGER City Manager Miranda reported the following:
MIRANDA

- 1) The Police Department is selling Pink Patch shirts.
- 2) The Public Works Services Department has finalized the Facility and Open Space Rental Policy and has mailed information to all residents.
- 3) He also provided information regarding upcoming Library, Recreation, and Senior Center events.

**FUTURE AGENDA
ITEMS REQUESTED
BY COUNCIL MEMBERS**

ITEM NO. 24A REQUEST BY MAYOR AMBRIZ REGARDING THE PLANS AND
REQUEST BY MAYOR VISIONS FOR THE ARROW HIGHWAY CORRIDOR FROM AZUSA
AMBRIZ REGARDING CANYON ROAD, EAST TO VINCENT AVENUE
THE PLANS AND
VISIONS FOR THE
ARROW HIGHWAY
CORRIDOR

CITY ATTORNEY City Attorney Guerra stated that he would hold off on recommending
GUERRA whether Councilmember Breceda should recuse himself from
participating in discussing this matter since he was unsure what will
be discussed and added that he may make a recommendation once
the subject matter is clarified.

MAYOR AMBRIZ Mayor Ambriz requested discussion regarding the Arrow Highway
corridor from Azusa Canyon Road to Vincent Avenue. He wondered
whether the corridor should be zoned for commercial uses and
mentioned the possibility of applying a moratorium on the area to
postpone developments until the Council makes a determination as
to what to allow in that area.

- DIRECTOR SIMPSON Director Simpson noted that one aspect of the proposed housing element contains the possibility of designating a specific plan for the Arrow Highway commercial corridor in order to maintain consistency with state law and potentially allowing for housing. She noted that the state Department of Housing and Community Development is still reviewing Irwindale's housing element and has not certified it yet. She also suggested considering the exact project location and requested that the Council detail its vision for inclusion in the specific plan, which potentially could include a retail area and/or restaurant area. She also mentioned the possibility of creating a development code and any improvements desired for the area, and the authorization of an economic feasibility study, which would involve the hiring of a consultant to prepare the specific plan and prepare any environmental analyses that may be required, which in turn would require extensive outreach to all affected parties as well as rezoning and a general plan amendment. She also mentioned the possibility of establishing an overlay. She then stated that a potential first step would be to hold a study session to discuss the topics she mentioned and noted that the entire process could take between 15 to 20 years to fully materialize.
- MAYOR AMBRIZ Mayor Ambriz stated that it is time to bring this subject forward and gain public input to plan out a vision.
- COUNCILMEMBER ORTIZ Councilmember Ortiz concurred with Mayor Ambriz and suggested potentially holding a study session with the Planning Commission. He added that the moratorium is also important.
- ROBERT DIAZ Robert Diaz wondered whether rezoning the area would accomplish the same as a specialized plan. He also expressed concern over lack of available space for potential Fire Department expansion.
- FRED BARBOSA Fred Barbosa stated that he has spoken to the Fire Department who indicated that they would not be able to establish a Quint in Irwindale.
- COUNCILMEMBER BRECEDA Responding to a question by Councilmember Breceda, City Attorney Guerra recommended that he recuse himself from voting on this matter while staff explores further into whether he should participate in discussions.
- MOTION A motion was made by Councilmember Ortiz, seconded by Mayor Pro Tem Burrola, to direct staff to look further into potential options as soon as possible for Council consideration. The motion was unanimously approved; Councilmember Breceda abstaining.

ITEM NO. 24B
REQUEST BY MAYOR
PRO TEM BURROLA
ON THE ZONING
STATUS FOR THE
TEN-ACRE SITE

REQUEST BY MAYOR PRO TEM BURROLA ON THE ZONING
STATUS FOR THE TEN-ACRE SITE

CITY ATTORNEY
GUERRA

City Attorney Guerra recommended that Councilmember Breceda
recuse himself from discussing this item.

COUNCILMEMBER
BRECEDA AND CITY
MANAGER MIRANDA

At 7:54 p.m., Councilmember Breceda and City Manager Miranda
declared potential conflicts of interest with this item and exited the
Council Chambers.

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola requested that staff look into zoning ten acres
for housing, to which Director Simpson advised that six acres of the
10-acre site on Allen Drive have already been proposed in the
housing element as inventory for housing sites, with three acres
designated as having eight units per acre, and three acres designated
as having 14 units per acre. She reminded that the housing element
is under review by the state Department of Housing and Community
Development, which will likely provide comments by May 6. She
further recommended against rezoning the site at this time since the
housing element has not been adopted nor certified. However, if the
Council were to consider rezoning the site, she reminded the Council
that one of the ten acres is probably unusable since it had
experienced a slope failure in the past. With the remaining nine acres,
the Council would need to consider housing density as well as a
subdivision map and whether the site should include a public facility.

Mayor Pro Tem Burrola also asked whether staff has informed the
County regarding the Surplus Land Act and the identification of the
Allen Drive site for housing, to which Director Simpson confirmed that
they have, though the specifics, such as housing density, is still under
review. Director Simpson also indicated that staff had also identified
other areas in the City that could be used for housing, such as areas
on Ramona and the northern part of the city. Staff is also waiting for
comments on these sites.

Mayor Pro Tem Burrola expressed his desire to zone the site for
housing, to which Director Simpson stated that, until the housing
element is adopted, it is not considered a valid document. She added
that the city has already designated the site for residential and would
face an uphill battle if the city attempted to change it to another use.

Mayor Pro Tem Burrola questioned the need to wait for comments by
the Department of Housing and Community Development, to which
City Attorney Guerra advised that, under state law, zoning would have
to comply with the housing element in order to be adopted. Currently,
the housing element is essentially in limbo until it is certified by the

Department of Housing and Community Development. He added that staff cannot provide a definite timeline as to when the city can further discuss zoning for the Allen Drive site.

MAYOR AMBRIZ Mayor Ambriz stated that the Council is adamantly against high density housing, to which Assistant City Manager Olivares noted that HCD has previously requested as many as 21 housing units per acre, after which staff spoke to HCD representatives regarding concerns of the city, which resulted in the HCD lowering density requirements to 14 units per acre.

COUNCILMEMBER ORTIZ Councilmember Ortiz concurred with Mayor Pro Tem Burrola and stated that the Council has made its stance clear with regard to housing density and the acreage of the site that should be used for housing.

MAYOR AMBRIZ Responding to a question by Mayor Ambriz, City Attorney Guerra advised that it would probably be best for the City to wait until the HCD responds to the housing element, after which staff could present an update to the Council, potentially by the first meeting of June.

FRED BARBOSA Fred Barbosa alleged that the Council is rushing this matter since it is an election year.

ANTHONY NARANJO Anthony Naranjo pointed out that the Council has previously instructed staff on the content and submittal of the housing element to the HCD, but that it now appears that the Council wishes to backtrack and make changes.

LINDA MAREZ Linda Marez asked about the type of housing to be developed, to which Director Simpson advised that tonight's discussion pertains to zoning for the site, to remain consistent with what was submitted to the HCD, and not any specific type of housing; that discussion will be held at future workshops.

CITY ATTORNEY GUERRA City Attorney Guerra concurred and advised that the process has not yet reached the point where types of housing would be discussed.

ITEM NO. 24C
REQUEST BY
COUNCILMEMBER
ORTIZ RELATED TO
THE CURRENT
SITUATION WITH
UNHOUSED
INDIVIDUALS

REQUEST BY COUNCILMEMBER ORTIZ RELATED TO THE
CURRENT SITUATION WITH UNHOUSED INDIVIDUALS

COUNCILMEMBER
ORTIZ

Councilmember Ortiz stated that he requested this item so that a report could be provided regarding unhoused individuals in the city. He noted that Irwindale is working with the cities of Duarte and Azusa regarding the matter and indicated that Azusa is building a shelter and that Duarte is providing temporary housing vouchers, and inquired which steps Irwindale has taken to help the unhoused.

CITY MANAGER
MIRANDA

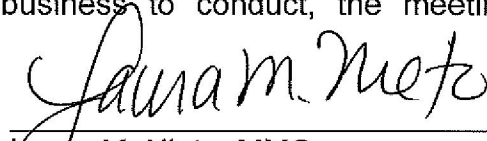
City Manager Miranda advised that staff has worked with the Council of Governments and that an assessment of four potential shelter sites was performed. One site was very favorable for the development of low barrier housing, though that site fell through. Staff is now looking at three other sites for the potential development of low-barrier housing. Staff can present updates at a future meeting.

COUNCILMEMBER
ORTIZ

Councilmember Ortiz then requested that June be proclaimed as Pride Month, to which City Manager Miranda noted that the Council has previously approved a list of yearly proclamations, which included proclaiming June as Pride Month.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:21 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held May 8, 2024.

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

APRIL 24, 2024
WEDNESDAY
8:21 P.M.

The Irwindale **SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

ROLL CALL: Present: Councilmembers Mark A. Breceda, Manuel R. Garcia,
H. Manuel Ortiz; Mayor Pro Tem Larry G. Burrola;
Mayor Albert F. Ambriz

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION A motion was made by Councilmember Breceda, seconded by Councilmember Ortiz, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 27A REGULAR MINUTES OF THE MEETING HELD APRIL 10, 2024
REGULAR MINUTES OF THE MEETING HELD APRIL 10, 2024 The minutes of the regular meeting held April 10, 2024, were approved.

ITEM NO. 27B WARRANTS / DEMANDS / PAYROLL
WARRANTS

The warrants / demands / payroll were approved.

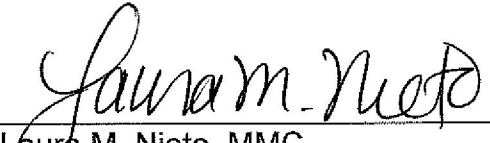
ITEM NO. 27C INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING MARCH 31, 2024
INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER ENDING MARCH 31, 2024 The City Council, Successor Agency Board, and Housing Authority Board received and filed the Investment Quarterly Report for the fiscal quarter ending March 31, 2024.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS There were no speakers.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:22 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held May 8, 2024.

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

APRIL 24, 2024
WEDNESDAY
8:23 P.M.

The Irwindale **HOUSING AUTHORITY** met in regular session at the above time and place.

ROLL CALL:

Present: Board Members Mark A. Breceda; Manuel R. Garcia,
H. Manuel Ortiz; Vice Chair Larry G. Burrola; Chair Albert F. Ambriz

Also present: Julian A. Miranda, Executive Director; Adrian Guerra,
General Counsel; Theresa Olivares, Assistant Executive Director;
Christopher Hofford, Chief of Police; Kambiz Borhani, Director of
Finance / City Treasurer; Marilyn Simpson, Community Development
Director; Elizabeth Rodriguez, Public Services Director; Eddie Chan,
Director of Engineering / Building Official; Mary Hull, Human
Resources Manager, and Laura Nieto, Chief Assistant Authority
Secretary

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION

A motion was made by Board Member Breceda, seconded by Board
Member Ortiz, to approve the Consent Calendar. The motion was
unanimously approved.

ITEM NO. 33A
REGULAR MINUTES
OF THE MEETING
HELD APRIL 10, 2024

REGULAR MINUTES OF THE MEETING HELD APRIL 10, 2024

The minutes of the regular meeting held April 10, 2024, were
approved.

ITEM NO. 33B
INVESTMENT
QUARTERLY REPORT
FOR FISCAL QUARTER
ENDING MARCH 31,
2024

INVESTMENT QUARTERLY REPORT FOR FISCAL QUARTER
ENDING MARCH 31, 2024

The City Council, Successor Agency, and Housing Authority Board
received and filed the Investment Quarterly Report for the fiscal
quarter ending March 31, 2024.

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS

There were no speakers.

NEW BUSINESS

ITEM NO. 35A
ACQUISITION OF

ACQUISITION OF LAS CASITAS SENIOR APARTMENT
LEASEHOLD INTEREST

LAS CASITAS SENIOR
APARTMENT
LEASEHOLD INTEREST

BOARD MEMBER BRECEDA	At 8:24 p.m., Board Member Breceda declared a potential conflict of interest and exited the Council Chambers.
HOUSING COORDINATOR LOPEZ	Housing Coordinator Lopez presented the staff report.
BOARD MEMBER ORTIZ	Responding to a question by Board Member Ortiz, Coordinator Lopez advised that the apartment complex would be inspected prior to entering escrow.
FRED BARBOSA	Fred Barbosa asked why the Board would be willing to purchase the leasehold interest for more than it's worth, to which General Counsel Guerra corrected him by stating that, under this agreement, the Board would pay less than what the complex appraised for.
CASEY MIRANDA	Casey Miranda asked why the Housing Authority did not own the leasehold in the first place, to which Coordinator Lopez indicated that the Housing Authority owns the land, but that Northridge Management owns the structure, in accordance with the contract.
CHAIR AMBRIZ	Chair Ambriz thanked staff and the applicant for moving this matter forward.
RESOLUTION NO. HA 2024-03-141 ADOPTED	Resolution No. HA 2024-03-141, entitled: "A RESOLUTION OF THE IRWINDALE HOUSING AUTHORITY APPROVING THE ACQUISITION OF THE LEASEHOLD INTEREST OF LAS CASITAS SENIOR APARTMENTS LOCATED AT 5164 AYON AVENUE AND AUTHORIZING THE TERMINATION OF THE ATTENDANT DISPOSITION AND DEVELOPMENT AGREEMENT AND REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS WITH THE NORTHRIDGE GROUP, INC., AND FINDING THE ACTIONS EXEMPT FROM CEQA," was adopted on the motion of Chair Ambriz, seconded by Vice Chair Burrola, and unanimously approved; Board Member Breceda absent.
EXECUTIVE DIRECTOR MIRANDA	Executive Director Miranda thanked the Jahn family for their years of contributions to the City.
BOARD MEMBER BRECEDA	At 8:36 p.m., Board Member Breceda returned to the Council Chambers.

ITEM NO. 35B
PRESENTATION ON
POLICY CHANGE
REGARDING THE
REGULATORY
AGREEMENT FOR
THE SUBSTANTIAL
HOME
REHABILITATION
LOAN PROGRAM

PRESENTATION ON POLICY CHANGE REGARDING THE
REGULATORY AGREEMENT FOR THE SUBSTANTIAL HOME
REHABILITATION LOAN PROGRAM

GENERAL COUNSEL
GUERRA

General Counsel Guerra advised that this report involves a general policy discussion involving the housing rehabilitation program and does not address any specific property and indicated that the Board may request specific changes which would be discussed at future meetings.

HOUSING
COORDINATOR
LOPEZ

Housing Coordinator Lopez presented the staff report.

RUTH QUEJIA

Ruth Quejia presented herself as the realtor representing the Aguayo family, which has participated in the agency's loan program in the past to rehabilitate their home and stated that her clients have not been able to sell their property since it is tied down with the program's 45-year covenant. She argued her viewpoint that this covenant should not apply to the Aguayo property.

CHAIR AMBRIZ

Chair Ambriz asked Mrs. Quejia whether the Aguayos received a grant or a loan to rehabilitate their home, to which Mrs. Quejia stated that staff represented to the Aguayos that the funds were a grant.

FRED BARBOSA

Fred Barbosa blamed the Housing Authority for what he called "substandard" work performed at his house under the rehabilitation loan program by a contractor.

CASEY MIRANDA

Casey Miranda stated that the Aguayos are willing to repay the loan amount that they received from the Housing Authority as part of the rehabilitation loan and suggested that the Board hire a different consultant to help find a way to enable the Aguayos to do so. He also requested the same for his parents who are in a similar situation.

ROBERT DIAZ

Robert Diaz suggested that the Aguayos be allowed to repay the amount of the rehabilitation loan that they received and suggested that the Board consider changing the program guidelines to avoid tying program participants to covenants.

FRED BARBOSA	Fred Barbosa mentioned he had to obtain a high interest loan to rehabilitate his home.
BOARD MEMBER ORTIZ	Responding to a question by Board Member Ortiz, Coordinator Lopez confirmed that RSG was the consultant that has worked with Housing Authority staff on these types of loans in the past. Board Member Ortiz stated that the consultant has made errors in the past and that the Board has previously indicated that it does not wish to work with this consultant in the future, to which Coordinator Lopez stated that staff has requested the consultant's assistance in formulating a loan repayment formula, and briefly discussed the program requirements which creates the need to determine a way to release program participants from covenants while still making the Housing Authority whole and comply with all laws. Board Member Ortiz requested that staff resolve this matter as soon as possible and, in the future, find a different consultant to work with when considering changes to the program guidelines.
RUTH QUEJIA	Ruth Quejia reiterated her prior comments and requested that the Aguayo property be excluded from the covenant's requirements.
CASEY MIRANDA	Casey Miranda concurred and stated that the Aguayo's will be unable to benefit from their property's equity under the program's current restrictions.
COORDINATOR LOPEZ	Coordinator Lopez stated that Housing Authority staff has worked with RSG since the firm is very knowledgeable regarding state law and requirements for these types of programs. Staff will present additional information to the Board as soon as it is received from RSG.
GENERAL COUNSEL GUERRA	General Counsel Guerra added that a third-party consultant was sought so that an independent body can ensure that the program is formed to make the agency whole. He noted that a document provided by Mrs. Quejia states several times that the funding that the Aguayos received were a loan.
BOARD MEMBER BRECEDA	Board Member Breceda concurred and added that the program requirements were initially drafted by the Housing Authority's legal counsel with input from RSG. He acknowledged that the program requirements are stringent and stated that, though the program needs to make the agency whole, participants should not be held "hostage". He also noted that any options presented to the Aguayo family would also need to be extended to all other program participants.

BOARD MEMBER
ORTIZ

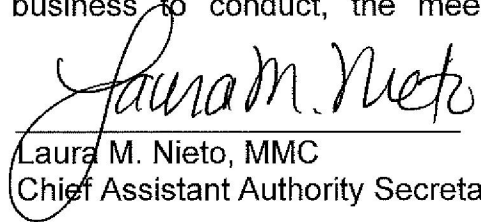
In response Board Member Ortiz's request to avoid using RSG in the future, Coordinator Lopez recommended waiting until input from the firm is received so that the Board can contemplate whether the recommendations should be utilized, though staff will keep the Board's request in mind for the future.

CHAIR AMBRIZ

Chair Ambriz suggested that the Board and staff take into consideration the comments made at tonight's meeting and work diligently to find a quick resolution to the concerns raised.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:16 p.m.



Laura M. Nieto, MMC
Chief Assistant Authority Secretary

Approved as submitted at the meeting held May 8, 2024.