

# **NOTICE**

**The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.**

## **URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA**

**Tuesday, February 03, 2009  
6:50 PM**

### **WORKSHOP(S)**

### **HEARING(S)**

### **OPENING**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

1.      November 25, 2008  
         December 2, 2008  
         December 9, 2008  
         December 16, 2008

### **ORAL AND WRITTEN COMMUNICATION**

### **EXECUTIVE SECRETARY'S REPORT**

2.      REQUEST TO SCHEDULE A PUBLIC HEARING FOR THE PHA ANNUAL  
         PLAN (April 7, 2009 at 6:55 p.m.)

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**AUDIENCE COMMENTS**

**COMMISSION COMMENTS**

**ADJOURNMENT**

**NOVEMBER 25, 2008**

The Urban Community Development Commission meeting was called to order at 3:37 p.m., in the Council Chambers of City Hall by Chairperson Pro-Tem Lillie Dobson.

**Roll Call**

**Commissioners Present:** Calhoun, Arceneaux, Hall, Dobson  
**Commissioners Absent:** Perrodin

**Other Officials Present:** C. Cornwell, A. Godwin, C. Evans

**APPROVAL OF MINUTES** On motion by Calhoun, seconded by Hall,  
the minutes of **October 7, 2008, October 21, 2008,**  
**October 28, 2008, November 4, 2008 and November 12, 2008** were approved, by the following  
vote on roll call:

**AYES:** Commissioners - Calhoun, Arceneaux, Hall, Dobson  
**NOES:** Commissioners - None  
**ABSENT:** Commissioners - Perrodin

**UNFINISHED BUSINESS** There was no Unfinished Business.

**NEW BUSINESS** There was no New Business.

**AUDIENCE COMMENTS** There were no Audience Comments.

**COMMISSION COMMENTS** There were no Commission Comments.

On motion by Calhoun, seconded by Arceneaux, the meeting was adjourned at 3:38 p.m.,  
by the following vote on roll call:

**AYES:** Commissioners - Calhoun, Arceneaux, Hall, Dobson  
**NOES:** Commissioners - None  
**ABSENT:** Commissioners - Perrodin

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**Clerk of the Urban Community  
Development Commission**

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**Chairman of the Urban Community  
Development Commission**

#1.

**DECEMBER 2, 2008**

The Urban Community Development Commission meeting was called to order at 9:37 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

**Roll Call**

**Commissioners Present:** Calhoun, Dobson, Arceneaux, Perrodin  
**Commissioners Absent:** Hall

**Other Officials Present:** C. Cornwell, A. Godwin, C. Evans

**APPROVAL OF MINUTES** There were no minutes to be approved.

**UNFINISHED BUSINESS** There was no Unfinished Business.

**NEW BUSINESS**

**AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO VARIOUS LEGAL SERVICES RETAINER AGREEMENTS ON BEHALF OF THE COMMUNITY REDEVELOPMENT AGENCY FOR 2008-09 FISCAL YEAR** **Craig Cornwell**, City Attorney, corrected the account number in section two of this resolution.

On motion by Arceneaux, seconded by Dobson, **Resolution # 1,733** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO VARIOUS LEGAL SERVICES RETAINER AGREEMENTS ON BEHALF OF THE COMMUNITY REDEVELOPMENT AGENCY FOR 2008-09 FISCAL YEAR**” was adopted, by the following vote on roll call:

**AYES:** Commissioners - Calhoun, Dobson, Arceneaux, Perrodin  
**NOES:** Commissioners - None  
**ABSENT:** Commissioners - Hall

**AUDIENCE COMMENTS** **Debbie Santiago**, representative of Remax Online, stated that the banks are refusing to work with participants of the Compton First Time Homebuyers program, due to the time it takes the city to release funding.

**Craig Cornwell**, City Attorney, explained that these issues will be addressed in a report and submitted to the commission for citizen comments.

The following residents voiced their concerns with the Compton First Time Homebuyers program: Candace Green and Shemesha Collins.

**Chairperson Perrodin** advised all speakers to submit their contact information to the City Attorney's Office to assure they are addressed individually.

**COMMISSION COMMENTS**

**Chairperson Perrodin** informed the Compton community that Assemblyman Hall has not submitted his letter of resignation, therefore the commission cannot declare the 4<sup>th</sup> District seat vacant. Chairperson Perrodin stated that he would recommend an application and appointment process until the 2009 April elections.

On motion by Arceneaux, seconded by Dobson, the meeting was adjourned at 10:03 p.m., by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Arceneaux, Perrodin**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Hall**

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**Clerk of the Urban Community  
Development Commission**

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**Chairman of the Urban Community  
Development Commission**

#1.

**DECEMBER 9, 2008**

The Urban Community Development Commission meeting was called to order at 5:45 p.m., in the Council Chambers of City Hall by Chairperson Pro-Tem Lillie Dobson.

**Roll Call**

**Commissioners Present:** Calhoun, Dobson, Arceneaux, Perrodin  
**Commissioners Absent:** None

**Other Officials Present:** C. Cornwell, A. Godwin, C. Evans

**APPROVAL OF MINUTES** There were no minutes to be approved.

**ORAL AND WRITTEN COMMUNICATIONS**

**City Attorney's Report on the City of Compton's First Time Homebuyers Program and its Residential Rehabilitation Program**

**Craig Cornwell**, City Attorney, stated that the purpose of this report, is in response to the complaints of the application's process and allegations of racism.

Mr. Cornwell explained that significant matters of miscommunication by the Agency and the lenders have been identified. Mr. Cornwell suggested that the program be closed until July 1, 2009, in order to amend the First Time Homebuyers application's process from a "lender dictated" program to a "citizen operated" program. As it relates to the claims of racism, the City Attorney's Office has found no validity or illegal activity to that claim.

**Commissioner Arceneaux** inquired as to who would administer the corrections to the various programs.

**Charles Evans**, Executive Secretary, explained that a deputy has been hired with experience in real estate and financial institutions to manage those operations.

**Commissioner Calhoun** felt the files and operations of the department should have been reviewed by the new Director of the agency once he was hired. Ms. Calhoun also commented on the statements made by agency employees concerning their experiences in the department.

Commissioner Calhoun inquired as to why the programs related to housing could not be administered by the Housing Authority.

**Commissioner Dobson** requested information concerning the number of claims pending and the agency's bookkeeping process.

Mr. Cornwell requested that the report be received and filed.

On motion by Arceneaux, seconded by Calhoun, the City Attorney's report was received and filed, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Arceneaux, Perrodin**  
**NOES: Commissioners - None**  
**ABSENT: Commissioners - None**

#### **UNFINISHED BUSINESS**

There was no Unfinished Business.

#### **NEW BUSINESS**

**AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND STEPHEN GLUCK FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA**

On motion by Arceneaux, seconded by Dobson, **Resolution # 1,734** entitled  
**"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND STEPHEN GLUCK FOR THE ACQUISITION OF CERTAIN**

**REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA"** was adopted, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Arceneaux, Perrodin**  
**NOES: Commissioners - None**  
**ABSENT: Commissioners - None**

**AUTHORIZING THE ADOPTION OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) SUBSTANTIAL AMENDMENT TO THE FY 2008-09 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN**

On motion by Arceneaux, seconded by Calhoun, **Resolution # 1,735** entitled  
**"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE ADOPTION OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

**SUBSTANTIAL AMENDMENT TO THE FY 2008-09 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN"** was adopted, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Arceneaux, Perrodin**  
**NOES: Commissioners - None**  
**ABSENT: Commissioners - None**

#1.

**AMENDING THE CITY'S  
2008-09 FISCAL YEAR BUDGET  
AND APPROPRIATING  
ADDITIONAL FUNDS TO  
EXPAND THE FIRST TIME  
HOMEBUYERS PROGRAM  
AND THE RESIDENTIAL  
REHABILITATION PROGRAM**

**Robert Ray**, Compton resident, questioned what the City has in place to assure these programs are administered efficiently.

**Charles Evans**, Executive Secretary, stated that this resolution would authorize the city to appropriate funds to applicants in the final stages of escrow.

**Chairperson Perrodin** inquired as to how the city could make sure the 15 to 20 applicants receive their checks. Mr. Evans stated that he would oversee the operations of the agency.

Chairperson Perrodin suggested that a real estate attorney participate in the agency's operations of the First Time Homebuyers program. Chairperson Perrodin also requested a time allocation report of the agency's progress.

**Commissioner Dobson** requested the status of the \$100,000.00 checks that were issued on December 21, 2007 and July 28, 2008 to the same person.

On motion by Arceneaux, seconded by Calhoun, **Resolution # 1,736** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AMENDING THE CITY'S 2008-09 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM AND THE RESIDENTIAL REHABILITATION PROGRAM**" was adopted, by the following vote on roll call:

**AYES:** Commissioners - Calhoun, Dobson, Arceneaux, Perrodin

**NOES:** Commissioners - None

**ABSENT:** Commissioners - None

**AUDIENCE COMMENTS**

There were no Audience Comments.

**COMMISSION COMMENTS**

There were no Commission Comments.



On motion by Arceneaux, seconded by Dobson, the meeting was adjourned at 7:19 p.m., by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Arceneaux, Perrodin**

**NOES: Commissioners - None**

**ABSENT: Commissioners - None**

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**Clerk of the Urban Community  
Development Commission**

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**Chairman of the Urban Community  
Development Commission**

#1.

**DECEMBER 16, 2008**

The Urban Community Development Commission meeting was called to order at 7:08 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

**Roll Call**

**Commissioners Present:** Calhoun, Dobson, Arceneaux, Perrodin  
**Commissioners Absent:** None

**Other Officials Present:** C. Cornwell, A. Godwin, C. Evans

**APPROVAL OF MINUTES** There were no minutes to be approved.

**UNFINISHED BUSINESS** There was no Unfinished Business.

**NEW BUSINESS**

**AUTHORIZING THE EXECUTIVE SECRETARY TO ISSUE PURCHASE ORDERS TO DMD APPRAISALS, INC., LEA ASSOCIATES, INC., AND R. P. LAURAIN & ASSOCIATES, INC. TO PROVIDE APPRAISAL SERVICES FOR THE COMMUNITY REDEVELOPMENT AGENCY**

**Commissioner Calhoun** questioned the agency's bookkeeping abilities and asked if there were any inaccurate records within their department.

**Kofi Sefa'boayke**, Director of the Community Redevelopment Agency, stated that the approval of this resolution would give the agency the capacity to continue processing

all pending and upcoming acquisitions, noting that the agency's records are accurate and up to date.

On motion by Arceneaux, seconded by Dobson, **Resolution # 1,737** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ISSUE PURCHASE ORDERS TO DMD APPRAISALS, INC., LEA ASSOCIATES, INC., AND R. P. LAURAIN & ASSOCIATES, INC. TO PROVIDE APPRAISAL SERVICES FOR THE COMMUNITY REDEVELOPMENT AGENCY**" was adopted, by the following vote on roll call:

**AYES:** Commissioners - Calhoun, Dobson, Arceneaux, Perrodin  
**NOES:** Commissioners - None  
**ABSENT:** Commissioners - None

**APPROVING THE RENTAL  
AGREEMENT BETWEEN THE  
AGENCY AND CLIFFORD  
WILLIAMS TO RENT CERTAIN  
AGENCY-OWNED PROPERTY**

On motion by Arceneaux, seconded by Dobson,  
**Resolution # 1,738** entitled  
**“A RESOLUTION OF THE URBAN  
COMMUNITY DEVELOPMENT  
COMMISSION OF THE CITY OF  
COMPTON APPROVING THE**

**RENTAL AGREEMENT BETWEEN THE AGENCY AND CLIFFORD  
WILLIAMS TO RENT CERTAIN AGENCY-OWNED PROPERTY”** was adopted,  
by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Arceneaux, Perrodin**

**NOES: Commissioners - None**

**ABSENT: Commissioners - None**

**AUDIENCE COMMENTS**

**Val Dudley**, Compton resident, encouraged  
Chairperson Perrodin to continue doing a  
great job and commented on the issues surrounding the Redevelopment Agency and the  
First Time Homebuyers Program.

**COMMISSION COMMENTS**

There were no Commission Comments.

On motion by Arceneaux, seconded by Dobson, the meeting was adjourned at 7:14 p.m.,  
by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Arceneaux, Perrodin**

**NOES: Commissioners - None**

**ABSENT: Commissioners - None**

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**Clerk of the Urban Community  
Development Commission**

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**Chairman of the Urban Community  
Development Commission**



February 3, 2009

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: SETTING PUBLIC HEARING  
PHA ANNUAL PLAN 2009

By mandate of the United States Department of Housing and Urban Development (HUD), Housing Authorities nationwide are required to develop and implement a 5-Year Plan and an Annual Plan. The information that the Public Housing Agency (PHA) must submit to for HUD under the Annual Plan, are the discretionary policies of the various plan components or elements (for example, rent policies) and not the statutory or regulatory requirements that govern these components. The PHA's Annual Plan also provides the plans and procedures to be met in order to be consistent with the goals and objectives of the PHA's 5-Year Plan

It is requested that the public hearing be schedule for Tuesday, April 7, 2009, at 6:55 pm in the Council Chambers at the Urban Community Development Commission Meeting located at 205 South Willowbrook Avenue, Compton.

Harrieth Robinson-Blue , PHM/SHM  
Housing Director

Charles Evans  
Executive Secretary

