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**SPECIAL MEETING
OF THE LA QUINTA HOUSING COMMISSION**

**TO THE MEMBERS OF THE LA QUINTA HOUSING COMMISSION AND TO
THE COMMISSION SECRETARY:**

NOTICE IS HEREBY GIVEN that a **Special Meeting** of the La Quinta Housing Commission is hereby called to be held on **Wednesday, November 9, 2022, starting at 6:00 p.m.**; at La Quinta City Hall located at 78495 Calle Tampico, La Quinta, CA 92253 for the following purpose.

CONSENT CALENDAR

- 1. APPROVE REGULAR MEETING MINUTES OF JUNE 8, 2022**
- 2. APPROVE REGULAR MEETING MINUTES OF SEPTEMBER 14, 2022**

BUSINESS SESSION

- 1. APPOINT MEMBERS OF THE HOUSING COMMISSION TO SERVE AS CHAIRPERSON AND VICE-CHAIRPERSON FOR FISCAL YEAR 2022-23**
- 2. RECOMMEND THE HOUSING AUTHORITY APPROVE PURCHASE AND SALE AGREEMENT WITH BP DUNE PALMS, LP, BY GENERAL PARTNER BLACKPOINT PROPERTIES, LLC, TO ACQUIRE A PORTION OF CERTAIN PROPERTY COMPRISING APPROXIMATELY 5.2 ACRES LOCATED ON THE NORTHEAST CORNER OF HIGHWAY 111 AND DUNE PALMS ROAD (APN 600-030-018)**

***** Teleconferencing and Telephonic Accessibility is in Effect *****

Dated: November 8, 2022

/s/ Veronica Gaeta-Mejia

Veronica Gaeta-Mejia, Chairperson

Attest:

Doug Kinley MM

Doug Kinley, Management Analyst
City of La Quinta, California

DECLARATION OF POSTING

I, Doug Kinley, Management Analyst, do hereby declare that the foregoing notice for the La Quinta Housing Commission **Special Meeting** of November 9, 2022, was posted on the outside entry to the Council Chamber at 78495 Calle Tampico and on the bulletin boards at 51321 Avenida Bermudas and 78630 Highway 111 on November 8, 2022.

Doug Kinley MM

Doug Kinley, Management Analyst
City of La Quinta, California



Housing Commission agendas and staff reports are now available on the City's web page: www.laquintaca.gov

SPECIAL MEETING HOUSING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBER,
78495 Calle Tampico, La Quinta

WEDNESDAY, NOVEMBER 9, 2022 AT 6:00 P.M.

SPECIAL NOTICE

Teleconferencing and Telephonic Accessibility in Effect

Pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361 (AB 361, 2021), enacted in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 *et seq.*), and City Council Resolution No. 2021-035, adopted by the City Council on September 28, 2021, and reaffirmed on October 18, 2022, members of the public, the Housing Commission (Commission), the City Manager, City Attorney, City Staff, and City Consultants shall participate and attend this special meeting by teleconference only.

Members of the public wanting to listen to this meeting may do so by tuning-in live via <https://laquinta.12milesout.com/video/live>.

*** TELECONFERENCE PROCEDURES ***

PUBLIC COMMENTS – INSTRUCTIONS

Members of the public may address the Commission on any matters listed or not listed on the agenda as follows:

VERBAL PUBLIC COMMENTS VIA TELECONFERENCE – members of the public may attend and participate in this meeting by teleconference via Zoom and use the “raise your hand” feature when public comments are prompted by the Chair; the City will facilitate the ability for a member of the public to be audible to the Commission and general public and allow him/her/them to speak on the item(s) requested. **Please note – members of the public must unmute themselves when prompted upon being recognized by the Chair, in order to become audible to the Commission and the public.**

Only one person at a time may speak by teleconference and only after being recognized by the Chair. Please limit your comments to three (3) minutes (or approximately 350 words).

ZOOM LINK: <https://us06web.zoom.us/j/84928069200>
Meeting ID: 849 2806 9200
Or join by phone: (253) 215 – 8782

Public speakers may elect to use printed presentation materials to aid their comments; such printed materials shall be emailed to the Commission Secretary at rcamarena@LaQuintaCA.gov, **preferably by 2:00 p.m. the day of the meeting**, or any time before the adjournment of the meeting, and will be distributed to the Commission, made public by publishing them on the City’s website, and will be incorporated into the public record of the meeting. There shall be no use of Chamber resources and technology to display visual or audible presentations during public comments, unless permitted by the Presiding Officer.

In accordance with City Council Resolution No. 2022-028, a one-time additional speaker time donation of three (3) minutes per individual is permitted; please note that the member of the public donating time must: 1) submit this in writing to the Commission Secretary, via email at the email address provided above, noting the name of the person to whom time is being donated to, and 2) be present at the time the speaker provides verbal comments.

Verbal public comments are defined as comments provided in the speakers’ own voice and may not include video or sound recordings of the speaker or of other individuals or entities, unless permitted by the Chair.

WRITTEN PUBLIC COMMENTS can be provided by emailing the Commission Secretary as noted above, **preferably by 2:00 p.m. on the day of the meeting**, or any time before the adjournment of the meeting, and will be distributed to the Commission, made public by publishing them on the City’s website, incorporated into the public record of the meeting, and will not be read during the meeting unless, upon the request of the Chair, a brief summary

of any public comment is asked to be read, to the extent the Commission Secretary can accommodate such request.

The email "subject line" must clearly state "**Written Comments**" and list the following:

- 1) Full Name
- 2) City of Residence
- 3) Phone Number
- 4) Public Comment or Agenda Item Number
- 5) Subject
- 6) Written Comments

All writings or documents, including but not limited to emails and attachments to emails, submitted to the City regarding any item(s) listed or not listed on this agenda are public records. All information in such writings and documents is subject to disclosure as being in the public domain and subject to search and review by electronic means, including but not limited to the City's Internet Web site and any other Internet Web-based platform or other Web-based form of communication. All information in such writings and documents similarly is subject to disclosure pursuant to the California Public Records Act [Government Code § 6250 et seq.].

It would be appreciated that any email communications for public comments related to the items on the agenda, or for general public comment, are provided to the Commission Secretary at the email address listed above prior to the commencement of the meeting. If that is not possible, and to accommodate public comments on items that may be added to the agenda after its initial posting or items that are on the agenda, every effort will be made to attempt to review emails received by the Commission Secretary during the course of the meeting. The Chair will endeavor to take a brief pause before action is taken on any agenda item to allow the Commission Secretary to review emails and share any public comments received during the meeting. All emails received by the Commission Secretary, at the email address above, until the adjournment of the meeting, will be included in the public record relating to the meeting.

CALL TO ORDER

Roll Call: Commissioners: Casto, Chapman, Davidson, Pacheco, and Chair Gaeta-Mejia

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the Commission on any matter not listed on the agenda pursuant to the "Public Comments – Instructions" listed above. The Commission values your comments; however,

in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by the Brown Act [Government Code § 54954.2(b)].

CONFIRMATION OF AGENDA

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS

– None

CONSENT CALENDAR

NOTE: Consent Calendar items are routine in nature and can be approved by one motion.

1. APPROVE MEETING MINUTES DATED JUNE 8, 2022
2. APPROVE MEETING MINUTES DATED SEPTEMBER 14, 2022

BUSINESS SESSION

1. APPOINT MEMBERS OF THE HOUSING COMMISSION TO SERVE AS CHAIRPERSON AND VICE-CHAIRPERSON FOR FISCAL YEAR 2022-23
2. RECOMMEND THE HOUSING AUTHORITY APPROVE PURCHASE AND SALE AGREEMENT WITH BP DUNE PALMS, LP, BY GENERAL PARTNER BLACKPOINT PROPERTIES, LLC, TO ACQUIRE A PORTION OF CERTAIN PROPERTY COMPRISING APPROXIMATELY 5.2 ACRES LOCATED ON THE NORTHEAST CORNER OF HIGHWAY 111 AND DUNE PALMS ROAD (APN 600-030-018)

STUDY SESSION – None

COMMISSIONERS' ITEMS

ADJOURNMENT

The next regular quarterly meeting of the La Quinta Housing Commission will be held December 14, 2022, commencing at 4:00 p.m. at the La Quinta City Hall Council Chamber, 78-495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Reyna Camarena, Secretary of the Housing Commission of the City of La Quinta, do hereby declare that the foregoing Agenda for the Commission meeting of November 9, 2022 was posted on the City's website, near the entrance to the Council Chamber at 78-495 Calle Tampico, and the bulletin boards at 78-630 Highway 111, and 51-321 Avenida Bermudas, on November 8, 2022

DATED: November 8, 2022

Reyna Camarena

Reyna Camarena, Commissions Secretary
City of La Quinta, California

Public Notices

- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please contact Commission Secretary at (760) 777-7046, 24-hours in advance of the meeting and accommodations will be made.
- If background material is to be presented to the Commission during a Commission meeting, please be advised that 7 copies of all documents, exhibits, etc., must be supplied to the Commission Secretary for distribution. It is requested that this takes place prior to the beginning of the meeting.



HOUSING COMMISSION MINUTES WEDNESDAY, JUNE 8, 2022

CALL TO ORDER

A meeting of the La Quinta Housing Commission (Commission) was called to order at 4:01 p.m. by Chairperson Gaeta-Mejia.

This meeting provided teleconferencing accessibility pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361 (AB 361, 2021), enacted in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.).

PRESENT: Commissioners Casto, Davidson, Pacheco, and Chairperson Gaeta-Mejia

ABSENT: None

VACANCY: One (1)

STAFF PRESENT: Management Analyst Kinley, Finance Director Martinez, and Commission Secretary Camarena

PLEDGE OF ALLEGIANCE

Chairperson Gaeta-Mejia led the audience in the Pledge of Allegiance.

CONFIRMATION OF AGENDA – Confirmed.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Management Analyst Kinley said the city has not received any WRITTEN PUBLIC COMMENTS or requests to provide VERBAL COMMENTS for this meeting as of 4:09 p.m. and staff would continue to monitor email communications and teleconference attendance for the duration of the meeting, should any requests by the public are received.

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS

– None

CONSENT CALENDAR

1. APPROVE MEETING MINUTES OF APRIL 20, 2022

MOTION – A motion was made and seconded by Commissioners Davidson/Pacheco to approve the Consent Calendar as recommended. Motion passed: ayes (4), noes (0), abstain (0), absent (0), vacancy one (1).

BUSINESS SESSION

1. DISCUSS AND RECOMMEND APPROVAL OF THE FISCAL YEAR 2022/23 PROPOSED HOUSING AUTHORITY BUDGET

Finance Director Martinez presented the staff report which is on file in the City Manager's Office.

Finance Director Martinez provided a brief overview of the 3 Housing Authority funds, Housing Authority Fund 241 (Fund 241), RDA Low-Mod Housing Fund 243 (Fund 243), and SA 2011 Low/Mod Bond Fund 249 (Fund 249). Staff discussed the 13 percent decrease in fund 241; the RDA loan repayment balance for Fund 243, the 88 percent decrease in Fund 249 and the expense projections for the overall 3 funds.

Staff reported that the Housing Authority budget was presented to City Council on June 6, 2022, and will be brought back for Final budget adoption on June 21, 2022.

MOTION – A motion was made and seconded by Commissioners Casto/Davidson to recommend City Council approve the fiscal year 2022-23 proposed Housing Authority Budget. Motion passed: ayes (4), noes (0), abstain (0), absent (0), vacancy one (1).

STUDY SESSION - None

STAFF REPORTS AND INFORMATIONAL ITEMS – None

COMMISSIONER'S ITEMS – None

ADJOURNMENT

There being no further business, a motion was made and seconded by Commissioners Pacheco/Davidson to adjourn the meeting at 4:28 p.m. Motion passed: ayes (4), noes (0), abstain (0), absent (0), vacancy one (1).

Respectfully submitted,

Reyna Camarena

REYNA CAMARENA, Commission Secretary
City of La Quinta, California



**HOUSING COMMISSION
MINUTES
WEDNESDAY, SEPTEMBER 14, 2022**

CALL TO ORDER

A regular meeting of the La Quinta Housing Commission (Commission) was called to order at 4:10 p.m. by Vice-Chairperson Pacheco.

PRESENT: Commissioners Chapman, Vice-Chairperson Pacheco

ABSENT: Commissioner Casto, Davidson, Chairperson Gaeta-Mejia

STAFF PRESENT: Management Analyst Kinley, Management Specialist Griffin, and Commission Secretary Camarena

PLEDGE OF ALLEGIANCE

Commissioner Chapman led the audience in the Pledge of Allegiance.

ADJOURNMENT

Due to a lack of a quorum Vice-Chairperson Pacheco adjourned the meeting at 4:13 P.M.

Respectfully submitted,

Reyna Camarena

REYNA CAMARENA, Commission Secretary
City of La Quinta, California

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City of La Quinta

HOUSING COMMISSION MEETING: November 9, 2022

STAFF REPORT

AGENDA TITLE: APPOINT MEMBERS OF THE HOUSING COMMISSION TO SERVE AS CHAIRPERSON AND VICE-CHAIRPERSON FOR FISCAL YEAR 2022/23

RECOMMENDATION

Appoint a Housing Commission Chairperson and Vice Chairperson to serve for fiscal year 2022/23.

EXECUTIVE SUMMARY

- The November 9, 2022 meeting is the first meeting of the Housing Commission (HC) for fiscal year 2022/23 to have a quorum.
- Pursuant to La Quinta Code 2.06.050, the HC shall choose a member to serve as Chairperson and a member to serve as Vice Chairperson for the fiscal year.

FISCAL IMPACT - None

BACKGROUND/ANALYSIS

In accordance with La Quinta Code 2.06.050, "unless otherwise provided by law, ordinance or resolution of the city council, each board, commission and committee shall choose one of its members as Chairperson and one as Vice Chairperson at its first meeting held after June 30th of each fiscal year." Pursuant to this section, staff has placed this item on the agenda for appointment of a Chairperson and a Vice Chairperson.

The regularly scheduled meeting of September 14, 2022 did not have a quorum, and therefore this meeting will be the first to be held with the ability for the Commission to take action.

ALTERNATIVES

This action is mandated in City Code; therefore, staff does not recommend an alternative.

Prepared by: Reyna Camarena, Commission Secretary
Approved by: Gilbert Villalpando, Director

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City of La Quinta

HOUSING COMMISSION MEETING: November 9, 2022

STAFF REPORT

AGENDA TITLE: RECOMMEND THE HOUSING AUTHORITY APPROVE PURCHASE AND SALE AGREEMENT WITH BP DUNE PALMS, LP, BY GENERAL PARTNER BLACKPOINT PROPERTIES, LLC, TO ACQUIRE A PORTION OF CERTAIN PROPERTY COMPRISING APPROXIMATELY 5.2 ACRES LOCATED ON THE NORTHEAST CORNER OF HIGHWAY 111 AND DUNE PALMS ROAD (APN 600-030-018).

RECOMMENDATION

Recommend the Housing Authority approve purchase and sale agreement with BP Dune Palms, LP, by General Partner Blackpoint Properties, LLC, to acquire a portion of certain property comprising approximately 5.2 acres located on the Northeast corner of Highway 111 and Dune Palms Road (APN 600-030-018).

EXECUTIVE SUMMARY

- The Housing Authority desires to purchase approximately 5.2 acres of property located west of the Home Depot Center on Highway 111, on the northeast corner of Highway 111, for affordable housing development.
- The property would be acquired using a mix of housing authority funds and grant funding from the American Rescue Plan Act (ARPA).
- The purchase of this property would further the City's goals of fostering mixed use development, affordable housing, multi-modal transportation, and development of the Highway 111 Corridor as outlined in the General Plan 2035.

FISCAL IMPACT

Total Property acquisition cost is \$3,624,192 (\$16 per square foot for 5.2 acres). An appropriation of funds from Fund 249 – Successor Agency (SA) 2011 Low/Mod Bond Fund is requested in the amount of \$2,237,183 and Fund 105 Disaster Recovery Fund is requested in the amount of \$1,387,009 to be transferred to the Land Acquisition Fund (Account No. 249-0000-74010), which will be used for the property acquisition and all associated closing costs.

BACKGROUND/ANALYSIS

The property to be purchased by the Housing Authority is proposed to be developed as an affordable housing development with a connecting thoroughfare linking to the CV Link project. The property would be acquired using a mix of housing authority funds and grant funding from the American Rescue Plan Act. The development of the property would support affordable housing development as part of the Regional Housing Needs Assessment (RHNA) requirement for the City, provide commercial opportunities for businesses, and would further the development of the Highway 111 Corridor Plan, which has an emphasis on mixed use development.

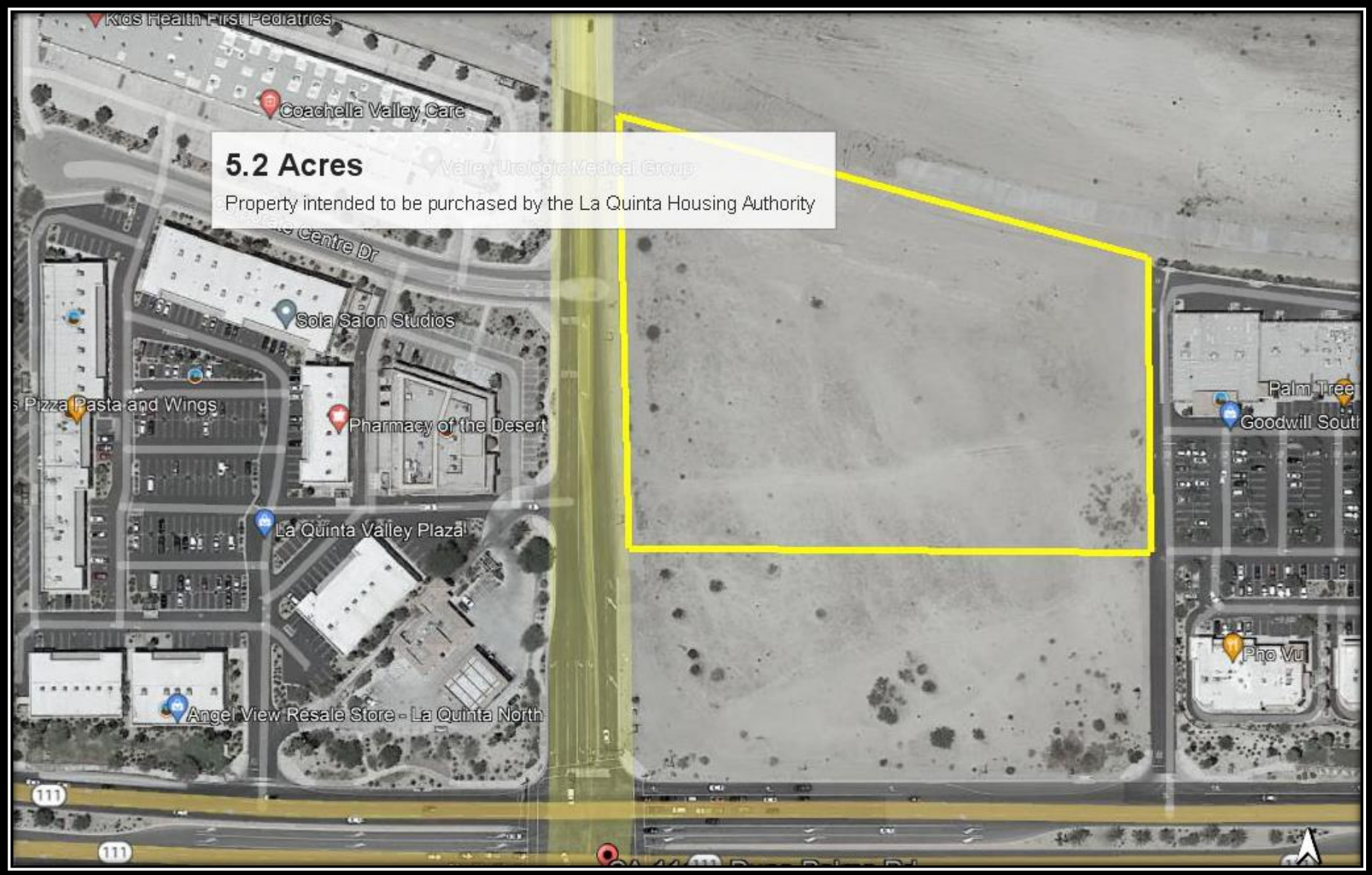
ALTERNATIVES

Housing Commission may elect not to proceed with the acquisition.

Prepared by: Douglas Kinley, Housing Analyst

Approved by: Gilbert Villalpando, Director

PROPERTY LOCATION



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