

MINUTES OF THE CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY  
OF THE CITY OF STANTON  
SPECIAL JOINT MEETING NOVEMBER 17, 2020

1. **CLOSED SESSION** None.

2. **CALL TO ORDER**

The meeting was called to order at 5:05 p.m. by Mayor Pro Tem Warren.

Mayor Shawver arrived at 5:06 p.m.

3. **PLEDGE OF ALLEGIANCE**

Led by City Manager Jarad L. Hildenbrand.

4. **ROLL CALL**

Present: Council Member Ramirez, Council Member Taylor, Council Member Van, Mayor Pro Tem Warren, and Mayor Shawver.

Absent: None.

Excused: None.

**SPECIAL ORDERS OF THE DAY**

5A. **HOMEKEY PROGRAM INTERIM AND PERMANENT SUPPORTIVE HOUSING MATCHING GRANT AND REGULATORY AGREEMENTS FOR STANTON INN AND SUITES AND TAHITI MOTEL**

Requested is the City Council's approval of two (2) Homekey Program matching grant and regulatory agreements (together, the "Agreements") to affiliates of Jamboree Housing Corporation (together, "Jamboree") for the development of the Stanton Inn & Suites ("Stanton Inn") and the Tahiti Motel ("Tahiti Motel" and together with the Stanton Inn, the "Hotels") for interim and permanent supportive housing over the next five (5) and fifty-five (55) years (together, the "Housing Projects"), respectively.

Staff report by Mr. Jarad L. Hildenbrand, City Manager.

The City Council questioned staff regarding current occupancies, current long-term tenants, process/timeline for converting and/or rehabbing units, timeline between the initial conversion and permanent supportive housing conversions, intake process, transition into permanent supportive housing, restricted access to those who are housed, security protocols, confirmation on no offsite intake centers during the

transition period, confirmation that tenants must be referred in, confirmation that no walk up services will be available, requirements/interest from referred participants to the program, interim housing timeline/factors that could affect transition phases, total project cost, additional funding sources, success rate should funding sources loss availability, allocation discrepancy between the both designated sites, operating costs, income threshold to qualify, confirmation on if Stanton residents will receive priority status, occupancy limits, process should the occupancy limit be exceeded due to a pregnancy, affordable rents, the process in which rent amounts are assigned, annual economic mobility report, process in allowing tenants to achieve economic sustainability, past success stories, success rate, resident tenure, mental illness care, mental illness program, why does the City need to provide funding when the current budget stands at nine million, what happens to the draw in March of 2021, operating yearly subsidies, is there an additional commitment once the City's funds are exhausted, loan to value factor, why does the City have to pay for operational costs, what is the benefit to the City in providing this funding, monies should be invested into the Riviera Motel not the Stanton Inn & Suites.

Motion/Second: Van/Taylor

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Taylor	AYE
	Council Member Van	AYE
	Mayor Pro Tem Warren	AYE
	Mayor Shawver	NO

Motion carried as amended:

1. The City Council and Authority Board declared that the project is exempt from the California Environmental Quality Act ("CEQA"), because nothing in the Agreements is intended to commit Jamboree to complete a particular project or to commit the City or its Housing Authority (together, the "City") to grant any approval, and the City's approval of the Agreements does not constitute approval of any development of the projects described therein or of other activity on the respective sites of the Hotels that would have a direct or reasonably foreseeable indirect environmental impact pursuant to CEQA. (See 14 C.C.R. §§ 15060(c); 15378(b).) Even assuming, however, that approval of the Agreements triggered CEQA review, the projects would be both: (1) categorically exempt, because they involve conversion of the existing Hotels into interim and permanent supportive housing and will involve negligible or no expansion of use (see 14 C.C.R. § 15301); and (2) statutorily exempt under California Public Resources Code § 21080.50; and
2. Approved the Agreements as amended\*, and authorized the City Manager, in his capacity as Director of the Housing Authority, to execute the Agreements and authorized the transfer of funds to Jamboree as contemplated by the Agreements.

\*"The Stanton Inn & Suites Grant and Regulatory Agreement is amended to clarify that the Housing Authority grant will be disbursed in five (5) equal annual installments – the first to be disbursed on or about the date of Jamboree's closing of the acquisition of the hotel and leasehold interest in the site until June 30, 2021 and the remaining four (4) installments to be disbursed on or about July 1 of each year thereafter. However, if the Interim Housing Period, which may not exceed five (5) years, ends before the entirety of the Authority's grant funds are disbursed, Jamboree will forfeit those funds, and the Authority will have no obligation to pay those installments. Additionally, any funds disbursed but unused by Jamboree by the end of the Interim Housing Period must be returned by Jamboree to the Authority."

6. **ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 6:30 p.m.

  
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MAYOR

ATTEST:  
  
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CITY CLERK

