



City of Covina/Covina Redevelopment  
Agency/Covina Public Finance  
Authority/Covina Housing Authority

Mayor Peggy Delach – Mayor Pro Tem John King  
Council Members Walt Allen, III – Bob Low – Kevin Stapleton

**SPECIAL MEETING AGENDA**

125 E. College Street, Covina, California

Council Chambers of City Hall

**Tuesday, March 8, 2011**

6:30 p.m.

- As a courtesy to Council/Agency/Authority Members, staff and attendees, everyone is asked to silence all pagers, cellular telephones and any other communication devices.
- Any member of the public may address the City Council, Redevelopment Agency, Public Finance Authority and Housing Authority during both the public comment period and on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Mayor/Chairperson amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the City Clerk; cards are located near the agendas or at the City Clerk's desk.
- Please provide 10 copies of any information intended for use at the City Council/Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority meeting to the City Clerk prior to the meeting.
- **MEETING ASSISTANCE INFORMATION:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 384-5430. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
- **DOCUMENT AVAILABILITY:** Any writings or documents provided to a majority of the Council/Agency/Authority regarding any item on this agenda will be made available for public inspection at the City Clerk counter at City Hall located at 125 E. College Street and the Reference Desk at the Covina Library located at 234 N. Second Avenue during normal business hours. In addition, such writings and documents are available in the City Clerk's Office and may be posted on the City's website at <http://www.covinaca.gov/clerk/agendas.htm>.
- If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.
- The Deputy City Clerk of the Covina City Council hereby declares that the agenda for the **March 8, 2011** Special City Council meeting was posted on **March 7, 2011** near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2(a) of the Government Code.

*March 8, 2011*

**SPECIAL CITY COUNCIL  
REDEVELOPMENT AGENCY/PUBLIC FINANCE  
AUTHORITY/HOUSING AUTHORITY  
JOINT MEETING—OPEN SESSION  
6:30 p.m.**

**CALL TO ORDER**

**ROLL CALL**

Council/Agency/Authority Members Allen, Low, Stapleton, Mayor Pro Tem/Vice Chairperson King, and Mayor/Chairperson Delach

**PLEDGE OF ALLEGIANCE**

Led by Mayor Pro Tem King.

**INVOCATION**

Led by Robert Neiuber, Community Development Director/CRA Deputy Director.

**PUBLIC COMMENTS**

*To address the City Council/Redevelopment Agency/Public Finance Authority/Housing Authority please complete a yellow Speaker Request card located at the entrance and give it to the City Clerk/Agency/Authority Secretary. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.*

**COUNCIL/AGENCY/AUTHORITY COMMENTS**

*Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future City Council/Redevelopment Agency/Public Finance Authority/Housing Authority Agenda may do so at this time.*

**CITY MANAGER COMMENTS**

**CONSENT CALENDAR**

- CC 1. City Council/Redevelopment Agency/Housing Authority to Authorize the City Manager/Authority Executive Director/Agency Executive Director or his designee to execute an Agreement for the McGill Transitional House Operation and Supportive Services with Catholic Charities of Los Angeles, Inc.
- CC 2. City Council/Redevelopment Agency/Housing Authority to:
- a) Adopt **City Resolution 11-6941**, of the City of Covina authorizing application for funds through the Los Angeles Continuum of Care 2010 SuperNOFA; and

- b) Adopt **Agency Resolution 11-662** of the Covina Redevelopment Agency supporting the City's application for funds through the Los Angeles Continuum of Care 2010 SuperNOFA; and
  - c) Adopt **Authority Resolution 11-004** of the Covina Housing Authority supporting the City's application for funds through the Los Angeles Continuum of Care 2010 SuperNOFA.
- CC 3. City Council/Redevelopment Agency/Housing Authority to adopt **Agency Resolution No. 11-663** approving the continuation of the rental subsidy program through December 31, 2011, and approving the First Amendment to participants' agreements at apartment complexes citywide

### **NEW BUSINESS**

- NB 1. Redevelopment Agency for the approval of additional Participant, City Ventures, in Vintage Walk Participation Agreement dated December 6, 2005, and approval of the funding for the Down Payment Assistance Program for assistance in three affordable Vintage Walk units.

#### **Staff Recommendation**

- a) Redevelopment Agency to approve First Amendment to Participant Agreement, approving one additional participant, City Ventures, in that certain Participation Agreement between the Covina Redevelopment Agency and Olson Urban Housing, LLC; and
- b) Redevelopment Agency to adopt **Agency Resolution 11-664**, amending the fiscal year 2010-2011 Covina Redevelopment Agency budget to reflect an appropriation of \$90,000 from Housing set-aside undesignated funds to fund the Down Payment Assistance Program for three affordable housing units in Phase Two of the Vintage Walk project.

### **JOINT NEW BUSINESS**

- JNB1. City Council/Redevelopment Agency/Housing Authority to consider for re-roofing of the Transitional House Under Section 22050 of the California Public Contract Code.

#### **Staff Recommendation:**

- a) City Council/Redevelopment Agency/Housing Authority to adopt **Agency Resolution No. 11-669** declaring the emergency, authorizing the waiver of bidding requirements, and approving the roof replacement at the Agency-owned transitional house under Section 22050 of the California Public Contract Code; and
- b) City Council/Redevelopment Agency/Housing Authority to adopt **Agency Resolution 11-665**, amending the fiscal year 2010-2011 Covina Redevelopment Agency budget to reflect an appropriation of \$20,000 from housing set-aside undesignated funds to provide funding for replacement of the roof at the transitional house.

JNB2. City Council/Redevelopment Agency for the consideration of approval of Funding Agreement and Affordable Housing Agreement between Covina Redevelopment Agency and YWCA of San Gabriel Valley for transitional housing.

Staff Recommendation:

- a) Adopt **Agency Resolution No. 11-666**, approving that certain affordable Funding Agreement between Covina Redevelopment Agency and YWCA of San Gabriel Valley, and
- b) Adopt **Agency Resolution No. 11-667**, approving that certain Affordable Housing Agreement between Covina Redevelopment Agency and YWCA of San Gabriel Valley, and
- c) Adopt **Agency Resolution 11-668**, amending the fiscal year 2010-2011 Covina Redevelopment Agency budget to reflect an appropriation of \$474,000 from housing set-aside undesignated funds to provide financial assistance through the Funding Agreement (Wings) with the YWCA of San Gabriel Valley, and
- d) Adopt **City Resolution 11-6942**, approving that certain Funding Agreement (Wings) between the Covina Redevelopment Agency and YWCA of San Gabriel Valley and making certain associated findings; and
- e) Adopt **City Resolution No. 11-6943**, approving that certain Affordable Housing Agreement between Covina Redevelopment Agency and YWCA of San Gabriel Valley, and making certain associated findings.

**ADJOURNMENT**

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority/Housing Authority will adjourn to the next Regular Meeting to be held on **Tuesday, March 15, 2011** at 6:30 p.m. for closed session and at 7:30 p.m. for open session in the Council Chamber of City Hall, 125 E. College Street, Covina, California 91723.



**NOTICE AND CALL OF SPECIAL MEETING  
OF THE COVINA CITY COUNCIL/COVINA REDEVELOPMENT AGENCY/COVINA  
PUBLIC FINANCE AUTHORITY/COVINA HOUSING AUTHORITY**

TO THE MEMBERS OF THE COVINA CITY COUNCIL AND TO THE DEPUTY CITY  
CLERK:

NOTICE IS HEREBY GIVEN that a special meeting of the Covina City Council/Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority is hereby called to be held on Tuesday, March 8, 2011, at 6:30 p.m., in the Council Chamber located inside City Hall, 125 East College Street, Covina, CA 91723-2199.

Said special meeting shall be for the purpose of conducting business in accordance with the attached Agenda. No other business will be discussed.

Dated: Monday, March 7, 2011

/s/Peggy Delach, Mayor of the City of Covina, California

**AFFIDAVIT OF POSTING**

I, Catherine M. LaCroix, Deputy City Clerk, do hereby certify that the foregoing notice of special meeting was delivered via e-mail, faxed and/or hand delivered to each member of the Covina City Council; posted on the posting board at Covina City Hall as required by law; and faxed to the San Gabriel Valley Examiner and San Gabriel Valley Tribune; all on this 7th day of March, 2011.

/s/Catherine M. LaCroix, Deputy City Clerk