



**CCCHA Board of Directors Meeting
March 15, 2022**

Called to order at 7:07pm. Meeting was held via Zoom

PRESENT: Derek Barton, Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Lawrence Grey, Bob Guerin, Irene Kitamura, Bertrand Leroux, Mike Quinn, Bruce Russell, Allyson Saunders, Zach Schorr, Steve Shpilsky, Jane Wishon.

ABSENT- Tamir Nadborny, Oksana Volod

PRESIDENT'S REPORT: Allyson asked whether the Board had received the email she sent to all homeowners regarding the new HOA Dues invoices being distributed by mail. Only one resident questioned the 33% Dues increase this year and she explained to their satisfaction that we haven't raised the Dues in 5 years. We've already received approx. \$2,000 in Dues payments to date. Some Board members mentioned that our new management firm was charging a fee for the payment. Mike/Allyson will follow up to understand the reasons for this fee. • Tomorrow our Lead Officer Chris Baker will be hosting "Coffee with the Cop" for the community • We received the permit for the monuments, and it has been sent to the contractor. After 5 years in the works, we will have our new monuments. • Board still in favor of Zoom meetings until it is safe to meet in person as we did before the pandemic.

MINUTES of February 15, 2022: Bob moved to approve, Jane seconded, approved unanimously.

TREASURER'S REPORT: Mike reported that the Balance Sheet and P&L at the end of February have been sent to the Board; the Finance Committee did not meet on this yet.

FINANCE COMMITTEE: Committee spent enormous amount of time transitioning to the new HOA management firm, Ross Morgan, which is up and running now. • The committee needs to review our CPA relationship for tax purposes and will conduct interviews. • Bruce asked why we have a 25% deficit this year. Mike/Allyson explained that it is a deliberate decision of the Board to use our reserves to fund the deficit until the reserves are reduced appropriately, primarily to levels sufficient to cover litigation expenses that may be incurred.

SAFETY COMMITTEE: Constructive monthly meetings with APS continue. There was one incident this month, a homeless lady walking early in the morning around Cheviot and Dannyhill; APS was able to remove her from our neighborhood. • A car pulled into a driveway on Cavendish after a UPS delivery and took 5 packages. • Alexis advised that the app "CrimeMapping.com" provides a lot of information on crime in the area. • Speeding on our streets remains an issue.

ARCHITECTURE COMMITTEE: Construction continues unabated with many new houses being built. Committee is dealing with a builder who installed A/C units on the roof, which is not allowed. Most non-compliant issues are with new builders/contractors and new architects who haven't worked in our neighborhood before.

TRAFFIC COMMITTEE: No report.

COMMUNICATIONS COMMITTEE: Derek reported that the website is up to date. • Derek visited ACE Hardware for an update on our leaf blowers and to thank them again for the CCCHA discount. As of today, three CCCHA residents have bought leaf blowers. Two others indicated they will be purchasing. Derek recommended that all Board members lead the way to adhere to the law for a less toxic and noisy neighborhood by getting their own gardeners to use battery operated leaf blowers.

LEGAL COMMITTEE: No report but keep an eye on the home with the A/C on the roof, as noted in the Architecture report.

GREEN COMMITTEE: Jane urged that we do not use our HOA funds to trim trees, which are the homeowner's responsibility. The Board agreed that at least we should identify the trees at risk of falling or dropping branches, then inform the homeowner and ask them to trim them. If the homeowner doesn't want to take care of this potential liability, then the Board will discuss whether to take action ourselves since the City does not have the manpower or the funds to trim our parkway trees as they used to.

FILMING COMMITTEE: Derek reported that \$10,250 of filming revenue has been billed to date in 2022; \$1,500 is outstanding.

BLOCK PARTY COMMITTEE: Derek asked the Board members if they were still in favor of our annual Block Party, which we have held since 2002. Even though our sponsors don't cover all the expenses, the Board members agreed that it was important to have our Block Party, which brings our HOA together, is a fun event for everyone, and shows goodwill for our community. Following discussion, the overwhelming consensus of the Board was that every child in the Cheviot Hills area who happens by our Block Party can play on our bounce houses and on the climbing wall, but the food, drinks, pumpkins, and raffle prizes, such as the Apple Watch and iPad, are only for our CCCHA members since their HOA fees help pay for it. Additionally, allowing more people from outside our HOA will increase security issues. • Derek and Irene will meet with the event company to go over the costs and Block Party event scheduled for October 23rd.

WNC REPORT: Jane reported announcements at the last meeting of the creation of a Los Angeles cabinet of tourism, a free tax program, a recycling textile program, and discussed the new state bill (#AB1910), publicly owned golf courses for a conversion of affordable housing (2021-2022) – see details at the end of these Minutes.

CD-5 REPORT: Derek reported that he and Allyson were on the Zoom call February 26 for the City Attorney forum led by Marcia Selz. The HOA attendees were asked afterward who they would vote for following the forum. The tally: 44% for Hydee Feldstein Soto; 39% for Kevin James; 17% for Marina Torres; 0% for Teddy Kapur. Derek and Allyson were also on the Zoom call on March 12th for the City Council candidates' forum. The HOA attendees once again weighed in: 76% for Sam Yebri; and 24% for Katy Young Yaroslavsky.

RECOGNITION: None

OLD BUSINESS: None

NEW BUSINESS: None

MEETING ADJOURNED at 8:52pm

NEXT BOARD MEETING: April 19, 2022

Respectfully submitted by Bertrand Leroux, Secretary

DETAILED WNC REPORT:

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

ASSEMBLY BILL NO. 1910

Introduced by Assembly Member Cristina Garcia

February 09, 2022

An act to add Chapter 14.7 (commencing with Section 50871) to Part 2 of Division 31 of the Health and Safety Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 1910, as introduced, Cristina Garcia. Publicly owned golf courses: conversion: affordable housing. Existing law establishes the Department of Housing and Community Development and requires it to, among other things, administer various programs intended to fund the acquisition of property to develop or preserve affordable housing.

This bill would, upon appropriation by the Legislature, require the department to administer a program to provide incentives in the form of grants to local agencies that enter into a development agreement to convert a golf course owned by the local agency into housing and publicly accessible open space, as specified. This bill would require the department to award funding in accordance with the number of affordable units a local agency proposes to construct.

DIGEST KEY

Vote: majority Appropriation: no Fiscal Committee: yes, Local Program: no

BILL TEXT

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Chapter 14.7 (commencing with Section 50871) is added to Part 2 of Division 31 of the Health and Safety Code, to read:

CHAPTER 14.7. Conversion of Publicly Owned Golf Courses to Affordable Housing

50871. (a) Upon appropriation by the Legislature, the Department of Housing and Community Development shall administer a program to provide incentives in the form of grants to local agencies that enter into a development agreement to convert a golf course owned by the local agency into housing and publicly accessible open space.

(b) In order to be eligible for a grant, a local agency shall enter into a disposition and development agreement with a developer that, at a minimum, meets the following requirements:

(1) The agreement ensures that at least 25 percent of all new dwelling units developed on the former golf course are affordable to, and occupied by, lower income households, in accordance with subdivision (c).

(2) At least 15 percent of the development is publicly accessible open space. Space used as a golf course shall not be considered open space.

(3) No more than one-third of the square footage of the development, excluding the portion reserved for open space, is dedicated to nonresidential uses. Parking shall be considered a nonresidential use.

(c) (1) Rental units developed pursuant to this section shall be subject to a recorded deed restriction of 55 years that provides that the units designated for use by lower income households are continuously available to or occupied by lower income households at rents that do not exceed those prescribed by Section 50053, or, to the extent that the terms of federal, state, or local financing or financial assistance conflicts with Section 50053, rents that do not exceed those prescribed by the terms of the financing or financial assistance. The deed restriction shall authorize the local agency to monitor the development for compliance with its terms.

(2) (A) Ownership units developed pursuant to this section shall be subject to a recorded deed restriction of 45 years that provides that the units designated for use by lower income households are continuously available to lower income households at affordable housing costs that do not exceed those prescribed by Section 50052.5, or, to the extent that the terms of federal, state, or local financing or financial assistance conflicts with Section 50052.5,

affordable housing costs that do not exceed those prescribed by the terms of the financing or financial assistance. The deed restriction shall authorize the local agency to monitor the development for compliance with its terms.

(B) Ownership units developed pursuant to this section shall be subject to an equity sharing agreement consistent with paragraph (2) of subdivision (c) of Section 65915 of the Government Code, and the local agency shall utilize any proceeds received from an equity sharing agreement for programs to facilitate lower income home ownership.

(d) To the extent that funds are available, the department shall issue a Notice of Funding Availability (NOFA) covering the 12-month period after the NOFA is issued, and, if there was no NOFA for the previous 12-month period, covering the 12-month period before the NOFA was issued. The department shall accept applications from applicants throughout the 12-month period after the NOFA is issued.

(e) (1) The department shall allocate a grant to each local agency that meets the criteria specified in subdivision (b) in an amount determined by the department and pursuant to the NOFA. For each NOFA, the department shall allocate grants according to the number of affordable units each local agency proposes to construct. The department shall award a greater portion of available funding to local agencies that propose to construct a higher number of affordable units, in accordance with subdivision (c). If the amount of funds available to the department is insufficient to provide each eligible local agency with the full grant amount specified in the NOFA, the department shall reduce the amount of grant funds awarded to each eligible local agency proportionately.

(2) The department shall disburse one-half of the grant funds awarded to the local agency after the local agency enters into a development agreement that meets the criteria of this section. The department shall disburse the remaining one-half of the grant funds awarded to the local agency after the completion of the development of housing and publicly accessible open space that meet the criteria of this section and the development agreement.

(f) The department may review, adopt, amend, and repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, or standards set forth in this chapter. Any guidelines adopted pursuant to this chapter shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(g) For purposes of this section, both of the following definitions apply:

(1) "Local agency" means any local public agency and excludes any state agency, board, or commission.

(2) "Lower income household" has the same meaning as in Section 50079.5 of the Health and Safety Code.

The first hearing is next week - doesn't look like there are any co-authors and it authorizes incentives, doesn't automatically convert.