

Community Development Commission Special Meeting Minutes

December 13, 2024

CALL TO ORDER

Chairperson

Commission members present:
Ceja Villa, Cornelious, Gallegos, Gutierrez,
Padilla, Rios, Wilhelm

Staff:
Executive Director, Housing Division Manager,
Housing Programs Coordinator, Recording Secretary

PUBLIC COMMENTS – None

CONSENT CALENDAR ITEMS

1. Excuse Commission Member(s) absence(s)

Recommended Action: Excuse the absent member(s).

**Moved by Commissioner Cornelious, seconded by Commissioner Gallegos to
Approve Consent Calendar items.**

YES: 6 – Ana Laura Padilla, Daniel Cornelious, Idalia Rios, Claudio Gallegos, Alfonso Ceja
Villa, Vivian Wilhelm

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 –

Status: 6 – 0 – 0 – 0 – **Pass**

*****END OF CONSENT CALENDAR*****

**Commissioner Ceja Villa recused himself.*

BUSINESS CALENDAR

2. Approve a Pre-Commitment of \$9,807,571 in HOME Program Funds for the
Development of 40 New Affordable Ownership Units Located at 621 W. Alton Ave.;
Approve a Pre-Commitment of \$900,000 in Inclusionary Housing Funds for the

Conversion of Nine (9) Rental Units into Affordable Ownership Condominium Units
Located at 425 E. Wellington Ave

Recommended Action:

1. **Recommend the City Council to authorize the City Manager to execute a pre-commitment letter with Habitat for Humanity of Orange County for \$9,807,571 in HOME Investment Partnerships Program funds for the development of 40 new affordable ownership units located at 621 W. Alton Ave., Santa Ana, CA (APN 410-351-02), subject to non-substantive changes approved by the City Manager and City Attorney.**
2. **Recommend the City Council to authorize the City Manager to execute a pre-commitment letter with Habitat for Humanity of Orange County for up to \$900,000 in Inclusionary Housing Funds that would allow for the conversion of nine (9) existing rental units into affordable ownership condominium units located at 425 E. Wellington Ave., Santa Ana, CA (APN 398-028-12), subject to non-substantive changes approved by the City Manager and City Attorney.**

***Minutes:** A representative from Habitat for Humanity partnered to give the presentation.*

The Commission engaged in a Q & A session.

Moved by Commissioner Gallegos, seconded by Commissioner Cornelious to Approve.

YES: 5 – Ana Laura Padilla, Daniel Cornelious, Idalia Rios, Claudio Gallegos; Vivian Wilhelm

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 –

Status: 5 – 0 – 0 – 0 – **Pass**

*****END OF BUSINESS CALENDAR*****

COMMENTS

3. Staff member comments

***Minutes:** Mike Garcia – Wished the Commission a happy holiday season and thanked Tim from KMA for his work on these projects.*

4. Commission members comments

Minutes:

- *Cornelious – Announced his resignation to the Commission, as he will be relocating up north. He was pleased that his final meeting was involved in the decision for one of the largest affordable housing projects.*
- *Gallegos – Wished everyone a happy holiday season.*
- *Rios – Thanked everyone for the work they do.*
- *Padilla – Thanked everyone for their hard work, expressed gratitude to Habitat for Humanity for all the projects they bring to the city, and invited everyone to the Tamale Festival on Saturday, December 14.*
- *Wilhelm – Thanked everyone and expressed her excitement about being part of the Commission. Everything is new to her, and she's looking forward to figuring things out and learning from everyone.*

ADJOURNMENT

The next regular meeting of the Community Development Commission is scheduled for January 22, 2025 at 4:30 PM.