



Citizen Advisory Committee (CAC) Meeting
Hemet Public Library- 2nd Floor
Thursday, January 24, 2013 - 3:30 PM to 5:30 PM

AGENDA RECAP

OPPORTUNITY FOR PUBLIC COMMENT: *Members of the public may be given an opportunity to comment on agenda items at the conclusion of each discussion item, as time permits.*

1. Call to Order- Chairman Dan Goodrich

Chair Dan Goodrich called the meeting to order at 3:32 p.m.

Staff Present: Ron Bradley – Interim City Manager
Deanna Elliano – Community Development Director
Steve McEwen – Assistant City Attorney

CAC Present: Jim Connell
Patti Drusky
Gary Fowler
Eva Gifford
John Gifford
Daniel Goodrich
Frank Gorman
Mona Groff
Norm Kyriss
Larry Graves
Mary Ann Mari
Robert Masson
Sharon McComb
Shellie Milne
Carlos Navarro
Stefany Nelson
Michael Ramirez

CAC Absent: Eric Gosch
Robert Youssef
Connie Hall

It was determined that Item Nos. 7 and 8 would be continued to a future agenda, and Item No. 6 moved to be discussed immediately following Item No. 3.

2. Introduction of New City Council CAC Liaisons and Interim City Manager

CDD Elliano introduced new City Council Liaisons, Mayor Robert Youssef (not present) and Council Member Shellie Milne, along with new Interim City Manager Ron Bradley.

3. Comments or corrections to the November 29, 2012 CAC Agenda Recap (distributed via e-mail to CAC members)- CAC members

The November 29, 2012 Agenda Recap was approved as presented.

6. Response to Community Comments regarding CAC discussion of potential rental unit fee/business license tax –Community Development Director Elliano

Chair Goodrich deferred to Assistant City Attorney Steve McEwen for an explanation regarding the rental unit fee/business license tax item.

Assistant City Attorney McEwen introduced himself and indicated that he would be providing an explanation regarding this item. He advised the audience that the CAC was a voluntary group who possessed no decision making authority. He explained that the CAC generally participates in brainstorming sessions and discussions in an effort to formulate ideas and possibilities to present to the City Council. He added that neither the CAC nor the City Council had the ability to impose a tax or business license fee on the residents of the City. If there was going to be any increase to any tax in the City, it would require a two-thirds vote by the residents of the City, pursuant to Proposition 218 which is something that every City in the State of California must follow. Therefore a ballot proposition would be required.

There has been discussion amongst this Committee from time to time on ways to increase revenue for public safety purposes, and a lot of ideas have been thrown out there. One of the ideas discussed at a couple of meetings was to explore the possibility of increasing the business license fee for rental units in the City. At this point there hasn't been any formal recommendation made, or action taken. The CAC can take a vote and make a recommendation, but thus far that has not happened, and there has been no direction from the Council to take any specific action on this subject. What we are really dealing with right now is some ideas that were presented in a brainstorming session, and then discussed in an open public forum. Any idea from this body could be presented to the City Council, and if the Council wanted to increase the business license tax, they could have the item placed on a ballot for the Hemet voters to decide.

CAC Member Robert Masson made a motion to remove the Business License tax/rental fee item from the agenda until such time that more input has been received from the public.

Chairman Goodrich clarified the motion and asked for a second.

City Attorney McEwen suggested a roll call vote.

CAC Member Sharon McComb expressed her feeling that it would be a mistake to remove the item from the agenda with the number of concerned residents present to hear the discussion.

CAC Member John Gifford noted that that if the item were removed from the agenda then it could not be discussed. Noting that the CAC was acting as an advisory group, and that there were over 300 members of the public present to assist them, he suggested that the matter at the very least be discussed and continued, rather than being removed from the agenda.

CAC Member Mary Ann Mari concurred, noting that the reason for the large public turnout was in response to this item, and it should be discussed. She suggested that discussing it now may dispel some of the concern and frustration of the public, and perhaps prompt the CAC to remove the whole matter from further discussion, and take it off the table completely.

CAC Member Mona Groff asked if CDD Elliano was intending to clarify the matter as part of her staff presentation.

CDD Elliano stated that staff was prepared to clarify the differences between what a rental registration program might be and what a business license tax program might be, as ideas. However, as City Attorney McEwen mentioned, the overall miscommunication that was out there, perhaps as the result of a flyer that the City did not produce, was that there would be some consideration for a tax, or that this group would be approving such a tax, or putting such a tax forward, and that is not the case, as explained by the City Attorney. Since the item is on the agenda, if the CAC wishes to do so, it can take comment from some speakers, have discussion amongst the group, and determine what additional information the CAC would like to receive to assist them in making any recommendations regarding rental unit programs. She asked if the CAC would like to hear a presentation on the two types of rental programs before they proceeded with any discussion.

CAC Member Gifford noted that there was still a motion and a 2nd on the table that needed to be dealt with.

At the request of the Chairman, Minutes Secretary Shaw re-read the motion that had been made.

CAC Member Masson withdrew his motion from the table.

Chairman Goodrich deferred to CDD Elliano for her explanation regarding the rental programs that have been discussed.

CDD Elliano embarked on her presentation, beginning with the Rental Unit Inspection Program, which she noted many communities have adopted. She explained that under this program, a rental property owner would pay an annual fee for the City to come in and inspect their rental units on an annual basis. Such a program would not impact most of the members of today's audience, who are primarily Mobile Home Park (MHP) residents, as Mobile Home inspections within traditional MHP's are provided for under Title 25 of the California Government Code, and would therefore be exempt from any fees implemented under the Rental Unit Inspection Program. Some mobile homes that are in subdivisions rather than parks, such as those in Sierra Dawn, may be affected, but that is something that we would have to get further clarification on.

For those in the audience who may be wondering why we are focusing on rentals, statistically rental properties tend to have a 48% larger propensity for crime than owner-occupied units. Many similar programs in other communities have a "good land-owner" discount or exemption once it has been established that the rental property is not problematic. However, we have a large number of absentee landlords in our City who have rentals here but do not reside here themselves, and do not screen their tenants. We have dealt with many of these units, and it is these types of rentals that we are focusing on finding solutions.

Another idea that has been discussed by the CAC for its potential to generate revenue is the existing Business License Ordinance, which has a number of formulas for how businesses are required to pay for an annual business license. Depending on the type of businesses, there are different types of schedules. There is one particular schedule that applies to rental units. This schedule does not apply only to apartments, but rather covers many types of rentals, including storage units, assisted living facilities, office space, etc. This also includes MHP's to the extent that the MHP owner is paying the fee. This business license tax was established many

years ago and is set in place. It cannot be adjusted, increased or amended without a ballot vote. It is set at \$40 per year per business for up to the first three units, and then an additional dollar for each unit thereafter.

CAC Member Mari noted that she has 182 units in her MHP and recently paid close to \$2600, a portion of which was for the city business license tax.

CDD Elliano noted that for conventional MHP's, there are also state fees that must be paid, which the City is obligated to collect from all parks within the City. The City keeps a portion of the fee, which is supposed to cover the City's costs of collection and MHP inspection, and then forwards the remainder of the fee to the State of California.

Some of the discussions with the CAC have been regarding what can be done to improve the City, and how revenues can be raised that could be directed to public safety. There are many other forums that feel the abatement of crime is just as important as the matter that brought this audience here today.

CAC Member Mari recommended that the organized presentations within the audience be permitted to speak before the Committee.

Chairman Goodrich noted that he had received several speaker slips for which a handful included organized group speakers.

CAC Member Larry Graves introduced himself as a new CAC member, having been appointed in October. He noted that he had recently manned the ROCS booth at the Farmer's Market with Community Investment Director John Jansons. He stated that he was representing the Hemet West Mobile Estates, and commended the CAC for their work thus far. Having been absent from the November CAC meeting, he indicated that he took exception to the CAC's idea of moving forward with the establishment of a \$25 per month rental unit fee. He read a prepared statement notating the reasons that he felt that MHP's should be left out of this equation.

Chair Goodrich asked if there were any other CAC member who wished to speak before moving on to public comments. Since there were none, he invited Donna Banks to the podium to speak for her group.

Donna Banks introduced herself as the president of the Valley Mobile Home Residents Association, and stated that she would like to explain the flyer that she had generated and how a \$25 per month fee would impact MHP residents

throughout the valley. A MHP owner would not be in a position to absorb this fee, and it would, therefore, be passed along to the park residents. This is our concern. She thanked Chairman Goodrich for the information that was made available, and noted that if they had been given the information that the City Attorney had provided today, they might not be at this point. She recommended that the rental unit fee be completely removed from the agenda as an item of consideration, and suggested that rather than a rental tax, perhaps a utility tax should be considered for everyone in the City, and not just renters.

Chairman Goodrich thanked Ms. Banks for her speech, and invited Julie Pauley to the podium.

Julie Pauley introduced herself as a representative of WMA. She advised that she had been present for a couple of CAC meetings that had included discussion of this item, and that there was mention of how it would be a great opportunity to increase the police force of the City. Even after addressing the CAC with Ms. Banks regarding how impacted some of the senior citizens in the valley MHP's would be, the CAC indicated their desire to move forward. She went on to explain that most of the residents in the audience today own their mobile homes, but rent the land within the MHP's that their homes sit on. They pay property taxes, and the imposition of a rental tax would be adverse. We would support looking at other cost recovery methods, but encourage this committee to discontinue this attack on renters.

Erin Guzman introduced herself as the attorney for the Hemet West Mobile Estates, speaking on behalf of the residents. She explained that if the proposed fee were imposed, her client would be unable to avoid passing the fee along to the residents. She stated that she had a petition with over 300 signatures opposing the fee, noting that this type of an increase was one that few of the residents could sustain, and that they did not want to see this burden placed on them. She noted that a majority of the mobile homes with the City's parks were owned by their residents, with only a handful of abandoned homes whose owners had been unable to sell them being rented out by the parks. She respectfully requested that the CAC not proceed with recommending this tax proposal.

Karen Howard: As a homeowner in Hemet West I pay property taxes and space rent. The owner of the park also pays property taxes. To put us in the same category as the people causing the problems within the City is inappropriate. She voiced her opposition to the proposed rental unit fee.

James Darby: I haven't heard anybody mention rent control property. Per the California Civil Code, rent control properties in Hemet are governed by the City. It seems a conflict of interest when we go to the City to protect our rent control, and they are going to raise our rents. Any increases that are passed on to the landlord will ultimately be passed on to the residents. We have a great park owner who could impose a percentage rental increase each year, but only charges a \$5 increase. Food, medicine, and rent are the necessities of life, and we would have to take from one to pay a rent increase.

William Charles McCowsky: Expressed his opposition to the proposed rental unit fee, and also expressed frustration with a past Rent Review Committee at which the residents of the Colonial Country Club Mobile Home Park were basically required to absorb the cost of the property owner's taxes. He noted that some of the areas that are designated as "senior only" should be restructured, and then discussed a criminal incident that had happened in their park. We need the City's help in eliminating the criminal element in our City so that the cost of police can be reduced.

Claude Elliot: Noted that he has been a Hemet West resident for eight years. He referred to the subject of absentee landlords, and asked why the City didn't target those landlords for cost recovery efforts and increased revenues for police protection. He concurred with Mr. McCowsky's comments regarding criminals coming into the valley, and stated that he hoped the City was able to do something that would help everyone.

Louise Ellison: Addressed the Committee as a resident of Eden Roc Mobile Home Park. The Press Enterprise published an article several months ago regarding crime in Hemet, which brought it to my attention that I live in an area where over 90% of the City's crime occurs. I was amazed when I read that most of the crimes happen in the early morning to middle of the afternoon hours. Within a couple hundred feet of this building are several dozen parked police cars. She suggested that some of those cars be parked in her neighborhood and moved occasionally as a deterrent, noting that a perpetrator would be less likely to commit a crime in the vicinity of police car. Another problem is the people that hang out at Walgreens after 5:00 p.m., and bang on the backs of customer's cars, creating an unsafe environment. Loiterers need to be eliminated so that people can feel safe again.

Unidentified Member of the Public: Commended the City of Hemet's Police volunteers, and suggested that it might be a good idea to increase the volunteer unit. A lot of people in this room today might be willing to volunteer.

Lynn Valmer: Addressed the CAC as a landlord as well as a renter in Hemet. I have a great family renting my five-bedroom family home, and I dropped the rent by 30% because they came to me and indicated that they could no longer afford what they were paying. They are decent people, and it is hard to find that in renters. She asked if it was correct that if the rental unit fee were to appear on the ballot and pass that it could go into the general fund and not necessarily even have to be used for public safety.

Annie Greenfeld: Currently resides in the Saddleback Mobile Home Estates where she has been for approximately three years. She is in agreement with the \$25 fee, and feels that public safety has to be the first priority. Because the City has so many senior citizens, it is the City's job to protect them, but it can't be done on their backs, by charging them a tax. She suggested that grants be sought, and perhaps some assistance in writing the grants. Everyone is in agreement that more police protection is needed, but the citizens don't understand why the City is not looking for other funding sources. There are programs out there; the City just needs to get creative in finding them.

CDD Elliano advised that the Police Chief could not be present for today's meeting, but indicated that the Police Department had been aggressively pursuing various avenues for funding, including grants.

John Sumner: Stated that when he moved to Hemet in 1982 it was one of the prettiest cities in California. There was no crime, prostitution, gangs or drugs. You could walk down the streets and feel safe. Then, about five or six years ago the politicians decided to start bussing in the criminals and parolees and the atmosphere of the community has changed dramatically since then.

Jacqueline Reed: Thanked everyone for showing up today, and noted that she is a retired nurse who has lived in the community for many years. She is living on one quarter of the income that she brought in as a nurse, and cannot afford any increase in her rent. She resides in Eden Roc, where they have a neighborhood watch program that takes care of their park with vigilance, which is necessary to come up with different ideas and thoughts to address challenging issues.

Kevin Sechrest: Addressed the CAC as a Hemet resident that has attended several ROCS meetings. He is disappointed, as are many residents, to hear about the \$25 fee associated with rentals. The Rental Housing Inspection program is the key to turning this town around. There is a lot of old rental stock in this town that is very under-served. CDD Elliano was pretty explicit that this would not affect mobile

homes, and we do have major problems with rentals in this town that need to be addressed. A \$25 fee is beyond what is justifiable, but the Rental Inspection program has been very successful in Sacramento, and he thinks this is what is needed for Hemet.

Diane Listu: Spoke as a realtor in Hemet, who sells mobile homes and has to convince people to move to this town. Why can't we make Hemet a destination point? The City should consider adding a water park on Domenigoni Parkway, along with an R.V. resort, and bring in revenue rather than taxing the citizens to death.

Chairman Goodrich closed the public comment session.

CAC Member Groff suggested that all of the people who say that they want to help should go to City Hall and sign up to be volunteers.

CAC Member Norm Kyriss agreed that the \$25 rental fee should not be imposed on the seniors, and mentioned a comment that had been made about tackling the source of the problem. He referred to the absentee landlords who do not screen their tenants, and suggested that Code Enforcement be utilized to check out some of these problem properties. He noted a recent incident where even the handyman fixing a vandalized property was afraid for his safety.

CAC Member John Gifford stated that this movement today is awesome. When people put their minds to something they can really get things done. For the people remaining in the audience, please note that you can send any suggestions that you have or come up with to the same mailbox that you sent your letters of opposition to.

CDD Elliano referred to the recently printed Hemet ROCS cards that are located on the table near the entry doors, which include the address for City Hall. Any suggestions can be sent to the Community Development Department.

4. Summary Update on Hemet ROCS Field Operations Task Force Efforts - *Community Development Director Deanna Elliano & Police Chief Dave Brown*

A detailed PowerPoint presentation was provided by CDD Elliano, who explained the purpose of the CAC, and outlined their current status & accomplishments, including ten ordinances to assist in combating crime. She noted what each of those ordinances were, and advised that all ordinances provide a foundation and tools for the existing police and code enforcement officers and task force members. She

discussed the remaining ordinances that were under preparation, including the Social Host ordinance, the Unruly Gatherings ordinance, an update to the Administrative Citations ordinance, an ordinance pertaining to abandoned and foreclosed homes, and an update to the Nuisance Abatement ordinance.

Hemet ROCS programs underway with existing staff resources include: Florida First; Shopping Cart Abatement (since this started in May of last year, 1,625 shopping carts have been retrieved by City staff); Graffiti Abatement by Valley-Wide and the City's Public Works Department; the Hemet ROCS Operations Task Force, which rolled out in October/November as a task force effort that includes the Police Department, Code Enforcement, Building & Safety, and the Fire Department; volunteer programs; and ROCS Public Outreach, among others.

Hemet ROCS programs currently being developed are: the abatement of boarded up/abandoned properties; rental unit database & tracking system; Crime Free Multi-Family Housing program; commercial property clean up & beautification; and off-sale alcohol sales store inspections.

CDD Elliano went on to discuss property inspections performed by the Field Operations Task Force, noting that Tier 1 property inspections were led by the Police Department for safety reasons, and then followed up by Code Enforcement, Building & Safety, and Fire. Tier 2 properties do not tend to have safety issues that require a police presence, but are served more by Code Enforcement, Building & Safety, and the Fire Department. To date, the task force has completed 733 inspections at 10 separate properties. She outlined some success stories regarding those properties, including: the Carson Street apartments (Tier 1); the Diamond Inn (Tier 1); the Town & Country Mobile Home Park (Tier 1); the Palm Court Apartments (Tier 2); and the Oak Terrace Senior Apartments (Tier 2).

Unidentified member of the public: Do you have a list of what you're looking for in these inspections that could be provided to property owners so that they can be aware and prepared?

CDD Elliano responded that no such list has been developed yet for individual rentals but that there is a comprehensive list for mobile home park inspections. She noted that a 30-day notice to MHP's was required prior to an inspection.

Chairman Goodrich asked if the MHP inspection checklist included an inspection of individual homes, or just the services of the park itself.

CDD Elliano responded that the City's duty under Title 25 was for the exterior, unless a resident requests an interior inspection.

CAC Member Mari stated that the Riverside County HUD Section 8 Housing program has a wonderful inspection list, and in order to meet their qualifications for HUD housing it is very defined. She suggested that the City may want to consider this list for their inspection purposes.

Unidentified member of the public: How are properties selected for inspection?

CDD Elliano responded that, while the selection of Tier 1 properties is defined by specific criteria related to criminal activity or code complaints, Tier 2 properties are generally selected according to the number of complaints received regarding health and safety issues. However, we do have an upcoming inspection of a MHP that is being performed at the request of the park owners and residents.

CDD Elliano advised that due to the amount of time spent on these inspections and the subsequent follow-up, staff was only able to complete about two inspections of apartment complexes or MHP's per month.

5. Update regarding status of citywide Rental Unit Database – Community Development Director Elliano

CDD Elliano advised the CAC that in response to their inquiries about a city-wide Rental Unit Database, staff was diligently working to establish one, however it has proven to be a very complex task.

CDD Elliano displayed a Power Point presentation to outline the efforts that had been expended thus far in establishing a comprehensive database. She explained that in reviewing a variety of different data sources, it was found that every data set is different – census data, California Department of Finance data, data from private companies, etc. We are striving to use aggregate data, and are currently exploring software options that might be helpful. Unfortunately, the City's existing business license software does not currently break data down by type, but staff is looking at ways to bring it up to date in order to do so.

CDD Elliano distributed a copy of "Current Data Results (January 2013)," and gave a brief explanation of the information. She noted that 22% of single-family detached homes are currently rentals, whereas 81% of multi-family housing types are rentals.

A majority of mobile homes tend to be owner-occupied, with only an approximate 12% being rentals. There is an estimated 14% vacancy rate.

Chairman Goodrich thanked CDD Elliano for her presentation, noting that the results were a bit more staggering than he had expected. He asked if it was truly correct that 32% of the community was comprised of rental property.

CDD Elliano indicated that this was correct, clarifying that 32% of the non-vacant housing community is rental property.

Discussion ensued regarding the data results.

Chairman Goodrich indicated that he was aware that the City was required to provide a certain percentage of affordable housing, and asked what portion of the data provided reflected that.

CDD Elliano explained that the City's obligation to provide affordable housing is required by the State of California. The City does not actually have to provide the housing, or construct it, but rather needs to provide available land for affordable housing to be developed, as demanded by the state's Regional Housing Needs Allocation for our community.

CAC Member Groff stated that she wished the presentation had been given while the bulk of the audience was still present.

6. Response to Community Comments regarding CAC discussion of potential rental unit fee/business license tax –Community Development Director Elliano

This item was reviewed immediately following Item No. 3.

7. Report on Draft Social Host Ordinance – Community Development Director Elliano and City Attorney

Continued to the February 28, 2013 CAC meeting

8. Presentation regarding Police Department Technology Upgrades –Police Chief Dave Brown

Continued to the February 28, 2013 CAC meeting

9. CAC Roundtable – CAC Chair & Committee Members

Several members of the CAC requested a copy of CDD Elliano's updated presentation on accomplishments, and it was agreed that she would prepare a single-page update that would be emailed to the CAC.

CAC Member Groff referred to an article in the paper regarding the City of San Bernardino's rolling out anti-prostitution plans, and their intent to post photos of "Johns" on their website. She suggested that the City of Hemet push for a similar effort, perhaps placing photos of the "Johns" in the newspaper.

A lengthy discussion ensued regarding this subject.

CAC Member Jim Connell referred to a "Project Rachel" that was designed to help girls that were stuck in prostitution to find a way out. He noted that there had been substantial success with the younger girls, with a smaller margin for those in their 20's and 30's.

CAC Member McComb referred to a police bulletin that she had seen which reported on AB 109 – the disastrous state law that has released so many criminals from state prisons and put them back on our streets. According to the bulletin, in the past 15 months 28,000 felons have been released, and are now on the streets with us.

CAC Member Gorman voiced his thought that a lot of what was heard at today's meeting was indicative of the crime in our valley. We are here to give ideas and options of what we might do to stop the crime, and this is one of the reasons that I wanted to be on this Committee. Many people say that lower rents are bringing the criminals here because they can afford to live here, and that what we need is more police. We clearly have a crime problem here. I was at a meeting recently, where a leading economist indicated that where there are more rentals, the crime is greater. It was never our intention to put this fee on the senior citizens in our valley – this was a misunderstanding of our prior discussions. We are here to try and bring suggestions forward to solve the criminal problem and restore our community. I personally believe that what this valley needs is more police, and to achieve that you have to pay for it. I would like to stick that fee to the absentee landlords who let unscreened tenants move into their rental properties.

CAC Member Groff asked if Hemet was considering installation of energy saving streetlights, as was the City of San Jacinto, as a money-saving effort.

CDD Elliano responded that she was not sure where the City was at with that, but noted that the Public Works Director was in close communication with San Jacinto regarding the subject. She added that the City was also looking into establishing a requirement for any new lighting to be LED cost efficient lighting.

CAC Member Gary Fowler commended Chairman Goodrich's decision to move Item No. 6 to the beginning of the agenda, noting however, that it was too bad that a larger part of the audience had not stayed to hear the presentation given by CDD Elliano.

Chairman Goodrich closed the roundtable session by stating for the members of the audience who remained, that this Committee was composed of volunteers who were dedicating their time in an effort to make the community a better place, because we care. We don't have the emergency personnel that we used to, the City lost a lot of money when the Redevelopment funds were taken away by the State, and both the citizens and the City are feeling the stress. We are trying to get back on track. Over 150 letters were received disputing a \$25 fee, which is a hot topic because people can't afford it. I would like to encourage citizens to send ideas that they might have for solutions to the same address that those 150 letters were sent: 445 E. Florida Ave., Hemet, CA 92543. We need the public's input, and it would greatly benefit us in moving forward.

10. Comments from the Public regarding items not on the agenda – Chairman Goodrich

(This is an optional portion of the agenda at the discretion of the Chair, and allowed as time permits.)

There were no additional public comments.

11. Adjournment to the meeting of February 28, 2013- Chairman Goodrich

It was MOVED by Larry Graves, SECONDED by Robert Masson, and unanimously agreed to adjourn the meeting at 5:42 p.m. to the February 28, 2013 meeting of the Hemet ROCS Citizens Advisory Committee.
