

MINUTES OF THE ADJOURNED JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND REDEVELOPMENT AGENCY BOARD HELD ON MONDAY, FEBRUARY 4, 2002, AT 5:45 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor/Chairman Eaton called the meeting to order at 5:45 p.m.

II. ROLL CALL

Present: Mayor/Chairman Eaton; Mayor Pro Tem/Vice Chairman Paulitz; Council Member/Director Ruh; City Manager/Executive Director McDougal; Director of Administrative Services Starr; Director of Redevelopment/Public Works Staats; Director of Community Development/Agency Planner Clark; City/Agency Engineer Hudson; City Clerk/Agency Secretary Crawford

Absent: Council Member/Director Dutrey (arrived 5:55 p.m.); Council Member/Director Raft

III. PUBLIC COMMENT - None

IV. COUNCIL/AGENCY WORKSHOP

A. Presentation on Officer Next Door Housing Program

Captain Kevin Piper gave a presentation on the **Montclair Peace Officer Incentive Program**. He reviewed a study he conducted consisting of a review of the existing program, research of 30 area cities for similar programs and possible interest in participating with the City of Montclair in such a program, and a survey of the City's public safety employees regarding their interest in and their needs related to such a program. He drew the following conclusions upon evaluation of survey results:

1. The salary cap would result in a total of approximately only five to seven Police Officers who would be able to participate in the program.
2. The geographical limitations severely restrict Police Officers to housing types or locations that eliminate adequate neighborhood home-design options.

Council Member/Director Dutrey arrived at 5:55 p.m.

3. The crime-rate requirements discourage Police Officer

participation in the program.

4. Some Police Officers simply would not live in the city they police for reasons of the increased possibility of becoming involved in off-duty incidents or confrontations with individuals they have had to arrest.
5. Safety is always a big concern.
6. Proximity to work services and recreation is important.

In conclusion, Captain Piper made the following alternative recommendations regarding disposition of the existing program:

1. Continue the existing program, offering no further incentives.
2. Eliminate the program.
3. Develop a unique program similar to the **City of West Covina's** to fund a limited number of mortgages at an acceptable interest rate (perhaps 7.5 percent) from the City's General Fund.
4. Replace the existing program with an incentive program similar to the **City of Ontario's**. Using a ratio of loans to Police Officers, the City would bear up to \$10,000 in financial obligation over a ten-year period per loan, forgiving \$1,000 per loan each year that the Officer remains in the residence. Assuming two loans are provided, the City financial liability would equal \$20,000 over ten years.
5. The most viable solution might be to leave the existing program in place for those who qualify and implement a program similar to Ontario's.

Council Member Ruh suggested the restrictive income cap be raised and the urban neighborhood requirement be eliminated to make the existing program more feasible and attractive to the Police Officers.

Captain Piper stated that the funding source for the program, the Redevelopment Agency Low- to Moderate-Income Housing Fund, would not allow such amendments.

Council Member Ruh stated that recommendation No. 5 might be a better alternative than just the existing program.

Council Member Dutrey requested clarification regarding the geographical limitation.

Director of Redevelopment/Public Works Staats stated the geographical limitation is a provision of state law as it relates to use of the Low- to Moderate-Income Housing Fund for this type of housing assistance to sworn officers.

Mayor Pro Tem Paulitz noted there are a number of reasons why

most police officers choose not to live where they work. He emphasized the fact that the City pays its sworn officers enough so they can live where they choose.

Council Member Ruh indicated that the new program would offer Police Officers the option of living in the City.

City Manager McDougal suggested that the existing program be continued and, at the Council's discretion, staff be directed to develop a program using an appropriation from the General Fund in time for consideration at either the Midyear Budget Review or for the next fiscal year. He clarified that should two loans be provided per year, it would equate to \$200,000 over a ten-year period of time. He cautioned the Council that a benefit provided to one group of employees might be expected by the other groups.

Council Member Dutrey spoke in favor of the proposed program and asked that staff include all employees in development of the program to be considered for the next fiscal year budget. He further suggested that a similar program be considered for schoolteachers at some future time.

Council Member Ruh concurred, noting he brought up such a program two years ago and that he has discussed the issue with the Superintendent of the **Ontario-Montclair School District**.

It was the consensus of the Council that the existing program be continued and staff be directed to develop a program similar to the **City of Ontario's** to include all employees for consideration at the next fiscal year budget-development process.

Mayor Eaton thanked Captain Piper for his comprehensive presentation and recommendations to the Council.

V. ADJOURNMENT

At 6:15 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors.

Submitted for City Council/Redevelopment Agency Board approval,

Yvonne L. Smith
Transcribing Secretary