

Patrick Brown, Chair
Stacy McDaniel, Vice Chair
Jonathan Gotz, Director



Kevin Cwayna, Director
Michael McCarthy, Director
Patrice Wong, Director
Anna Ulaszewski, Director

Special Meeting

CALL TO ORDER

ROLL CALL

REPORT OF THE CHAIR

1. [10-066HC](#) Recommendation to receive and file the minutes of the annual Board meeting of August 18, 2010.

Suggested Action: Approve recommendation.

ACTION ITEMS

2. [10-067HC](#) Recommendation to:
 - 1) Approve a loan of up to \$1,841,000 to Lyon Capital Ventures, LLC to provide gap financing for the redevelopment of an office building located at 100 Long Beach Boulevard into a 99-unit residential rental project that includes ten units restricted for low-income households;
 - 2) Authorize the President or designee to negotiate and enter into a Loan Agreement with Lyon Capital Ventures, LLC; and
 - 3) Authorize the President or designee to execute any and all documents necessary to implement the Loan Agreement.

Suggested Action: Approve recommendation.

3. [10-068HC](#)

Recommendation to:

- 1) Approve a reallocation of \$13,145,000 in construction financing and an increase in the permanent financing commitment to \$10,143,000 for the Senior Artist Colony and the 39-unit affordable senior components of the proposed development at Long Beach Boulevard and Anaheim Street, with conditions;
- 2) Approve the following modifications to the Senior Artist Colony building:
 - a. Increase number of units from 147 to 161;
 - b. Change the affordability from 80% market-rate and 20% affordable to 100% affordable; and
- 3) Authorize the President or designee to execute any and all documents necessary to implement the affordability modification and the reallocation of funds.

Suggested Action: Approve recommendation.

4. [10-069HC](#)

Recommendation to:

1. Authorize the President or designee to enter into an Agreement to Negotiate Exclusively with the Redevelopment Agency of the City of Long Beach (RDA) and United Cerebral Palsy /Spastic Children's Foundation of Los Angeles and Ventura Counties (UCP) for a period of 180 days for the development of a site at the southeast corner of Long Beach Boulevard and 49th Street; and
2. Authorize the President or designee to execute any and all documents necessary to implement the Agreement to Negotiate Exclusively.

Suggested Action: Approve recommendation.

5. [10-070HC](#)

Recommendation to:

- 1) Authorize the President or designee to enter into an Agreement to Negotiate Exclusively with Jamboree Housing Corporation for a period of 180 days for the rehabilitation of 1893-1911 Pine Avenue;
- 2) Authorize the President or designee to execute any and all documents necessary to implement the Agreement to Negotiate Exclusively.

Suggested Action: Approve recommendation.

CLOSED SESSION

6. [10-071HC](#) Conference with Real Property Negotiators pursuant to Government Code §54956.9 - Acquisition of Property (Olive Court)

APN: 7209-008-047
Property: 323 E. Dayman Street, #3
Negotiator: Dennis J. Thys, President
Negotiating Parties: The Long Beach Housing Development Company and Donnie R. Sanceda and Roxanne M. Vasquez

Under Negotiation: Price and Terms of Acquisition
APN: 7209-008-087
Property: 319 E. Dayman Street #3
Negotiator: Dennis J. Thys, President
Negotiating Parties: The Long Beach Housing Development Company and Thomas Soule

Under Negotiation: Price and Terms of Acquisition

Suggested Action: Approve recommendation.

END CLOSED SESSION

COMMITTEE MINUTES

7. [10-072HC](#) Recommendation to receive and file committee minutes.

Suggested Action: Approve recommendation.

A) Executive Review Committee – No September Meeting

B) Programs Committee - September Minutes

C) Projects Committee - No September Meeting

REPORT OF THE PRESIDENT

8. [10-073HC](#) Recommendation to receive and file reports of the President.

Suggested Action: Approve recommendation.

A) Summary of Projects Reports

B) Upcoming Meetings and Special Events

NEW BUSINESS

Opportunity for members of the Board to introduce items of interest that are within the subject matter jurisdiction of the Board.

PUBLIC PARTICIPATION

Opportunity for members of the public to introduce items of interest that are within the subject matter jurisdiction of the Board.

ADJOURNMENT

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Note:

The Long Beach Housing Development Company intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call the Housing Services Bureau 48 hours prior to the meeting at (562) 570-6359.

A digital recording of this meeting will be available in the Housing Services Bureau. Written material relating to any item on the Board's agenda which is submitted to the Board after distribution of the agenda packet will be available for inspection in the Housing Services Bureau's offices at 110 Pine Avenue, Suite 1200, Long Beach, CA 90802.