

Patrick Brown, Chair
Stacy McDaniel, Vice Chair
Kevin Cwayna, Director
Jonathan Gotz, Director
Michael McCarthy, Director



Jeffrey Price, Director
Laura Storke, Director
Conor Weir, Director
Patrice Wong, Director
Anna Ulaszewski, Director

FINISHED AGENDA AND MINUTES

SPECIAL MEETING

CALL TO ORDER

Chair Brown called the meeting to order at 11:30 A.M.

ROLL CALL

Boardmembers Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Stacy
Present: McDaniel, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price
and Laura Storke

Boardmembers Kevin Cwayna and Conor Weir

Absent:

Staff present: Ellie Tolentino, Vice President; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Redevelopment Administrator; Meggan Sorensen, Development Project Manager; and Pat Parga, Bureau Secretary.

ACTION ITEM

11-009HC Modify the terms of the LBHDC loan to Meta Housing Corporation for Phase I of the proposed development at Long Beach Blvd. and Anaheim Street; and authorize the President or designee to execute any and all documents necessary to implement the requirements of the State Department of Housing and Community Development in connection with the loan modification.

Chair Brown spoke about the need for the special meeting and then read the recommendation.

Vice President Tolentino reviewed the staff report.

Boardmember Gotz asked if the changes were approved by the State.

Vice President Tolentino introduced Kasey Burke from Meta Housing.

Kasey Burke stated that the State has signed off on the plan.

Vice President Tolentino stated that Meta Housing has also spoken with their tax credit investors to ensure the changes would have no impact on the tax credit.

Boardmember Gotz stated it all comes out in the wash.

Boardmember Ulaszewski asked what the criteria are for making the loan forgivable.

Vice President Tolentino stated that the loan is forgivable as long as the affordability covenants set forth in the regulatory agreement are met.

Further discussion ensued.

Vice Chair McDaniel asked how this requirement was missed until the last moment.

Staff Ure stated that staff kept getting different versions and other documents from HCD. The latest version, which was received last week, included a new phrase that stated it must be forgivable.

Further discussion ensued.

Vice President Tolentino stated that she spoke with the State staff in charge of the grants who confirmed that this threshold must be met and that many applicants were not awarded funds because of this requirement.

Staff Ure stated that our loan agreement and staff report to the Board was sent to the State and clearly indicated that this was a loan.

Further discussion ensued.

Vice Chair McDaniel asked why there was a need for a special Board meeting instead of handling this at the next Board meeting.

Vice President Tolentino stated that all the loan documents must be signed by this Friday in order to close by Monday, or the developer would lose their funding commitment.

Deputy City Attorney Anthony stated that the only way to materially change the terms of the loan required the Board's approval.

Further discussion ensued.

Staff Ure stated that Meta's attorney worked very hard to make this acceptable to the State.

Boardmember Ulaszewski asked if this was new for the State.

Staff Ure stated that when the State originally released the RFP, the guidelines were not fully determined.

Boardmember Gotz asked if they could still be turned down.

Staff Ure stated that the funds have been awarded and the documents are now in their final form.

Vice President Tolentino stated that they have consulted with the State regarding this and everything that has been done.

Further discussion ensued.

Boardmember Wong asked what was the State's objection to the changing of the interest rate.

Staff Ure stated that they felt that it was just a way around the LBHDC granting the funds.

Boardmember Price stated that it comes down to approving this or the project does not go forward.

Further discussion ensued.

Boardmember McCarthy stated he might have approved the change even without increasing the interest rate because of the 55 years of affordable housing.

Kasey Burke stated that he appreciates the Board's cooperation.

Vice President Tolentino stated that they would move forward with the ground breaking on February 23.

Boardmember Wong asked if the funding source was relatively new.

Vice President Tolentino stated it was part of Proposition 1C money.

Further discussion ensued.

Vice Chair McDaniel stated that part of the rationale was that the State wants local governments to have an actual investment in their projects.

Boardmember Ulaszewski asked what the lifespan of the building was.

Kasey Burke stated that it was at least 55 years.

Boardmember Wong asked if the bylaws allowed for unanimous written consent or does the Board have to meet face-to-face.

Deputy City Attorney Anthony stated that they have to meet face-to-face.

Boardmember Gotz stated that it was public meeting.

A motion was made by Boardmember McCarthy, seconded by Boardmember Price, to approve the recommendation. The motion carried by the following vote:

Yes: 8 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price and Laura Storke

Absent: 2 - Kevin Cwayna and Conor Weir

PUBLIC PARTICIPATION

No members of the public were present at this time.

ADJOURNMENT

Chair Brown adjourned the meeting at 11:45 A.M.

Note: Written material relating to items on the Board's agenda 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. A digital recording of this meeting will be available in the Housing Services Bureau.

Respectfully submitted,



for AMY J. BODEK, PRESIDENT

Approved by:



PATRICK BROWN, CHAIR