

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



Michael McCarthy, Director  
Kristie Kinney Pabst, Director  
Patrice Wong, Director  
Anna Ulaszewski, Director

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## FINISHED AGENDA AND MINUTES

### CALL TO ORDER

Chair Brown called the meeting to order at 4:00 P.M.

### ROLL CALL

**Boardmembers** Kevin Cwayna, Patrice Wong, Stacy McDaniel, Kristie Kinney

**Present:** Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

**Boardmembers** Jonathan Gotz

**Absent:**

\*Boardmember Wong arrived at 4:06 P.M.

Staff present: Dennis Thys, President; Ellie Tolentino, Vice President; Angela Reynolds, Neighborhood Services Bureau Manager; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Housing Operations Officer; LaVerne Duncan, Housing Communications Officer; Robin Grainger, Housing Rehabilitation Officer, Norma Lopez, Development Project Manager; Silvia Medina, Community Development Analyst; Maria Pangelinan, Community Development Analyst; Christy Valley, Housing Rehabilitation Counselor; and Pat Parga, Bureau Secretary.

Guests present: Diane Arnold, RDA Board; Chris Maffris, Meta Housing; Gabriela Michel, Barker Management, Inc.; Lupe Agoncillo, Barker Management, Inc.; Gary Shelton, Housing Long Beach.

(Some agenda items were discussed out of sequence. The actual meeting followed the following sequence: Report of the Chair, Approval of the Minutes; Action Item #1; Introduction of Chief of Police Jim McDonnell; Action Item #2; Action Item #3; Presentation; Action Item #4; New Business; Public Participation; and Adjournment.)

### INTRODUCTION OF CHIEF OF POLICE JIM McDONNELL

President Thys introduced the new Chief of Police for Long Beach.

Chief McDonnell spoke.

Boardmember Wong inquired about meeting with the Early Childhood Committee.

Chief McDonnell responded.

Boardmember McCarthy informed the Chief regarding the Community Development Advisory Commission's Public Hearing on the Annual Plan.

Chief McDonnell responded.

Further discussion ensued.

Chair Brown asked for suggestions on security features for LBHDC developments.

Chief McDonnell responded.

Boardmember Cwayna asked for suggestion on design, capacity, or other issues.

Chief McDonnell responded.

#### **REPORT OF THE CHAIR**

Chair Brown spoke about the Coronado Groundbreaking event.

10-031HC Recommendation to receive and file the minutes of regular Board meeting of March 17, 2010.

**A motion was made by Boardmember McCarthy, seconded by Boardmember Pabst, that the minutes be received and filed. The motion carried by the following vote:**

**Yes:** 7 - Kevin Cwayna, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

**Absent:** 1 - Jonathan Gotz

#### **PRESENTATION: PROPOSED MARKETING PLAN FOR THE LONG BEACH AND BURNETT APARTMENTS**

President Thys spoke.

Chris Maffris, Meta Housing, spoke and introduced individuals from Barker Management.

Gabriela Michel, Barker Management, Inc., reviewed the presentation.

Boardmember McCarthy asked about having a link from the City's website.

Staff Ure responded.

Gabriela Michel continued the presentation.

Vice Chair McDaniel asked about advertising on Inside Long Beach.

Staff Duncan responded.

Chair Brown asked about advertising on utility bills.

Staff Duncan responded. She stated that she would work with Barker Management.

President Thys stated that Barker Management would also need to make a presentation to the Central Project Area Committee, the Central Neighborhoods Association, and the Central Area Advisory Committee. He stated that the application should be tri-lingual.

Boardmember Pabst asked about the number of Barker Management staff involved in the lease-up process.

Gabriela Michel responded.

#### **ACTION ITEMS:**

1. 10-033HC Recommendation to:
  1. Approve a mobile home replacement loan program that provides assistance of up to \$60,000 for the purchase of new mobile homes to qualified owners of existing mobile homes located within Federally qualified census tracts and Redevelopment areas; and
  2. Authorize the President or designee to execute any and all documents necessary to implement the program.

Chair Brown read the recommendation.

Staff Grainger reviewed the staff report.

Staff Reynolds spoke.

Further discussion ensued.

Chair Brown inquired about other issues that may have legal consequences.

Staff Grainger responded.

President Thys spoke about Friendly Village.

Diane Arnold, RDA, spoke.

Vice Chair McDaniel asked about the number of participants in the Rehabilitation Program that are disabled.

Staff Grainger responded.

Boardmember Pabst asked about the criteria for replacing or rehabilitating the coach.

Staff Grainger responded.

Further discussion ensued.

Boardmember Ulaszewski asked if the State takes part in declaring the coach unlivable.

Staff Grainger responded.

President Thys responded.

Vice Chair McDaniel stated that some of the mobile homes that have been rehabilitated through the LBHDC rehabilitation program should have been replaced, if there had been a replacement program in place.

Boardmember Ulaszewski asked about the possibility of the City acquiring the property and owner eligibility.

Staff Grainger responded.

Further discussion ensued.

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

**Yes:** 7 - Kevin Cwayna, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

**Absent:** 1 - Jonathan Gotz

2. 10-034HC Recommendation to discuss Mobile Home Loan Guidelines and Approval Criteria.

Chair Brown read recommendation.

Staff Grainger spoke about wanting to get the full Board's thoughts on this topic.

Staff Reynolds spoke.

Boardmember McCarthy reviewed the staff report.

Chair Brown asked what the grants had to do with security issues.

Boardmember McCarthy responded.

Vice Chair McDaniel stated that the loan to value ratio qualification rules do not have a place in this program.

Boardmember Ulaszewski asked if they were second-guessing whether or not the debt would be repaid.

Boardmember Wong replied.

Further discussion ensued.

Chair Brown asked if staff would respond to Boardmember McCarthy's statement on item number three from the staff report.

Staff Reynolds responded.

Boardmember Pabst spoke about not changing the program and bringing items to the full Board when the Programs Committee has a question.

Staff Grainger responded.

Further discussion ensued.

Vice Chair McDaniel stated that the Programs Committee might need more guidelines.

Staff Grainger responded.

Further discussion ensued.

Boardmember Wong stated that she was concerned that if someone meets all the eligibility requirements, there would be no basis for

declining a loan.

Deputy City Attorney Anthony responded that the LBHDC does not have to give a loan to everyone that qualifies, however, there should be a valid reason or there is a risk of exposure.

Boardmember Wong spoke about the risk of exposure.

President Thys spoke about elevating any issues to the full Board.

Further discussion ensued.

**A substitute motion was made by Vice Chair McDaniel, seconded by Boardmember McCarthy, that total indebtedness on mobile homes not be taken into consideration when evaluating mobile home loans; therefore, maintaining the status quo in the way that the Programs Committee evaluates loans. The motion carried by the following vote:**

**Yes:** 7 - Kevin Cwayna, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

**Absent:** 1 - Jonathan Gotz

3. 10-036HC Recommendation to receive and file committee minutes.
- A) Executive Review Committee – No April Meeting
  - B) Programs Committee - April Minutes not available
  - C) Projects Committee - No April Meeting
  - D) Legislative/Advocacy Committee – No March or April Meeting
- The Committee minutes were received and filed.**
4. 10-037HC Recommendation to receive and file various reports of the President.
- A) Summary of Projects Report
    - Vice President Tolentino reviewed current projects.
    - Vice Chair McDaniel inquired about the timing of the tax credits.
    - Vice President Tolentino responded.
  - B) Upcoming Meetings and Special Events

Vice President Tolentino reviewed the upcoming events and meetings.

**The reports of the President were received and filed.**

**NEW BUSINESS**

President Thys spoke about a request for a lease for the creation of a new urban farm.

Chair Brown inquired about the location.

President Thys responded.

Boardmember McCarthy announced that tonight is the CDAC Public Hearing on the Action Plan scheduled at 6 p.m. after the LBHDC Board Meeting.

Chair Brown asked Diane Arnold from RDA about the affordability of the new Artist work/live units being constructed. He asked staff to check on the possibility of offering some units at an affordable price.

Diane Arnold responded.

Further discussion ensued.

**PUBLIC PARTICIPATION**

Gary Shelton introduced himself and spoke about Housing Long Beach.


**ADJOURNMENT**


Chair Brown adjourned the meeting at 5:03 P.M.

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A digital recording of this meeting is available through the Housing Services Bureau, for a copy call (562) 570-6359.

Respectfully submitted,

  
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DENNIS J. THYS, PRESIDENT

Approved by:  
  
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PATRICK BROWN, CHAIR