

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

CALL TO ORDER

Chair Brown called the meeting to order at 4:38 p.m.

ROLL CALL

Boardmembers Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel,

Present: Patrick Brown, C. Anna Ulaszewski and Laura Storke

Boardmembers Michael W. McCarthy, Jeffrey S. Price and Conor Weir

Absent:

Staff present: Amy Bodek, President; Ellie Tolentino, Vice President; Rob Zur Schmiede, Deputy Director of Development Services; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Redevelopment Administrator; LaVerne Duncan, Housing Communications Officer; Robin Grainger, Housing Rehabilitation Officer; and Pat Parga, Bureau Secretary.

Guests present: Diane Arnold, Redevelopment Agency Boardmember; Pepper Russell, Central Project Area Committee; and Gary Shelton, Housing Long Beach.

REPORT OF THE PRESIDENT

Chair Brown asked about the foreclosure status of an Olive Court unit where the owner was arrested. He stated that the owner's friends are now illegally occupying the unit and making the other tenants nervous. He stated that the locks should be changed.

Vice President Tolentino stated that the property is still owned by the original owner; however, it was suppose to go to auction, but the auction was postponed twice already. It is scheduled to go to auction again on February 3.

Deputy City Attorney Anthony stated that Bank of America should be the property owner after February 3 and that the City can apply pressure on Bank of America to change the locks; however, the LBHDC cannot take a proactive interest.

Chair Brown stated that we should monitor the situation.

Vice Chair McDaniel stated that the Habitat for Humanity Grand Opening was well

attended despite the rain.

Boardmember Wong stated that staff should call her if they need more parking.

Further discussion ensued.

1. 11-001HC Recommendation to receive and file the minutes of the regular meeting of December 15, 2010.

A motion was made by Boardmember Ulaszewski, seconded by Vice Chair McDaniel, that the minutes of December 15, 2010 be received and filed. The motion carried by the following vote:

Yes: 7 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Patrick Brown, C. Anna Ulaszewski and Laura Storke

Absent: 3 - Michael W. McCarthy, Jeffrey S. Price and Conor Weir

ACTION ITEMS

2. 11-002HC Approve housing rehabilitation loan by allowing an exception to the Housing Rehabilitation Loan Program guidelines for combined loan-to-value ratio.

Staff Grainger reviewed the staff report.

Boardmember Ulaszewski spoke about the discussion by the Programs Committee regarding this loan.

Boardmember Gotz stated that he did not like this loan because the owner purchased the home knowing that the home needed a lot of work and it puts the LBHDC at risk.

Staff Grainger spoke about HUD not having a problem with the loan.

Further discussion ensued.

Boardmember Storke stated that the owner has an adjustable rate mortgage (ARM) with a cap of 8.615% and asked if the owner cannot handle the cost of repairs, how can she handle the ARM when the interest rates go up.

Staff Grainger stated that lenders are now more careful as to what happens when interest rates go up, so they must have some comfort that the owner can adjust.

Vice Chair McDaniel asked if the home had been purchased through the NSP2 program what would have been the maximum amount allowed.

Staff Hutchinson stated it would be 99%.

Further discussion ensued.

Boardmember Ulaszewski asked what the alternative would be if this loan is not approved.

Staff Grainger stated the owner would get cited.

Boardmember Gotz stated that he would have more sympathy if the owner had not just bought the house.

Further discussion ensued.

Chair Brown asked how many request like this does the LBHDC get a year.

Staff Grainger stated that they probably get 3 per year.

Further discussion ensued.

Vice Chair McDaniel stated that she sees this loan as serving the purpose of the program by eliminating blight and improving the condition of the housing stock in the City. Also, it is not a lot of money.

Further discussion ensued.

Boardmember Wong stated that the Programs Committee is going to review loan to value ratios and may be bringing the topic to the Board.

Further discussion ensued.

A motion was made by Vice Chair McDaniel, seconded by Boardmember Ulaszewski, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Patrick Brown and C. Anna Ulaszewski

No: 1 - Laura Storke

Absent: 3 - Michael W. McCarthy, Jeffrey S. Price and Conor Weir

3. 11-003HC

1. Redefine the roles of the Programs and Projects Committee and assign committee members; and

2. Deactivate the Executive Review Committee and the Legislative/Advocacy Committee.

Chair Brown read the recommendation.

Vice President Tolentino reviewed item 1 of the recommendation.

Boardmember Ulaszewski asked how the appropriate action would be defined.

Vice President Tolentino stated that staff would make a recommendation and the Committee could decide whether or not to take it to the full Board for approval.

Further discussion ensued.

Vice President Tolentino reviewed item 2 of the recommendation.

Vice Chair McDaniel asked for Boardmember Cwayna's opinion of the deactivation of the Legislative/Advocacy Committee.

Chair Brown stated that it might be better to leave legislative issues in the hands of trained City staff.

President Bodek stated that the City has a Government Affairs Manager and there is also a State Legislative Committee of the City Council.

Further discussion ensued.

Boardmember Cwayna stated that the Legislative/Advocacy Committee was also involved in public relations, including working on the communication plan, meeting with advocacy groups, and following legislation that has a financial impact.

Further discussion ensued.

Vice President Tolentino passed out forms for the Boardmembers to select the committee they wished to serve on.

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

Yes: 7 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Patrick Brown, C. Anna Ulaszewski and Laura Storke

Absent: 3 - Michael W. McCarthy, Jeffrey S. Price and Conor Weir

COMMITTEE MINUTES

4. 11-004HC There were no minutes available.

REPORT OF THE PRESIDENT

5. 11-005HC Recommendation to receive and file the reports of the President.
President Bodek spoke about the commitment of staff to the issues of the LBHDC.

The reports of the President were received and filed.

A) Summary of Projects Reports

There were no questions from the Board.

B) Upcoming Meetings and Special Events

Vice President Tolentino reviewed upcoming events, including the January 25 affordable housing bus tour; the February 5 grand opening of the Burnett Apartments; the February 12 grand opening of Coronado Town homes; the foreclosure clinic; and the February 23 groundbreaking of the Meta project.

Further discussion ensued.

Boardmember Gotz asked about the status of the lease-up of Meta project which is scheduled for a grand opening.

Vice President Tolentino confirmed that all the affordable units have been leased.

Staff Ure stated the rest of the units are in process.

Vice President Tolentino stated that most of the tenants live or work in Long Beach in accordance with our Housing Preference Policy.

Staff Ure spoke about the prospective projects that may come to the Board in February or March, including the Pine Ave. project with Jamboree Housing, the Villages at Cabrillo project, and a request for additional funding from the developer of the Ramona Park Apartments.

Board member Ulaszewski asked about the status of a project that is near the Johnny Rebs restaurant on Atlantic Ave.

Staff Ure stated that the developer of 4800 Long Beach Blvd. is still trying to come up with a proforma and a financing plan.

Further discussion ensued.

NEW BUSINESS

There was no new business presented.

PUBLIC PARTICIPATION

Gary Shelton, Housing Long Beach and various other groups, spoke about the Economic Study on the Community Plan, the SRO units at Villages at Cabrillo, the Housing Trust Fund and the Transit Occupancy Tax, and the NSP3 program.

Boardmember Ulaszewski asked if he knew about other programs for youth aging out of the foster care system.

Gary Shelton responded that he would get together with Transitional Age Youth (TAY) to see what information they have.

ADJOURNMENT

Chair Brown adjourned the meeting at 5:16 p.m.

Note: 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. 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