

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

FINISHED AGENDA AND MINUTES

CALL TO ORDER - 5:34 P.M.

ROLL CALL

Boardmembers Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel,
Present: Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and
Michael W. McCarthy

Staff present: Dennis Thys, President; Ellie Tolentino, Vice President; Angela Reynolds, Neighborhood Services Bureau Manager; Patrick Ure, Housing Development Officer; Dale Hutchinson, Housing Operations Officer; LaVerne Duncan, Housing Communications Officer; Robin Grainger, Housing Rehabilitation Services Officer; Norma Lopez, Development Project Manager; Pat Parga, Bureau Secretary.

Guests: Diane Arnold, RDA Boardmember; miscellaneous members of the public.

REPORT OF CHAIR

Chair Brown spoke about the City Council's reaction to the Olive Court issue. He stated that he was not unhappy with the decision, but with the reaction afterwards.

Boardmember Gotz asked for clarification.

Chair Brown referred the question to President Thys.

President Thys stated the item before Council was introduced by Councilman Andrews and City Council to recommend that the LBHDC amend the Second Mortgage Assistance Program (SMAP) to allow for low-income as well as moderate-income and lift the residency requirement.

Boardmember Gotz asked about whether it was just for Olive Court.

President Thys stated that it was just for Olive Court. He stated that just recently the Council asked the LBHDC to strengthen the local housing preference policy; however, considering the history of this project, they are requesting a one-time exception.

Boardmember Gotz stated that it was to get the project moving.

Chair Brown stated the outcome of the vote bothered him.

ACTION ITEMS

1. 09-019HC Recommendation to approve a \$6,065 increase to the previously approved single-family rehabilitation loan to Stephen L. Brant, resulting in a new loan amount not to exceed \$66,065.

Chair Brown read the recommendation.

Boardmember Ulaszewski reviewed the staff report.

Boardmember Gotz asked if they were sure he did not want any more money.

Staff Grainger stated that \$60,000 is the maximum loan amount.

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

Yes: 5 - Jonathan Gotz, Patrice Wong, Kristie Kinney Pabst, Patrick Brown and C. Anna Ulaszewski

Absent: 3 - Kevin Cwayna, Stacy McDaniel and Michael W. McCarthy

2. 09-020HC Recommendation to approve a \$7,500 increase to the previously approved single-family rehabilitation loan to Joel Hernandez and Jose Herrera Hernandez, resulting in a new loan amount not to exceed \$67,500.

Chair Brown read the recommendation.

Boardmember Ulaszewski reviewed the staff report.

Boardmember Gotz asked if no air meant no heat as well.

Staff Grainger stated that it did.

Boardmember Wong stated that there would be a whole new forced air heating system.

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

Yes: 5 - Jonathan Gotz, Patrice Wong, Kristie Kinney Pabst, Patrick Brown and C. Anna Ulaszewski

Absent: 3 - Kevin Cwayna, Stacy McDaniel and Michael W. McCarthy

3. 09-021HC

Recommendation to approve modification of loan repayment terms, which will extend deferral of loan repayment and add ten years to the existing five-year deferral period.

Chair Brown read the recommendation.

Boardmember Ulaszewski spoke.

Staff Grainger reviewed the staff report.

Boardmember Gotz stated that the rents at the end of the 15 years would have to be raised to cover loans.

Staff Grainger replied they are only required to have 15 years of affordability.

Boardmember Pabst stated that affordability rents are higher than market rents, so why do this.

Boardmember Gotz asked for staff confirmation.

Staff Grainger stated that it may be higher or may be the same; the government lags in the adjustment of rents.

Boardmember Gotz asked if there were any other reasons to do this.

Staff Grainger stated staff is trying to make the program more appealing to owners who want to rehab their properties, improve the areas, and maintain the existing housing stock. He stated that there are two major disincentives to the program. The first is the affordability period.

Boardmember Gotz spoke.

Staff Grainger stated the second major disincentive is prevailing wages.

Further discussion ensued regarding prevailing wages.

Boardmember Gotz asked if we have started working on this project.

Staff Grainger stated that we have already begun the work.

Boardmember Gotz asked if we hold all the cards at this time.

Staff Grainger stated that we do.

Boardmember Pabst asked about the number of units and if there was any other debt on the property.

Staff Grainger stated that there were 10 units; and that he did not know if there was any more debt.

Boardmember Gotz stated that he has not heard anything to change the requirements.

Further discussion ensued regarding current housing rents.

Boardmember Pabst stated that she would like to know the debt on the property.

Staff Grainger agreed to provide more information.

Chair Brown asked if there was a rush for the item.

President Thys stated that the item would be returned to the Board at a later date.

A motion was made by Boardmember Pabst to hold this item over until further information could be provided. The revised motion was seconded by Boardmember Gotz. The item was held until further information could be provided. The revised motion carried by the following vote:

Yes: 5 - Jonathan Gotz, Patrice Wong, Kristie Kinney Pabst, Patrick Brown and C. Anna Ulaszewski

Absent: 3 - Kevin Cwayna, Stacy McDaniel and Michael W. McCarthy

PRESIDENT'S REPORT

President Thys reviewed dates for upcoming significant events, including the January 20 study session and Board meeting.

Further discussion ensued.

President Thys spoke about the revitalization of Henderson Avenue and the open house

for the Palace Hotel.

Further discussion ensued.

Boardmember Ulaszewski asked if there would be more projects like the Palace Hotel.

President Thys stated that staff is working on looking at other sites.

NEW BUSINESS

There was no new business presented.

PUBLIC PARTICIPATION

There were no members of the public present who wanted to present any items.


ADJOURNMENT - 5:53 P.M.

Chair Brown adjourned the meeting.

NOTES:

A digital recording of this meeting is available in the Housing Services Bureau, please call the Housing Services Bureau at (562) 570-6359.

Respectfully submitted,



DENNIS J. THYS, PRESIDENT

Approved by:



PATRICK BROWN, CHAIR

PP