

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



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

FINISHED AGENDA & DRAFT MINUTES

CALL TO ORDER

Chair Brown called the meeting to order at 4:03 PM.

ROLL CALL

Commissioners Kevin Cwayna, Michael W. McCarthy, Stacy McDaniel, Patrick
Present: Brown and C. Anna Ulaszewski

Commissioners Patrice Wong and Conor Weir
Absent:

Staff present: Amy J. Bodek, President; Robert Zur Schmiede, Vice President; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Redevelopment Administrator; Thelinjoris Manuel, Clerk Typist III; and Elaine Young, Clerk Typist III

REPORT OF THE CHAIR

Chair Brown discussed the Met Life Award presented to Long Beach Senior Housing (Menorah) on September 11, 2012.

ACTION ITEMS

1. [12-014HC](#) Recommendation to receive and file the minutes of the regular Board meeting of September 19, 2012.

Kevin Cwayna, Boardmember, spoke.

Amy Bodek, President, spoke.

A motion was made by McDaniel, seconded by Cwayna, to approve the recommendation. The motion carried by the following vote:

Yes: 6 - Kevin Cwayna, Michael W. McCarthy, Stacy McDaniel, Patrick Brown, C. Anna Ulaszewski and Laura Storke

Absent: 2 - Patrice Wong and Conor Weir

ROLL CALL

Commissioners Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy
Present: McDaniel, Patrick Brown, C. Anna Ulaszewski and Conor Weir

2. [12-016HC](#) Recommendation to approve a loan of up to \$850,000 in HOME funds to Immanuel Community Housing, L.P. to provide gap financing for the development of Immanuel Church into a 25-unit affordable senior rental project; authorize the President or designee to negotiate and enter into a Loan Agreement with Immanuel Community Housing, L.P.; and authorize the President or designee to execute any and all documents necessary to implement the Loan Agreement.

Amy Bodek, President, presented the background on the proposed Immanuel Community Housing development by Thomas Safran & Associates, which includes the development of the existing Immanuel Church, located at 3215 E. Third Street, into a 25-unit affordable senior rental project.

Patrick Ure, Housing Development Officer, introduced Andrew Gross and Will Cipes, with Thomas Safran & Associates, and presented the staff report.

Andrew Gross and Will Cipes presented background information on the organization and presented the proposed project.

Chair Brown inquired about amenities in the area being accessible to the seniors.

Andrew Gross indicated that they scored well on the TCAC application in the category of local amenities.

Boardmember Cwayna asked why are we looking at senior housing over another type of housing.

Chair Brown stated that since he has been on the board there have been very few senior projects.

Amy Bodek, President, explained that we have not completed many senior projects using HOME funds, and that it was an appropriate use of HOME funds.

Vice Chair McDaniel inquired about the demographics in the area, and asked if there is a demand for senior housing.

Amy Bodek, President, asked if a market study had been completed.

Andrew Gross will provide the market study.

Boardmember Storke thinks this project is a great opportunity to preserve the building.

Boardmember Weir inquired about how many 9 percent funding rounds does the developer get to apply for.

Patrick Ure, Housing Development Officer, explained that they will apply in March and that we have not discussed a limit as to how many times they can apply. Typically the commitment letter stipulates that they can apply for two rounds, with additional applications subject to the approval of the President.

Boardmember Weir wants to make sure that after the developer applies for two rounds we can have approval rights on additional applications.

Patrick Ure, Housing Development Officer, confirmed that language would be added to the commitment letter to limit the number of times the developer can apply for tax credits.

Andrew Gross Stated he will definitely have the project funded after two applications.

Motion approved as recommended

Boardmember Weir wants more information about why we are doing senior housing.

Amy Bodek, President, stated that Patrick and Dale would provide additional information on the need for senior housing.

Boardmember Storke wants to make sure we are allocating the funds accurately.

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

Yes: 7 - Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Patrick Brown, C. Anna Ulaszewski, Laura Storke and Conor Weir

No: 1 - Kevin Cwayna

3. [12-015HC](#)

Recommendation to support the re-establishment of the Andy Street Multi-Family Improvement District and authorize the President or designee to sign the petition, vote in the affirmative during the subsequent mailed ballot process, and pay corresponding assessment if the Andy Street Multi-Family Improvement District is re-established.

Amy Bodek, President, presented background on the Andy Street Multi-Family Improvement District.

Patrick Ure, Housing Development Officer, presented the Andy Street Staff Report.

Following a brief discussion, the Board approved an amended Motion to authorize the President to sign a petition supporting a Multi Family Improvement District or a Business Improvement District.

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

Yes: 8 - Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Patrick Brown, C. Anna Ulaszewski, Laura Storke and Conor Weir

4. [12-017HC](#)

Recommendation to waive the LBHDC's option to exercise its Right of First Refusal to purchase the property located at 3113 Atlantic, Unit 14; forgive any portion of the outstanding loan balance not received from the proceeds of the sale of the property; and, authorize the President or designee to sign any documents necessary to complete the transaction.

Dale Hutchinson, Redevelopment Administrator, presented the staff report.

Boardmember McDaniel inquired about the option to purchase the property, and asked if there were funds to do so.

Amy Bodek, President, stated that we do not have available funds to purchase the property.

Boardmember Weir asked is there a third option.

Dale Hutchison, Redevelopment Administrator, the third option would be to not forgive the second loan, which may result in a foreclosure.

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

Yes: 5 - Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Patrick Brown and C. Anna Ulaszewski

No: 1 - Laura Storke

Abstain: 2 - Kevin Cwayna and Conor Weir

ROLL CALL

Commissioners Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy

Present: McDaniel, Patrick Brown and Conor Weir

Commissioners C. Anna Ulaszewski

Excused:

5. [12-013HC](#) Recommendation to receive and file the Annual Financial Report for the Fiscal Year Ended September 30, 2011.

Dale Hutchinson, Redevelopment Administrator, presented the Financial Report for Fiscal Year ending in September 30, 2011.

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

Yes: 7 - Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Patrick Brown, Laura Storke and Conor Weir

Excused: 1 - C. Anna Ulaszewski

ROLL CALL

Commissioners Kevin Cwayna, Patrice Wong, Stacy McDaniel, Patrick Brown, C.

Present: Anna Ulaszewski and Conor Weir

Commissioners Michael W. McCarthy

Excused:

REPORT OF THE PRESIDENT

Amy Bodek, President, presented information on the Regional Housing Needs Assessment, and distributed a copy of the March 1, 2012 Planning Commission staff report on the subject.

NEW BUSINESS

There was no New Business.

PUBLIC PARTICIPATION

There was no public participation.

ADJOURNMENT

At 6:11 PM, there being no objection, Chair Brown declared the Long Beach Housing Development Company Board meeting adjourned.

EY