

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 - 4:00 P.M.

Chair Brown called the meeting to order at 4:00 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; Angela Reynolds, Manager, Neighborhood Services Bureau; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Housing Operations Officer; Robin Grainger, Housing Rehabilitation Officer; Meggan Sorensen, Development Project Manager; and Pat Parga, Bureau Secretary.

Guest present: Various members of the public.

REPORT OF THE CHAIR

Chair Brown stated the Board did a good job in 2009 and hopes to continue into 2010.

ACTION ITEMS

1. 10-001HC Recommendation to approve the minutes of the Regular LBHDC Board Meeting of October 21, 2009, and the Special LBHDC Board meetings of November 18, 2009 and December 16, 2009.

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

Yes: 8 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

2. 10-007HC 1. Approve the attached Local Housing Preference policy guidelines;

and

2. Authorize the President or designee to apply and implement the Policy to all future developments for which a development agreement is executed or amended after this date.

Chair Brown read the recommendations.

President Thys recommended that the Board hold this item over until the February Board meeting to give the Board and staff an opportunity to review the information submitted by Legal Aid and the information from the Study Session.

Boardmember McCarthy asked about the 90-day timeframe given by the City Council.

President Thys responded that the City Council has been informed of today's study session and would receive an update with the results of the study session and today's Board action.

A motion was made by Boardmember McCarthy and seconded by Boardmember Ulaszewski that this item be held over to the February 17, 2010 LBHDC Board Meeting. The motion carried by the following vote:

Yes: 8 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

3. 10-002HC

Recommendation to:

1. Approve a loan of up to \$9,516,000 to Palm Desert Development Company to provide gap financing for the development of a 61-unit affordable senior rental project located at 3290 East Artesia Boulevard, with conditions;
2. Authorize the President or designee to negotiate and enter into an Agreement with Palm Desert Development Company; and
3. Authorize the President or designee to execute any and all documents necessary to implement the Agreement.

Chair Brown read the recommendations.

Staff Ure reviewed the staff report.

Chair Brown spoke.

William Leach, Vice President of Finance, Palm Desert Development Company, stated he and his team were ready to answer any questions from the Board.

Boardmember Gotz asked about the potential value of the tax credits.

William Leach responded.

Vice Chair asked what the transportation and banking alternatives would be for the community.

William Leach responded.

Vice Chair McDaniel asked what services would be provided to the residents of the project.

William Leach responded.

Boardmember Pabst asked about development cost.

William Leach responded.

Boardmember Pabst asked about the number of parking spaces.

William Leach responded that there were a total of 99 spaces.

Boardmember Pabst asked about the high cost per square foot of living space.

William Leach responded.

Further discussion ensued.

Vice Chair McDaniel asked about the proportion of cost for the podium deck.

William Leach responded.

Boardmember Ulaszewski asked about street or traffic mitigation.

Further discussion ensued.

Boardmember Cwayna asked if the Board looked at the building plans or if they were approving the building plans today.

Staff Ure stated that Stage 1 plans were already approved by the Board and Stage II plans would be coming to the Board at a later date.

Boardmember Gotz asked for a breakdown of indirect cost.

Tom Hodgen, Vice President of Design & Construction at Palm Desert Development, responded.

Susan Ansorge, a member of the public spoke against the project.

Boardmember Ulaszewski asked if her and her father's site were for senior citizen.

Susan Ansorge responded.

Further discussion ensued.

Boardmember McCarthy asked where her father's facility was located.

Susan Ansorge responded.

Further discussion ensued.

Boardmember McCarthy asked if she was opposed to the project because it was an affordable housing project.

Susan Ansorge responded.

Further discussion ensued.

Staff member Ure offered to speak with her at another time to explain how affordable housing works.

President Thys stated that the current zoning for the site is for automotive use and it is not immediately adjacent to any single family residences.

Further discussion ensued.

Boardmember Gotz urged her to speak with Staff Ure to get a better understanding of affordable housing.

Susan Ansorge responded.

Further discussion ensued.

Vice Chair McDaniel asked about what services she provided to the community.

Susan Ansorge responded.

Further discussion ensued.

Boardmember Ulaszewski suggested that Staff Ure inform her how to contact the Planning Commission.

Further discussion ensued.

Chair Brown asked if the developer would like to respond.

Dan Horn, President of Palm Desert Development responded.

A motion was made by Boardmember Ulaszewski, seconded by Boardmember Cwayna, that the recommendations be approved. The motion carried by the following vote:

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

No: 1 - Kristie Kinney Pabst

4. 10-003HC

Recommendation to:

1. Authorize the President or designee to enter into an agreement for real estate acquisition and related services with Overland, Pacific, and Cutler, Inc. (OPC) in an amount not to exceed \$600,000 for a three-year period;
2. Authorize the President or designee to enter into an agreement for relocation, property management and site clearance consulting services with Shoer Consulting in an amount not to exceed \$100,000 for a three-year period; and
3. Authorize the President or designee to enter into an agreement for relocation, property management and site clearance consulting services with Equity North Investments (ENI) in an amount not to exceed \$100,000 for a three-year period.

Chair Brown read the recommendation.

There was no discussion by the Board.

A motion was made by Boardmember McCarthy, seconded by Vice Chair McDaniel, that the recommendations be approved. The motion carried by the following vote:

Yes: 8 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

5. 10-004HC

Recommendation to:

1. Approve the use of \$2,350,000 in second mortgage assistance for both low- and moderate-income first time homebuyers at Olive Villas;
2. Approve removal of the requirement that recipients must currently live or work in Long Beach to be qualified for second mortgage assistance to purchase at Olive Villas; and
3. Authorize the President or designee to sign any and all documents necessary to provide this assistance.

Chair Brown read the recommendation.

There was no discussion by the Board.

Deputy City Attorney asked the Chair if there were any members of the public who would like to speak on Items 4 or 5.

Further discussion ensued.

The only member of the public present stated that he was there for item 5, but had no comment.

A motion was made by Boardmember McCarthy, seconded by Boardmember Ulaszewski, that the recommendations be approved. The motion carried by the following vote:

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

No: 1 - Kristie Kinney Pabst

6. 10-005HC

Recommendation to approve a \$12,100 increase to the previously approved single-family rehabilitation loan to Darlene Anderson, resulting in a new loan amount not to exceed \$70,300.

Chair Brown read the recommendation.

Boardmember McCarthy spoke.

Staff Grainger spoke.

Further discussion ensued.

Boardmember Gotz asked about raising the \$60,000 limit.

Boardmember McCarthy responded.

Further discussion ensued.

A motion was made by Boardmember McCarthy, seconded by Boardmember Ulaszewski, that the recommendation be approved. The motion carried by the following vote:

Yes: 8 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

7. 10-006HC Recommendation to receive and file Financial Report for the period ending September 30, 2009.

Chair Brown read the recommendation.

There was no discussion by the Board.

A motion was made by Vice Chair McDaniel, seconded by Boardmember Wong, that the report be received and filed. The motion carried by the following vote:

Yes: 8 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

COMMITTEE REPORTS

8. 10-008HC Recommendation to receive and file committee minutes.
- Chair Brown asked if anyone wished to comment regarding the ERC minutes. There were no comments.
- Chair Brown asked if anyone wished to comment regarding the Programs Committee minutes.
- Boardmember McCarthy spoke.
- Chair Brown asked for a motion to receive and file all of the attached

Committee minutes.

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

Yes: 8 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Michael W. McCarthy

A) Executive Review Committee - November 2009 and January 2009 Minutes

B) Programs Committee - November 2009 and December 2009 Minutes

C) Projects Committee - November 2009 Minutes

D) Legislative/Advocacy Committee - October 2009 Minutes

REPORT OF THE PRESIDENT

9. 10-009HC Recommendation to receive and file various reports of the President.
- President Thys spoke about receiving \$22.2 million from U.S. Housing and Urban Development for the Neighborhood Stabilization Program and regarding the construction financing for the Brookfield Homes project.
- Vice Chair McDaniel asked if Brookfield Homes considered ever self-financing the project.
- President Thys responded.
- Further discussion ensued.
- President Thys spoke about the Meta Housing project and referred the Board to a letter from Meta Housing (See attachment to item 9B).
- President Thys spoke about upcoming events including the Henderson Street event on Saturday, January 23.
- Vice Chair McDaniel requested talking points for the event.
- President Thys stated that staff would provide her with talking points. He spoke about the Palace Hotel event on January 28 and that the East Anaheim Business Alliance voted to create a Business Improvement

District.

Boardmember Gotz asked if Boardmembers should attend the events.

President Thys responded that all Boardmembers are encouraged to attend the events.

Vice Chair McDaniel asked when more information would be available on the Meta project.

President Thys stated that the Meta project would be coming back to ERC and the full Board in February.

The Reports of the President were received and filed.

- A) Summary of Projects Reports
- B) Upcoming Items and Significant Issues
- C) Upcoming Meetings and Special Events

NEW BUSINESS

Chair Brown asked if there were any items of interest that Boardmembers wished to introduce.

Boardmember Cwayna asked about the difference between what Palm Desert Development Company has said and what the member of the public said regarding the availability of a community room.

Boardmember McCarthy responded.

Further discussion ensued.

President Thys stated that the developer reached out to the community even before they spoke to staff; they sent notices to the community; were sensitive to the community's needs; and made changes based on their community outreach.

Further discussion ensued.

Boardmember McCarthy spoke about the zoning change affecting the zoning of the nursing home next door to the project.

Further discussion ensued.

Boardmember Cwayna stated his concern that the Board has never denied any large

funding request.

President Thys responded that staff rejects five to ten projects for every project presented to the Board, and that the Board recently did reject a third Meta project.

Further discussion ensued.

PUBLIC PARTICIPATION

There were no members of the public present.

ADJOURNMENT - 5:15 P.M.

Chair Brown adjourned the meeting at 5:15 P.M.

Note:

A digital recording of this meeting will be 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