

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

CALL TO ORDER

ROLL CALL

REPORT OF THE CHAIR

ACTION ITEMS

1. [10-011HC](#) Recommendation to approve the minutes of the Study Session and Special Board meeting of January 21, 2010.
Suggested Action: Approve recommendation.
2. [10-014HC](#) Recommendation to:
 1. Approve the attached Local Housing Preference Policy and Priority System Guidelines; and
 2. Authorize the President or designee to apply and implement the Policy to all current and future developments assisted by the LBHDC, for which a Management Plan and Marketing Plan have not been approved by the LBHDC.**Suggested Action:** Approve Recommendation

3. [10-015HC](#)

Recommendation to:

1. Approve a loan of up to \$13,145,000 to Meta Housing Corporation to provide gap financing for the development of a 147-unit Senior Artist Colony and a 39-unit affordable senior rental project at the southwest corner of Long Beach Boulevard and Anaheim Street, with conditions;
2. Approve the proposed Phasing Plan for the total development site;
3. Approve the release of LBHDC's first trust deed on a parcel in Phase II in exchange for a second trust deed on the entire Phase II site, with conditions;
4. Authorize the President or designee to negotiate and enter into a Loan Agreement with Meta Housing Corporation; and
5. Authorize the President or designee to execute any and all documents necessary to implement the Loan Agreement.

Suggested Action: Approve recommendation.

4. [10-016HC](#)

Recommendation to:

1. Approve an amendment to the Disposition and Development Agreement with Brookfield Atlantic Avenue LLC to provide additional gap financing in the amount of \$798,000 bringing the total gap assistance to \$7,808,000;
2. Approve a Construction Loan of up to \$7,730,778 to Brookfield Atlantic Avenue LLC for the construction of Coronado townhomes; and
3. Authorize the President or designee to negotiate and execute any and all documents necessary to implement an amendment to the Disposition and Development Agreement and Construction Loan Agreement.

Suggested Action: Approve recommendation.

5. [10-017HC](#)

Recommendation to adopt an Equal Benefits Policy consistent with the City's ordinance that would require those who enter into contracts with the LBHDC to provide employee benefits to their employees with domestic partners equivalent to those provided to their employees with spouses.

Suggested Action: Approve recommendation.

6. [10-018HC](#) Recommendation to receive and file the Affordable Housing Production Report.
Suggested Action: Approve recommendation.
7. [10-019HC](#) Recommendation to receive and file the Financial Report for the Period Ending December 31, 2009.
Suggested Action: Approve recommendation.

COMMITTEE REPORTS

8. [10-012HC](#) Recommendation to receive and file Committee minutes.
Suggested Action: Approve recommendation.
- A) Executive Review Committee - Draft January Minutes; No February Meeting
- B) Programs Committee - Final January Minutes; Draft February Minutes
- C) Projects Committee - No February Meeting
- D) Legislative/Advocacy Committee – No January Meeting

REPORT OF THE PRESIDENT

9. [10-013HC](#) Recommendation to receive and file various Reports of the President.
Suggested Action: Approve recommendation.
- A) Summary of Projects Reports
- B) Upcoming Meetings and Special Events

NEW BUSINESS

Opportunity for members of the Board to introduce items of interest that are within the subject matter jurisdiction of the Board.

PUBLIC PARTICIPATION

Opportunity for members of the public to introduce items of interest that are within the subject matter jurisdiction of the Board.

ADJOURNMENT

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Note:

A digital recording of this meeting will be available in the Housing Services Bureau. The Long Beach Housing Development Company intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call the Housing Services Bureau 48 hours prior to the meeting at (562) 570-6359.

Written material relating to any item on the Board's agenda which are submitted to the Board after distribution of the agenda packet are available for inspection in the Housing Services Bureau located on the 12th Floor at 110 Pine Avenue, Long Beach, CA 90802.