

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

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## 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** Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney

**Present:** Pabst, Patrick Brown and Michael W. McCarthy

**Boardmembers** Kevin Cwayna and C. Anna Ulaszewski

**Absent:**

\*Boardmember Wong arrived at 4:06 P.M.

Staff present: Dennis Thys, President; Ellie Tolentino, Vice President; Angela Reynolds, Neighborhood Services Bureau Manager; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Housing Operations Officer; LaVerne Duncan, Housing Communications Officer; Robin Grainger, Housing Rehabilitation Officer; Meggan Sorensen, Development Project Manager; Norma Lopez, Development Project Manager; Silvia Medina, Community Development Analyst; Maria Pangelinan, Community Development Analyst; Rikki Page, Housing Rehabilitation Counselor; Pat Parga, Bureau Secretary; and Heather Murdock, Clerk Typist.

Guests present: Daniel Brezenoff, Legislative Director Council District 1; Diane Arnold, RDA Representative; David White, Redevelopment Project Officer; John O'Brien, Brookfield Homes; Ryan Flautz, JZMK Architects; Robert Dwelle, Habitat for Humanity; Tammie Kyle, Comprehensive Child Development; Christie & Paul Bennett, Loan Applicants; Gary Shelton, Long Beach Area Coalition for the Homeless; Jack Smith, Resident; Suzanne Browne, Legal Aid Foundation and Housing Long Beach; Janeice McConnell, Housing Long Beach; America Acevers, Housing Long Beach; Gloria Thomas-Allen, Housing Long Beach; Sandy Kroll, Housing Long Beach; Cynde Soto, Housing Long Beach; Tracy Weaver, Housing Long Beach.

### REPORT OF THE CHAIR

Chair Brown explained why he left the February Board meeting early.

## ACTION ITEMS

1. [10-028HC](#) Recommendation to receive and file the minutes of the regular Board meeting of February 17, 2010.

**The minutes of February 17, 2010, were received and filed.**

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.

Chair Brown read the recommendation.

Deputy City Attorney Anthony spoke regarding procedure for public comment.

Vice President Tolentino reviewed the staff report.

Staff Ure reviewed the March 12 letter from Legal Aid and staff's response.

Chair Brown spoke.

Boardmember Gotz spoke.

Deputy City Attorney Anthony spoke.

Boardmember Gotz spoke.

Boardmember McCarthy spoke.

Chair Brown opened the meeting to the public.

Cynde Soto, Housing Long Beach, spoke about the lack of notice the community received.

Tracy Weaver, Housing Long Beach, spoke about the definition of homeless.

Boardmember Gotz responded.

Further discussion ensued.

Vice Chair McDaniel spoke about remaining focused on the issue and how it impacts the individual.

Further discussion ensued.

Suzanne Brown, Legal Aid, offered to assist Tracy in answering the Board's question.

Chair Brown responded.

Further discussion ensued.

Gary Shelton, Long Beach Area Coalition for the Homeless, spoke about the definition of homeless.

Gloria Thomas-Allen, Housing Long Beach, spoke about the late notice of the amended staff report.

Janeice McConnell, Housing Long Beach, spoke about students and parental support.

Sandy Kroll, Housing Long Beach, spoke about the definition of homeless and bringing the item back to Council.

Suzanne Browne, Legal Aid, spoke about several items she would like to see changed on the policy, including the definition of homeless, the use of parent's income for students, including disparate impact findings in the policy, and sending the item back to Council.

Jack Smith, resident, spoke about the misconception of the policy as a homeless issue instead of a housing issue, about the policy being on the LBHDC agenda for the past three months and discussed at LBHDC Board meetings for more than a year. He agreed that the policy should be sent back to Council, but thought a simple receive and file would do. He praised the policy and hoped that the Board would approve it.

America Aceves, Housing Long Beach, spoke about receiving the amended staff report late and that the Board was supposed to include the community in this discussion.

Boardmember Gotz stated that her statements offended him.

Boardmember McCarthy stated that he was offended as well.

Boardmember Gotz stated that this was not a homeless issue.

President Thys explained that the amended staff report was in response to a letter from Legal Aid received after the agenda was published and that staff, wanting to respond to all community input, prepared the amended staff report.

Vice Chair McDaniel stated that she felt it was extremely accommodating to include Legal Aid's comments which were received with only two business days before the Board meeting.

Vice President Tolentino stated that Legal Aid's January comments were included in both the February and March staff reports; however, staff wanted to respond to Legal Aid's letter dated Friday, March 12, but had very little time to review and respond. She also wanted everyone to be aware that this is just a preference policy and that all applicants would still have to qualify for any rental or ownership opportunities.

Boardmember McCarthy agreed with staff that the Multi Service Center's definition of homeless should be used, but that Council should be made aware of the controversy over the definition.

Vice Chair McDaniel agreed that the agency assigned by the City to define homeless is the Multi Service Center and if the LBHDC developed its own definition there could be potential problems with enforcement.

Boardmember Pabst ask if Deputy City Attorney Anthony had any comments on the policy.

Deputy City Attorney responded that he did not.

Further discussion ensued.

Board member Pabst called for a vote.

President Thys stated that he would bring the issue of the definition of homeless to the attention of the Director of Health and Human Services.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

3. [10-020HC](#)

Recommendation to approve Stages II and III of the Design Review Process for the Coronado housing development project as submitted by Brookfield Homes (CD6).

Chair Brown read the recommendation.

Vice President Tolentino reviewed the staff report.

Staff Sorensen reviewed the design.

Vice Chair McDaniel asked for clarification on the definition of Green Point Rated.

John O'Brien, Brookfield Homes, responded.

Further discussion ensued.

Staff Ure asked John O'Brien to review the sound techniques mentioned at the Projects Committee meeting.

John O'Brien responded.

Ryan Fautz, JZMK Architects, spoke about exceeding the minimum state standards.

Vice Chair McDaniel asked about sound attenuation systems.

Further discussion ensued.

Chair Brown spoke.

John O'Brien displayed elevations and designs, along with some sample products.

Vice President Tolentino spoke about the groundbreaking ceremony for Coronado scheduled for April 21 at 1:30 p.m. She asked when construction would begin.

John O'Brien replied.

Vice Chair McDaniel asked about quality insurance.

John O'Brien replied.

Further discussion ensued.

Vice Chair McDaniel asked if staff gets or should get copies of their reports.

Staff Ure stated that they have their own construction manager who prepares their own reports.

Vice Chair McDaniel stated that the reports are slightly different in content and asked that staff get copies of the reports.

Further discussion ensued.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

4. [10-025HC](#)

Recommendation to approve Stage I of the Design Review Process for the Washington School HAP Focus Area Scattered Sites Development as submitted by Habitat for Humanity Greater Los Angeles (CD1).

Chair Brown read the recommendation.

Vice President Tolentino reviewed the staff report.

Staff Ure continued the review of the staff report. He passed around several pictures of one of the homes, including a rendering of the proposed remodel.

Robert Dwelle, Habitat for Humanity, asked if the Board had any questions.

Chair Brown asked if Jimmy Carter was coming out.

Further discussion ensued.

Vice Chair McDaniel asked about the construction schedule.

Robert Dwelle responded.

Further discussion ensued.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

5. [10-023HC](#)

Recommendation to:

1. Approve a revision to the Conditions, Covenants, and Restrictions (CC&R's) between the LBHDC and Comprehensive Childcare Development, Inc. to add the California Department of Education Title V child development center standards as an alternative to compliance with the childcare center operator requirements; and,
2. Authorize the President or designee to execute the revised CC&R's.

Chair Brown read the recommendation.

Vice President Tolentino reviewed the staff report.

Boardmember Wong spoke about the difference between the two items.

Staff Hutchinson distributed a packet of information about Comprehensive Child Development.

Vice President Tolentino introduced Tammie Kyle from Comprehensive Child Development.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

6. [10-026HC](#)

Recommendation to authorize the President or designee to increase the consulting services contract with Keyser Marston Associates in the amount of \$200,000, for a revised not to exceed amount of \$300,000 through February 2012.

Chair Brown read the recommendation.

Vice President Tolentino reviewed the staff report.

Chair Brown asked why increase it now.

Vice President Tolentino responded.

Chair Brown asked if it was possible to spread the \$200,000 around to the other firms.

Vice President Tolentino responded.

Further discussion ensued.

Boardmember Pabst stated that she would like staff to make a great effort to use another firm other than Keyser Marston.

Further discussion ensued.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

7. [10-030HC](#)

Recommendation to:

1. Approve a housing rehabilitation loan program that provides up to \$60,000 in housing rehabilitation loan assistance to qualified owner-occupant homeowner in Federally qualified census tracts and Redevelopment areas; and
2. Authorize the President or designee to execute any and all documents necessary to implement the program.

Chair Brown read the recommendation.

Staff Grainger reviewed the staff report.

Boardmember Gotz spoke.

Vice Chair McDaniel asked if the vast majority of applicants were seniors.

Staff Grainger responded not necessarily, that it was income driven.

Staff Grainger continued the review of the staff report.

Boardmember Gotz asked if it was State money.

Staff Grainger responded that it was a State grant to the City.



Further discussion ensued.

Deputy City Attorney Anthony stated that the staff report reflected "20% over 5 years," while Staff Grainger just stated that it was "10% over 10 years" and asked for clarification.

Staff Grainger confirmed that it should be "10% over 10 years."

Further discussion ensued.

Boardmember Gotz asked how long they had to spend the money and if they expected to spend it all.

Staff Grainger responded.

Further discussion ensued.

Vice Chair McDaniel asked if we had a program for replacing mobile homes.

Staff Grainger responded.

Further discussion ensued.

President Thys stated that staff would come back to the Board with program parameters.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

8. [10-024HC](#)

Recommendation to approve a single-family rehabilitation loan to Mrs. Cristie H. Bennett in an amount not to exceed \$88,180.

Chair Brown read the recommendation.

Boardmember McCarthy spoke about the condition of the property.

Staff Grainger showed some pictures of the property and introduced the owners of the house. He then reviewed the staff report.

Boardmember Gotz asked if it was under 30%.

Staff Grainger stated that the LBHDC would be the only debt on the property.

Boardmember Pabst asked if the owners would sign a document stating they would occupy the property.

Further discussion ensued.

Staff Grainger continued the review of the pictures of the property.

Boardmember Gotz spoke.

Staff Grainger spoke.

Further discussion ensued.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

9. [10-021HC](#)

Recommendation to receive and file the Communications Plan Update.

Chair Brown read the recommendation.

Vice President Tolentino introduced the staff report.

Staff Duncan reviewed the staff report.

Vice Chair McDaniel mentioned the color palette used on the projects.

Staff Duncan responded and continued reviewing the staff report.

Boardmember Gotz asked who was monitoring Twitter and if it was supposed to be instantaneous.

Staff Duncan responded.

Further discussion ensued.

Boardmember McCarthy made a motion with a statement of "job well done."

Vice President Tolentino provided a folder of samples to showcase some of the work done as part of the Communications Plan.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

10. [10-022HC](#)

Recommendation to authorize the President or designee to extend the contract with Thomas Fields Associates through December 31, 2011 to continue to provide comprehensive marketing and communications services to The Long Beach Housing Development Company.

Chair Brown read the recommendation.

Vice Chair McDaniel asked if there was a "not to exceed" amount.

Vice President Tolentino responded.

Further discussion ensued.

Boardmember Gotz asked what was owed as of now.

Chair Brown asked about outstanding invoices.

Vice President Tolentino responded.

Boardmember Pabst asked if this exceeded the \$200,000.

Vice President Tolentino responded that this was just extending the term.

Further discussion ensued.

Chair Brown asked if any new work product would come to the Board before Mr. Fields began working on them.

Staff Duncan responded.

Vice President Tolentino responded.

Further discussion ensued.

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

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

11. [10-018HC](#) Recommendation to receive and file Affordable Housing Production Report.

Chair Brown read the recommendation.

There was no discussion on this item.

**A motion was made by Boardmember Pabst, seconded by Vice Chair McDaniel, to receive and file this report. The motion carried by the following vote:**

**Yes:** 6 - Jonathan Gotz, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown and Michael W. McCarthy

**Absent:** 2 - Kevin Cwayna and C. Anna Ulaszewski

## COMMITTEE REPORTS

12. [10-027HC](#) Recommendation to receive and file committee minutes.

**The committee minutes were received and filed.**

A) Executive Review Committee – No March 2010 Meeting

Chair Brown stated that there was no March meeting.

B) Programs Committee - March 2010 Minutes

Boardmember McCarty stated that the only item worth mentioning was the loan previously discussed at this meeting.

C) Projects Committee - March 2010 Minutes

Vice Chair McDaniel stated that the Projects Committee reviewed the projects presented to the Board at this meeting.

D) Legislative/Advocacy Committee – February 2010 Minutes

Chair Brown stated that Boardmember Cwayna was not in

attendance.

## REPORT OF THE PRESIDENT

13. [10-029HC](#) Recommendation to receive and file various reports of the President.

### **The various reports of the President were received and filed.**

President Thys thanked Vice Chair McDaniel for coming out in the rain for the Habitat for Humanity groundbreaking event.

#### A) Summary of Projects Reports

There was no discussion on this item.

#### B) Upcoming Meetings and Special Events

Vice President Tolentino reviewed some of the upcoming events, including: Habitat's homebuyer education programs; Coronado groundbreaking on April 21 at 1:30 p.m.; the April 21 Board meeting where the new Chief of Police will be introduced; and the foreclosure workshops.

#### C) Upcoming Items and Significant Issues

Vice President Tolentino distributed a list of staff responsibilities which was request by Boardmember Ulaszewski at the Projects Committee meeting.

President Thys spoke about an upcoming project at Villages at Cabrillo.

## NEW BUSINESS

Boardmember McCarthy stated that April 21 at 6 p.m. is the public hearing on the CDAC Action Plan.

Vice President Tolentino reminded Boardmembers that their Form 700 is due on April 1.

Further discussion ensued.

## PUBLIC PARTICIPATION

Diane Arnold, RDA Boardmember spoke about the Habitat for Humanity groundbreaking event and about the confusion of the public regarding the difference between homeless and affordable housing issues.

Further discussion ensued.

President Thys spoke about the primary intent of the local housing preference.

Vice Chair McDaniel stated the Board's interests are aligned with those of the Community regarding the homeless in our city, that the LBHDC is not the enemy.

**ADJOURNMENT - 6:00 P.M.**

Chair Brown adjourned the meeting at 6:00 P.M.

PP/HM

**NOTE:**

A digital recording of this meeting will be available in the Housing Services Bureau, for a copy call the Housing Services Bureau at (562) 570-6359.

Respectfully submitted,

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DENNIS J. THYS, PRESIDENT

Approved by:

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PATRICK BROWN, CHAIR