

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



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

FINISHED MINUTES AND AGENDA

CALL TO ORDER

Chair Brown called the meeting to order at 4:00 P.M.

ROLL CALL

Boardmembers Kevin Cwayna, Patrice Wong, Patrick Brown, Jeffrey S. Price,
Present: Laura Storke and Conor Weir

Boardmembers Michael W. McCarthy, Stacy McDaniel and C. Anna Ulaszewski
Absent:

*Boardmember Wong arrived at 4:01 P.M.

Staff present: Amy Bodek, President; Ellie Tolentino, Vice President; Rob Zur Schmiede, Deputy Director of Development Services; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Redevelopment Administrator; Robin Grainger, Housing Rehabilitation Officer; Norma Lopez, Development Project Manager; and Pat Parga, Bureau Secretary.

Guests present: Diane Arnold, Redevelopment Agency Boardmember; Gary Shelton, Housing Long Beach; Larry Boggs, Ashwood Construction; Roger Davila, Davila Properties; and Craig Forsyth, Hunt Capital Partners.

REPORT OF THE CHAIR

Chair Brown spoke about a recent trip, the economy, the Redevelopment Agency (RDA) lawsuit, and the resignation of Boardmember Gotz.

President Bodek spoke about Boardmember Gotz's service to the Board.

Further discussion ensued.

1. [11-049HC](#) Recommendation to receive and file the minutes of the annual meeting of August 17, 2011.

There was no discussion regarding the minutes.

A motion was made by Boardmember Cwayna, seconded by Boardmember Storke, to receive and file the minutes for annual meeting of August 17, 2011.

ACTION ITEMS

2. [11-052HC](#) Recommendation to elect The Long Beach Housing Development Company Officers and assign committee members.

Chair Brown spoke about his service on the Board. He stated that due to the absence of several Boardmembers and the RDA lawsuit, he suggested that the election of officers and committee assignments be postponed until January.

Further discussion ensued.

A motion was made by Boardmember Storke, seconded by Boardmember Cwayna, to postpone the election of officers and the assignment to committee until the January 2012 meeting.

Yes: 6 - Patrice Wong, Patrick Brown, Kevin Cwayna, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 3 - Stacy McDaniel, Michael W. McCarthy and C. Anna Ulaszewski

3. [11-045HC](#) Recommendation to approve Design Review Stages I, II, and III for the rehabilitation of Belwood Arms Apartments.

Chair Brown read the recommendation.

Staff Lopez reviewed the staff report.

Boardmember Storke spoke about the recommendation by the Projects Committee to look into air conditioning.

Further discussion ensued about the use of ceiling fans; the cost of air conditioning units and the installation of a hole for an indoor unit; the effect of air conditioning on the utility allowance; the use of solar panels, cross ventilation, and the replacement of trees; staff's proposed improvements to the alley and the façade; and the types of trees to be used.

A motion was made by Boardmember Price, seconded by Boardmember Weir, to approve the recommendation.

Yes: 6 - Patrice Wong, Patrick Brown, Kevin Cwayna, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 3 - Stacy McDaniel, Michael W. McCarthy and C. Anna Ulaszewski

4. [11-047HC](#) Recommendation to authorize the President to extend the existing legal consulting services contract between Liebold, McClendon & Mann and The Long Beach Housing Development Company, for a one-year period, through September 30, 2012.

Chair Brown read the recommendation and asked about the remaining balance of the existing contract.

Further discussion ensued.

Boardmember Weir asked if there was a guideline on how much is spent on each project.

Vice President Tolentino stated that it varies on each project.

A motion was made by Boardmember Wong, seconded by Boardmember Storke, to approve the recommendation.

Yes: 6 - Patrice Wong, Patrick Brown, Kevin Cwayna, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 3 - Stacy McDaniel, Michael W. McCarthy and C. Anna Ulaszewski

5. [11-048HC](#) Recommendation to approve a \$4,500 increase to the previously approved mobile home rehabilitation loan to Leonard and Clara Camarena, resulting in a new loan amount not to exceed \$19,500.

Chair Brown read the recommendation.

Staff Grainger reviewed the staff report.

Boardmember Storke asked about the cost of this air conditioning unit; the cost of a new mobile home; and the life expectancy of a mobile home.

Further discussion ensued.

A motion was made by Boardmember Wong, seconded by Boardmember Price, to approve the recommendation.

Yes: 6 - Patrice Wong, Patrick Brown, Kevin Cwayna, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 3 - Stacy McDaniel, Michael W. McCarthy and C. Anna Ulaszewski

COMMITTEE MINUTES

6. [11-050HC](#) Recommendation to receive and file the Committee Minutes.

The Committee minutes were received and filed.

- A) Programs Committee - September 8 minutes attached; October 13 minutes not available.

Boardmember Wong stated that there was nothing extraordinary in the September meeting.

- B) Projects Committee - No September meeting; October 11 minutes not available.

There was no discussion regarding the Projects Committee.

REPORT OF THE PRESIDENT

7. [11-051HC](#) Recommendation to receive and file the reports of the President.
President Bodek spoke about the RDA lawsuits and other bills affecting affordable housing.

The reports to the President were received and filed.

- A) Summary of Projects Reports
B) Upcoming Meetings and Special Events

Vice President Tolentino gave an update on various projects and upcoming events including Coronado, Palace Hotel, Meta Housing Phase I, Courtyard Apartments' Award, Habitat for Humanity Homes, and the Mayor's Build House. She asked if any Boardmembers wished to speak at any of the upcoming events.

Further discussion ensued. Some Boardmembers volunteered to speak at the various events.

NEW BUSINESS

No new business was presented.

PUBLIC PARTICIPATION

Gary Shelton, Housing Long Beach spoke.

ADJOURNMENT

Chair Brown adjourned the meeting at 4:58 P.M.

Note:

Written material relating to any item on the Board's agenda which is submitted to the Board after distribution of the agenda packet will be available for inspection in the Housing Services Bureau's offices at 110 Pine Avenue, Suite 1200, Long Beach, CA 90802. A digital recording of this meeting will be available in the Housing Services Bureau.

PP

Respectfully submitted,

AMY J. BODEK, PRESIDENT

Approved by:

PATRICK BROWN, CHAIR