

**CITY OF LONG BEACH  
THE LONG BEACH  
COMMUNITY INVESTMENT  
COMPANY MINUTES**

Patrice Wong, Chair  
Jan Ward, Vice Chair  
Mary Castro, Director



**TUESDAY, JANUARY 4, 2022  
TELECONFERENCE, 4:00 PM**

Hilda Delgado, Director  
Lindsay Mais, Director  
Eva Melgarejo, Director  
Elwood Sides, Director

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**Special Meeting**

**FINISHED AGENDA & MINUTES**

**SPECIAL MEETING**

**A special meeting of the Long Beach Community Investment Corporations (LBCIC) was held at 4:00 p.m., Tuesday, January 4, 2022. The meeting was held via teleconference pursuant to Executive Order AB-361 issued by Governor Gavin Newsom.**

**CALL TO ORDER**

Chairwoman Wong called the meeting to order at 4:00 p.m.

**ROLL CALL**

**Commissioners** Mary Castro, Hilda Delgado, Lindsay Mais, Eva Melgarejo,  
**Present:** Elwood Sides, Jan Ward and Patrice Wong

**STAFF PRESENT:** Oscar Orci, President, Patrick Ure, Vice President, Meggan Sorensen, Housing Development Officer, Rich Anthony, Deputy City Attorney, Alem Hagos, Operations Officer, Silvia Medina, Real Estate Project Coordinator, Joey Shields with Link, Dana Trujillo with Excelerate, Charles DeCuir with HOPE, Will Sager with LINC, Greg Comanor with Daylight Community Development and Monica Jaime LBCIC Commission Secretary.

**FLAG SALUTE**

Chairwoman Wong led the flag salute.

## PRESIDENT'S REPORT

President Oscar Orci presented a year end review of 2021 and did an introduction of newly appointed LBCIC Board Members.

## SPECIAL MEETING AGENDA

### MINUTES

1. 21-024CI Recommendation to approve and file the minutes of the Special Board meeting held on Wednesday, June 23, 2021

**A motion was made by Director Delgado, seconded by Director Mais, to . The motion carried by the following vote:**

**Yes:** 7 - Mary Castro, Hilda Delgado, Lindsay Mais, Eva Melgarejo, Elwood Sides, Jan Ward and Patrice Wong

2. 21-025CI Recommendation to:
  1. Approve a loan in the amount of up to \$4 Million to Excelerate Housing Group for the development of affordable rental housing units located at 3590 E. Pacific Coast Highway;
  2. Authorize the President to negotiate an Affordable Housing Loan Agreement with Excelerate Housing Group; and,
  3. Authorize the President or designee to execute any and all documents necessary to implement the Loan Agreement and the project. (District 4)

Silvia Medina, Real Estate Project Coordinator Presented

Dana Trujillo with Excelerate spoke

Chairwoman Wong spoke

Dana Trujillo with Excelerate spoke

Vice Chair Ward spoke

Dana Trujillo with Excelerate spoke

Vice Chair Ward spoke

Director Castro spoke

Director Mais spoke

Chairwoman Wong spoke

Director Mais spoke

Dana Trujillo with Excelerate spoke

Chairwoman Wong spoke

Principal Deputy City Attorney Anthony spoke

Chairwoman Wong spoke

**A motion was made by Vice Chair Ward, seconded by Director Castro, to approve recommendation. The motion carried by the following vote:**

**Yes:** 7 - Mary Castro, Hilda Delgado, Lindsay Mais, Eva Melgarejo, Elwood Sides, Jan Ward and Patrice Wong

**3. 21-026CI Recommendation to:**

1. Approve the selection of Home Ownership for Personal Empowerment (HOPE) for an award of Community Housing Development Organization (CHDO) funds in the amount of \$859,051; and,
2. Authorize the President or designee to enter into an Agreement to Negotiate Exclusively with HOPE for the acquisition and rehabilitation of housing for special needs individuals. (Citywide)

Silvia Medina, Real Estate Project Coordinator Presented

Charles DeCuir with HOPE spoke

Director Mais spoke

Charles DeCuir with HOPE spoke

Director Mais spoke

Charles DeCuir with HOPE spoke

Chairwoman Wong spoke

Charles DeCuir with HOPE spoke

Chairwoman Wong spoke

Director Castro spoke

Charles DeCuir with HOPE spoke

Director Castro spoke

Charles DeCuir with HOPE spoke

Director Mais spoke

Silvia Medina, Real Estate Project Coordinator spoke

Director Mais spoke

Director Delgado spoke

Charles DeCuir with HOPE spoke

Meggan Sorenson Housing Development Officer spoke

Chairwoman Wong spoke

**A motion was made by Director Mais, seconded by Director Castro, to approve recommendation. The motion carried by the following vote:**

**Yes:** 7 - Mary Castro, Hilda Delgado, Lindsay Mais, Eva Melgarejo, Elwood Sides, Jan Ward and Patrice Wong

**4. 21-027CI Recommendation to:**

1. Approve the selection of LINC Community Development Corporation (LINC) for an award of Community Development Block Grant (CDBG) funds in the amount of \$1,600,000;
2. Approve a loan in the amount of \$1,600,000 in CDBG funds to LINC for the acquisition of the property located at 4220 Wherly Court;
3. Authorize the President to negotiate an Affordable Housing Loan Agreement with LINC; and,
4. Authorize the President to execute any and all documents necessary to implement the Loan Agreement and the project. (District 4)

Silvia Medina, Real Estate Project Coordinator Presented

Joey Shields with Link spoke

Chairwoman Wong spoke

Silvia Medina, Real Estate Project Coordinator spoke

Meggan Sorenson, Housing Development Officer spoke

Chairwoman Wong spoke

Director Mais spoke

Meggan Sorenson, Housing Development Officer spoke

Director Mais spoke

Meggan Sorenson, Housing Development Officer spoke

Director Mais spoke

Meggan Sorenson, Housing Development Officer spoke

Director Mais spoke

**A motion was made by Vice Chair Ward, seconded by Director Delgado, to approve recommendation. The motion carried by the following vote:**

**Yes:** 7 - Mary Castro, Hilda Delgado, Lindsay Mais, Eva Melgarejo, Elwood Sides, Jan Ward and Patrice Wong

**5. 21-028CI**

Recommendation to:

1. Approve the selection of Gundry Partners, LP for an award of up to \$5 Million in LMIHAF and/or PLHA funds; and,
2. Authorize the President or designee to enter into an Agreement to Negotiate Exclusively with Gundry Partners for the adaptive reuse and new construction of affordable rental housing units (District 1).

Meggan Sorenson, Housing Development Officer presented

Chairwoman Wong spoke

Meggan Sorenson, Housing Development Officer spoke

Director Mais spoke

Meggan Sorenson, Housing Development Officer spoke

Greg Comanor, Daylight Community Development spoke

**A motion was made by Director Mais, seconded by Vice Chair Ward, to approve recommendation. The motion carried by the following vote:**

**Yes:** 7 - Mary Castro, Hilda Delgado, Lindsay Mais, Eva Melgarejo, Elwood Sides, Jan Ward and Patrice Wong

6. [21-029CI](#) Recommendation to:

1. Approve the selection of AMCAL Multi-Housing, Inc. for an award of up to \$5 Million in LMIHAF and/or PLHA funds; and,
2. Authorize the President or designee to enter into an Agreement to Negotiate Exclusively with AMCAL Multi-Housing, Inc. for the development of new construction of affordable rental housing units. (District 1).

Meggan Sorenson, Housing Development Officer presented

Chairwoman Wong spoke

Meggan Sorenson, Housing Development Officer spoke

Chairwoman Wong spoke

Vice Chair Ward spoke

Director Mais spoke

Vice Chair Ward spoke

Chairwoman Wong spoke

Vice Chair Ward spoke

Chairwoman Wong spoke

Vice Chair Ward spoke

Chairwoman Wong spoke

**A motion was made by Vice Chair Ward, seconded by Director Mais, to approve recommendation. The motion carried by the following vote:**

**Yes:** 7 - Mary Castro, Hilda Delgado, Lindsay Mais, Eva Melgarejo, Elwood Sides, Jan Ward and Patrice Wong

**PUBLIC PARTICIPATION:** Members of the public are invited to address the Board on items of interest to the public within the Agency Board jurisdiction. Each speaker will be limited to two minutes unless that time is extended by the Chair.

No Public Participation or Comments were made.

**COMMENTS**

No additional Comments provided.

**ADJOURNMENT**

Chairwoman Wong Adjourned the meeting at 5:04 p.m.