

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



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

---

## FINISHED AGENDA AND DRAFT MINUTES

### CALL TO ORDER

Chair Brown called the meeting to order at 4:03 P.M.

### ROLL CALL

**Commissioners** Kevin Cwayna, Patrice Wong, Stacy McDaniel, Patrick Brown and  
**Present:** Conor Weir

**Commissioners** Michael W. McCarthy and C. Anna Ulaszewski  
**Excused:**

\*Boardmember Wong arrived at 4:09 P.M.

Staff present: Amy Bodek, President; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Redevelopment Administrator; Meggan Sorensen, Development Project Manager; Helen Yamamoto, Community Development Analyst; Heather Vega, Clerk Typist III.

Guests present: Gary Shelton, Housing Long Beach.

### REPORT OF THE CHAIR

Chair Brown discussed the grand opening of the Collage Apartments. He thanked Boardmembers Ulaszewski and McDaniel for attending.

### REPORT OF THE PRESIDENT

Deputy City Attorney Anthony gave an update on AB 1484. President Bodek mentioned that she expects unencumbered cash to be swept by the end of 2012. The second sweep will happen next spring. Staff Hutchinson added that we have about \$30 million in unencumbered funds, as well as \$7 million of encumbered funds, plus bond funds. All of this will be enough to finish our projects that are currently underway. President Bodek explained that any land owned by the LBHDC is considered an asset and can be used for development.

Chair Brown asked about funding for Rehabilitation programs. President Bodek answered that for Fiscal Year 13, there is about \$6 million available (including some carry-over). We

are mainly focusing on NSP1, NSP2 and soon NSP3. Chair Brown asked if we are able to spread out the Rehab funding. President Bodek explained that we have restrictions on how we spend those dollars.

President Bodek spoke about staffing. Currently staff is stable; there will be no more reductions until next year, and maybe none at all.

President Bodek explained that Redevelopment money got swept as well, and the Redevelopment Agency will also be able to keep their land.

President Bodek spoke about the Ramona Park and Belwood Apartments projects. Both projects were approved by the Department of Finance and hopefully we will see them move forward.

Boardmember Weir inquired about bond proceeds. Staff Hutchinson responded that we have about \$18 million in bond proceeds.

Vice Chair McDaniel asked if there are any environmental contamination issues on our remaining real property assets. President Bodek answered that she was not aware of any issues like that.

Boardmember Weir inquired about the amount of residual receipts we receive. President Bodek answered that we should get a couple million dollars in the next year, and those funds can be used for administration and production. Boardmember then asked about the residual receipts income stream. Staff Hutchinson answered that it is around half a million dollars per year over the next few years.

## ACTION ITEMS

1. [12-010HC](#) Recommendation to receive and file the minutes of the regular Board meeting of May 16, 2012.

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

**Yes:** 6 - Kevin Cwayna, Patrice Wong, Stacy McDaniel, Patrick Brown, Laura Storke and Conor Weir

**Excused:** 2 - Michael W. McCarthy and C. Anna Ulaszewski
2. [12-011HC](#) Recommendation to adopt the attached amended 2011 resolution authorizing submission of an application to the California State Department of Housing and Community Development for funding under the CalHome Program, and authorize the President or designee to execute all necessary documents related to funding approval.

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

**Yes:** 6 - Kevin Cwayna, Patrice Wong, Stacy McDaniel, Patrick Brown, Laura Storke and Conor Weir

**Excused:** 2 - Michael W. McCarthy and C. Anna Ulaszewski

3. [12-012HC](#)

Recommendation to authorize the President to extend the existing legal consulting services contract between Leibold, McClendon & Mann and The Long Beach Housing Development Company for a one-year period through September 30, 2012.

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

**Yes:** 6 - Kevin Cwayna, Patrice Wong, Stacy McDaniel, Patrick Brown, Laura Storke and Conor Weir

**Excused:** 2 - Michael W. McCarthy and C. Anna Ulaszewski

4. [12-013HC](#)

Recommendation to receive and file the Annual Financial Report for the Fiscal Year Ended September 30, 2011.

**Gary Shelton of Housing Long Beach spoke regarding this item. He expressed his gratitude for the financial information. He also mentioned that Housing Long Beach has a new Executive Director, Carey Gallagher. Mr. Shelton said that Ms. Gallagher would hopefully be attending the next LBHDC meeting.**

**Boardmember Wong mentioned that some pages were missing from the financial report and that she did not feel comfortable voting on it without reviewing it in its entirety. President Bodek answered that there is no vote necessary; it is a receive and file item. Deputy City Attorney Anthony suggested we bring the item back at the next meeting so that boardmembers have a chance to review the full report. Boardmember Wong motioned to bring the item back at the next scheduled meeting. Boardmember Weir seconded the motion.**

**Yes:** 6 - Kevin Cwayna, Patrice Wong, Stacy McDaniel, Patrick Brown, Laura Storke and Conor Weir

**Excused:** 2 - Michael W. McCarthy and C. Anna Ulaszewski

**COMMITTEE MINUTES**

---

A) Programs Committee - The July 12, 2012 meeting and minutes were discussed. Boardmember Wong stated that there was only one item on the agenda. At the meeting, staff had expressed concern regarding the applicant's financial situation. However, the Committee felt that this program is often a last resort for some Long Beach residents before homelessness. Therefore the item was unanimously approved.

B) Projects Committee – No August Meeting

### **NEW BUSINESS**

Chair Brown asked if staff could change the format of the Summary of Projects report to contain only items under construction and items pending. President Bodek stated that staff would make the requested change.

Vice Chair McDaniel requested that Staff Hutchinson report on our RHNA numbers at the next meeting. President Bodek responded that staff can share with Board the report that is given to the state.

### **PUBLIC PARTICIPATION**

There were no comments from members of the public.

### **ADJOURNMENT**

#### **Note:**

The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the Development Services Department, 48 hours prior to the meeting at (562) 570-6949.