

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 - 4:01 P.M.

### ROLL CALL

**Boardmembers** Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy  
**Present:** McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna  
Ulaszewski and Jonathan Gotz

Staff present: Dennis Thys, President; Ellie Tolentino, Vice President; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; LaVerne Duncan, Housing Communications Officer; Meggan Sorensen, Development Project Manager; Norma Lopez, Development Project Manager; Silvia Medina; Community Development Analyst; Pat Parga, Bureau Secretary; Heather Murdock, Clerk Typist.

Guests: Bridget Sramek, Chief of Staff, 4th District; Diane Arnold, RDA Boardmember; Allison Riley, LINC Housing; Laura Highcove, Killefer Flammang; Sasha Kanno, Wrigley Is Going Green; Mauna Eichner, Wrigley Is Going Green; Lisa Wibroe, Wrigley Is Going Green; Gavin Mc Kiernan, Long Beach Neighborhood Foundation; Robert Dwelle, Habitat for Humanity Greater Los Angeles; Mary Williams, General Accounting Officer, Financial Management; Francine Wiegelman, Accounting Officer, Financial Management.

### REPORT OF THE CHAIR

Chair Brown spoke about various recent events including the anniversary celebration of Inside Long Beach.

### ACTION ITEMS

1. 09-015HC Recommendation to approve the minutes of the Regular Meeting of September 16, 2009.

Boardmember Gotz inquired about the new layout of the minutes.

Staff Parga responded that the minutes are now done in Legistar and the City Clerk's office recommends the new layout with minimal information. A digital recording of future meetings will be available upon

request.

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

**Yes:** 6 - Kevin Cwayna, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Jonathan Gotz

**Abstain:** 1 - Michael W. McCarthy

**Absent:** 1 - Patrice Wong

Boardmember Wong entered meeting at 4:06 P.M.

2. 09-005HC Recommendation to approve Stage III of the Design Review Process for the Palace Hotel Affordable Housing Development Project as submitted by LINC Housing Corporation.

Vice President Tolentino reviewed the staff report.

Boardmember Ulaszewski spoke about the project design as presented to the Projects Committee.

Allison Riley, LINC Housing and Laura Highcove, Killefer Flammang reviewed the proposed design of project.

A discussion ensued between boardmembers and Laura Highcove regarding the design.

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

**Yes:** 7 - Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Patrick Brown, C. Anna Ulaszewski and Jonathan Gotz

**No:** 1 - Kristie Kinney Pabst

3. 09-011HC Recommendation to:
1. Approve a loan of up to \$534,700 to Habitat for Humanity Greater Los Angeles to provide gap financing for the development of the Washington School HAP Focus Area Scattered Sites Development;
  2. Authorize the President or designee to negotiate and enter into a Development and Loan Agreement with Habitat for Humanity Greater Los Angeles subject to any Redevelopment Agency and City Council

approvals that are required by the California Health and Safety Code;  
and

3. Authorize the President or designee to execute any and all documents necessary to implement a Development and Loan Agreement.

Chair Brown read the recommendation.

Vice President Tolentino reviewed the staff report.

Boardmember Ulaszewski reviewed the project as submitted to the Projects Committee.

Robert Dwelle, Habitat for Humanity of Greater Los Angeles, spoke about Habitat for Humanity's new strategic plan.

Boardmember Cwayna asked why the Board is moving to single-family homes instead of multi-family housing.

President Thys responded to Boardmember Cwayna on the strategic plan for the Washington HAP area and the reasons for providing more homeownership opportunities.

Boardmember Wong asked about Habitat's method of qualifying families for homeownership opportunities.

A discussion ensued between Robert Dwelle and boardmembers regarding Habitat's process of qualifying families and their policy of giving preference to current Long Beach residents.

Boardmember Wong volunteered her work site for a public meeting.

Boardmember Wong asked if the HUD funds are committed.

Robert Dwelle responded to Boardmember Wong.

President Thys stated that this strategic area will be discussed at the upcoming Board retreat.

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

**Yes:** 8 - Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Jonathan Gotz

4. 09-013HC

Recommendation to:

1. Approve a lease agreement with Long Beach Neighborhood Foundation to utilize 1950 and 1960 Henderson Avenue as a temporary community garden; and
2. Authorize the President or designee to execute any and all documents necessary to enter into the lease agreement for 1950 and 1960 Henderson Avenue.

Chair Brown read the recommendation.

Boardmember Gotz asked if this item has been presented to the Board at a previous meeting.

President Thys responded to Boardmember Gotz and reviewed the staff report.

A discussion ensued regarding the Wrigley Garden.

Vice President Tolentino distributed an article regarding the Wrigley Garden from the Los Angeles Times.

Boardmember Ulaszewski asked how the termination date of the lease was determined.

President Thys responded to Boardmember Ulaszewski regarding the termination date.

Vice Chair McDaniel asked several insurance related questions.

Deputy Attorney Rich Anthony replied to Vice Chair McDaniel's questions.

Boardmember Wong asked if the Long Beach Neighborhood Foundation has the authority to act and if it is documented in their Board records.

Gavin Mc Kiernan, the President of the Long Beach Neighborhood Foundation, stated that their Board voted to support this project.

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

**Yes:** 8 - Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Jonathan Gotz

5. 09-014HC

Recommendation to authorize the transfer of grant funds received on behalf of Andy Street to the Andy Street Community Association.

Chair Brown read the recommendation.

Vice President Tolentino reviewed the staff report.

Boardmember Gotz wanted to clarify that it is Ronald McDonald House Charities of Southern California, not the McDonalds Corporation.

Staff Duncan stated that McDonalds Corporation also adopted Andy Street.

Boardmember Cwayna wanted to ensure that the transfer was okay with the grantor.

Staff Duncan responded that they were aware of the transfer.

Further discussion ensued regarding the transfer.

Vice President Tolentino distributed copies of a letter from the Chair of the Association and requested Boardmembers to read the letter.

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

**Yes:** 8 - Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Jonathan Gotz

6. 09-012HC

Recommendation to hold a study session regarding local housing preference in new and existing residential developments.

Chair Brown read the recommendation.

President Thys reviewed the staff report.

Boardmember McCarthy asked if this was not already a Board policy.

President Thys responded to Boardmember McCarthy.

Chair Brown asked if the City Attorney's office is also looking into this matter.

Deputy City Attorney Rich Anthony stated that the Council directed the City Manager and the City Attorney to come back with a report within 60 days.

President Thys responded that he would like to collaborate and submit a single report.

Further discussion ensued between Boardmembers and President Thys regarding the Board's support for increasing the preference for Long Beach residents.

Vice Chair McDaniel spoke about the need to find out more information from developers.

Boardmember Ulaszewski asked if staff has inquired about what other cities are doing regarding this issue.

Boardmember Gotz asked if a date has been decided.

President Thys responded to Boardmember Gotz.

Boardmember Pabst stated that developers need to be aware of this preference from the inception of the project.

Further discussion ensued between Boardmembers regarding developers being aware of this preference from the beginning.

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

**Yes:** 8 - Kevin Cwayna, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Kristie Kinney Pabst, Patrick Brown, C. Anna Ulaszewski and Jonathan Gotz

7. 09-016HC Recommendation to receive and file committee minutes.

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

A) Executive Review Committee - No October Meeting

B) Programs Committee - No October Meeting

C) Projects Committee - September & October Minutes

Boardmember Ulaszewski reported that she was elected Chair of the Projects Committee.

D) Legislative/Advocacy Committee - September Minutes

Boardmember Cwayna reported that the Committee reviewed what they do for the new Committee members.

E) Community Development Advisory Commission

Boardmember McCarthy had nothing to report.

8. 09-017HC Recommendation to receive and file various reports of the President.

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

A) Presentation on Annual Financial Report

Vice President Tolentino introduced Mary Williams and Francine Wiegelman from the Financial Management Department.

Francine Wiegelman asked Boardmembers if they had questions regarding the annual report.

Boardmember Wong asked about the status of the findings and responses mentioned in the management letter.

Francine Wiegelman responded to Boardmember Wong.

Further discussion ensued between Francine Wiegelman, Mary Williams and Boardmembers regarding the correction process.

Boardmember Wong expressed her concern regarding the language used to describe the problems in the report.

Further discussion ensued between Francine Wiegelman and Boardmembers regarding the reasons for the language in the annual report.

Deputy City Attorney Rich Anthony discussed the Board's liability for the annual report.

Boardmember Ulaszewski stated that the Board is not approving the report, but only receiving and filing the report.

Further discussion ensued between Rich Anthony and Boardmember Ulaszewski regarding the Board's liability.

Boardmember Gotz asked when the Board will know that the 2008 errors were corrected.

Further discussion ensued between Francine Wieglesman, Mary Williams, and Boardmembers on corrections and controls.

B) Board Retreat

President Thys reviewed the staff report and asked Boardmembers to call or email him with any items they would like to discuss at the retreat.

Boardmember Gotz asked about the location of the meeting.

Further discussion ensued regarding the location of the retreat.

Boardmember Wong asked about the timing of the retreat.

Further discussion ensued regarding the timing of the retreat.

President Thys stated the meeting would be scheduled for November 18 from 3 to 6 with the location to be determined.

C) Summary of Projects Report

Boardmembers had no questions regarding the Summary of Projects Report.

D) Upcoming Items and Significant Issues

Vice President Tolentino asked if the Board had any questions regarding the report.

Boardmember McCarthy stated that he felt that the site for the Ramona Park project could not contain 61 units.

Further discussion ensued between President Thys, Staff Ure, and Boardmember McCarthy regarding the project and the alley behind it.

Vice Chair McDaniell asked about the progress of the financing for the Brookfield Housing site.

Vice President Tolentino responded to Vice Chair McDaniell.

President Thys stated that he made it clear to Brookfield that the Board would not be enthusiastic about any new request for



additional financing.

Boardmember Gotz asked about a location for the December Holiday meeting.

Further discussion ensued regarding a location for the December meeting.

E) Upcoming Meetings and Special Events

Boardmembers had no questions regarding the Upcoming Meetings and Special Events Report.

**NEW BUSINESS**

There was no new business presented.

**PUBLIC PARTICIPATION**

There were no members of the public present.


**ADJOURNMENT - 5:14 P.M.**

The Board meeting adjourned.

**NOTES:**

A digital recording of this meeting is available in the Housing Services Bureau, please call the Housing Services Bureau at (562) 570-6359.

Respectfully submitted,

  
for DENNIS J. THYS, PRESIDENT

Approved by:

  
PATRICK BROWN, CHAIR

PP