

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

CALL TO ORDER

ROLL CALL

REPORT OF THE CHAIR

ACTION ITEMS

1. [10-001HC](#) Recommendation to approve the minutes of the Regular LBHDC Board Meeting of October 21, 2009, and the Special LBHDC Board meetings of November 18, 2009 and December 16, 2009.
Suggested Action: Approve recommendation.
2. [10-007HC](#)
 1. Approve the attached Local Housing Preference policy guidelines;
 2. Authorize the President or designee to apply and implement the Policy to all future developments for which a development agreement is executed or amended after this date.**Suggested Action:** Approve recommendation.
3. [10-002HC](#) Recommendation to:
 1. Approve a loan of up to \$9,516,000 to Palm Desert Development Company to provide gap financing for the development of a 61-unit affordable senior rental project located at 3290 East Artesia Boulevard, with conditions;
 2. Authorize the President or designee to negotiate and enter into an Agreement with Palm Desert Development Company; and
 3. Authorize the President or designee to execute any and all documents necessary to implement the Agreement.**Suggested Action:** Approve recommendation.

4. [10-003HC](#)

Recommendation to:

1. Authorize the President or designee to enter into an agreement for real estate acquisition and related services with Overland, Pacific, and Cutler, Inc. (OPC) in an amount not to exceed \$600,000 for a three-year period;
2. Authorize the President or designee to enter into an agreement for relocation, property management and site clearance consulting services with Shober Consulting in an amount not to exceed \$100,000 for a three-year period; and
3. Authorize the President or designee to enter into an agreement for relocation, property management and site clearance consulting services with Equity North Investments (ENI) in an amount not to exceed \$100,000 for a three-year period.

Suggested Action: Approve recommendation.

5. [10-004HC](#)

Recommendation to:

1. Approve the use of \$2,350,000 in second mortgage assistance for both low- and moderate-income first time homebuyers at Olive Villas;
2. Approve removal of the requirement that recipients must currently live or work in Long Beach to be qualified for second mortgage assistance to purchase at Olive Villas; and
3. Authorize the President or designee to sign any and all documents necessary to provide this assistance.

Suggested Action: Approve recommendation.

6. [10-005HC](#)

Recommendation to approve a \$12,100 increase to the previously approved single-family rehabilitation loan to Darlene Anderson, resulting in a new loan amount not to exceed \$70,300.

Suggested Action: Approve recommendation.

7. [10-006HC](#)

Recommendation to receive and file Financial Report for the period ending September 30, 2009.

Suggested Action: Approve recommendation.

COMMITTEE REPORTS

8. [10-008HC](#) Recommendation to receive and file committee minutes.
- Suggested Action:** Approve recommendation.
- A) Executive Review Committee - November 2009 and January 2009 Minutes
- B) Programs Committee - November 2009 and December 2009 Minutes
- C) Projects Committee - November 2009 Minutes
- D) Legislative/Advocacy Committee - October 2009 Minutes

REPORT OF THE PRESIDENT

9. [10-009HC](#) Recommendation to receive and file various reports of the President.
- Suggested Action:** Approve recommendation.
- A) Summary of Projects Reports
- B) Upcoming Items and Significant Issues
- C) Upcoming Meetings and Special Events

NEW BUSINESS

Opportunity for members of the Board to introduce items of interest that are within the subject matter jurisdiction of the Board.

PUBLIC PARTICIPATION

Opportunity for members of the public to introduce items of interest that are within the subject matter jurisdiction of the Board.

ADJOURNMENT

Note:

A digital recording of this meeting will be available in the Housing Services Bureau. The Long Beach Housing Development Company intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call the Housing Services Bureau 48 hours prior to the meeting at (562) 570-6359.

Written material relating to any item on the Board's agenda which are submitted to the Board after distribution of the agenda packet are available for inspection in the Housing Services Bureau located on the 12th Floor at 110 Pine Avenue, Long Beach, CA 90802.

PP