

John Thomas, Chair  
Stacy McDaniel, Vice Chair  
Diane Arnold, Director



Jan Ward, Director  
Patrice Wong, Director  
Sabrina Sanders, Director

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## FINISHED AGENDA AND DRAFT MINUTES

### ROLL CALL

**Commissioners** Diane L. Arnold, Sabrina Sanders, John Thomas and Stacy  
**Present:** McDaniel

**Commissioners** Jan Ward and Patrice Wong  
**Absent:**

Staff present: Patrick Ure, Vice President; Kjell Stava, Admin. Analyst; Meggan Sorensen, Development Project Manager; Teresa Cerda, Community Development Specialist; Amy Webber, Deputy City Attorney; Barbi Clark, Development Project Manager; Heather Vega, Secretary. President Amy Bodek arrived at 4:26PM.

### INTRODUCTION OF NEW BOARD MEMBER

Chair Thomas introduced new board member Sabrina Sanders.

### REGULAR AGENDA

1. 14-032CI Recommendation to receive and file the minutes of the Regular Board Meeting held on Wednesday, September 17, 2014.  
**A motion was made by Director Arnold, seconded by Vice Chair McDaniel, to receive and file the minutes. The motion carried by the following vote:**  
**Yes:** 3 - Diane L. Arnold, John Thomas and Stacy McDaniel  
**Abstain:** 1 - Sabrina Sanders  
**Absent:** 2 - Jan Ward and Patrice Wong
2. 14-033CI Recommendation to receive and file the minutes of the Special Board Meeting held on Thursday, October 16, 2014.

**A motion was made by Vice Chair McDaniel, seconded by Director Arnold, to receive and file the minutes. The motion carried by the following vote:**

**Yes:** 2 - Diane L. Arnold and Stacy McDaniel

**Abstain:** 2 - Sabrina Sanders and John Thomas

**Absent:** 2 - Jan Ward and Patrice Wong

3. 14-035CI Recommendation to Approve Change Order Number 1 in the amount of \$58,230 for the Multi-Family Rehabilitation Loan issued to the owner of the property located at 845 to 849 1/2 Orange Avenue, with conditions.

Vice President Ure presented the staff report.

Vice Chair McDaniel spoke.

Director Sanders spoke.

Discussion ensued.

Vice President Ure commented that the property is in the historic Hellman District.

Chair Thomas spoke.

Discussion ensued.

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

**Yes:** 4 - Diane L. Arnold, Sabrina Sanders, John Thomas and Stacy McDaniel

**Absent:** 2 - Jan Ward and Patrice Wong

4. 14-036CI Recommendation to approve a CalHome loan in the amount of \$57,000 to Karen Palmer for the rehabilitation of the property at 241 Orleans Way, and authorize the President to approve change

orders within the approved budget.

Vice President Ure presented the staff report.

Chair Thomas spoke.

**Vice Chair McDaniel made the motion to approve the recommendation with the condition that the owner approves the bid. Director Sanders seconded the motion. The motion carried by the following vote:**

**Yes:** 4 - Diane L. Arnold, Sabrina Sanders, John Thomas and Stacy McDaniel

**Absent:** 2 - Jan Ward and Patrice Wong

#### SECOND ROLL CALL

**Director Jan Ward arrived at 4:23PM and Director Patrice Wong arrived at 4:26PM.**

**Commissioners** Diane L. Arnold, Jan Ward, Patrice Wong, Sabrina Sanders,  
**Present:** John Thomas and Stacy McDaniel

5. 14-038CI Recommendation to approve a CalHome loan in the amount of \$57,000 to Flora Ornelas for the rehabilitation of the property at 6536 Johnson Ave., and authorize the President to approve change orders within the approved budget.

Vice President Ure presented the staff report.

Chair Thomas spoke.

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

**Yes:** 6 - Diane L. Arnold, Jan Ward, Patrice Wong, Sabrina Sanders, John Thomas and Stacy McDaniel

6. 14-039CI Recommendation to approve a CalHome loan in the amount of \$57,000 to Jerome Brouard for the rehabilitation of the property at 6930 Belhurst Avenue, and authorize the President to approve change orders within the approved budget.

Vice President Ure presented the staff report.

Vice Chair McDaniel spoke.

Chair Thomas spoke.

**A motion was made by Vice Chair McDaniel, seconded by Director Arnold, to approve recommendation with the condition that the owner approve the bid. The motion carried by the following vote:**

**Yes:** 6 - Diane L. Arnold, Jan Ward, Patrice Wong, Sabrina Sanders, John Thomas and Stacy McDaniel

President Bodek arrived at 4:26PM.

7. 14-034CI Recommendation:
1. Approve a modification to the resale restrictions for all Coronado borrowers to waive the requirement to sell to qualified moderate-income buyers during the first seven years of ownership, allow sales to market rate buyers during the remainder of the initial seven year period, accelerate the start date of the required contingent deferred interest to the time of sale; and
  2. Authorize the President to execute any and all documents necessary to implement the Modification.

Vice President Ure presented the staff report.

President Bodek spoke.

Director Wong spoke.

Discussion ensued.

Deputy City Attorney Webber spoke.

Vice Chair McDaniel spoke.

Discussion ensued.

This item was moved to the end of the agenda at the request of the Chair.

The original recommendation was not voted on; instead Chair Thomas made a motion directing staff to research what other cities and counties are doing in similar situations, and to return to the board with their findings at a future meeting.

**A motion was made by Chair Thomas, seconded by Vice Chair McDaniel, to recommend that staff research how other cities and counties are handling such situations, then return to the Board with their findings at a future date. The motion carried by the following vote:**

**Yes:** 6 - Diane L. Arnold, Jan Ward, Patrice Wong, Sabrina Sanders, John Thomas and Stacy McDaniel

8. 14-037CI Recommendation to adopt the attached resolution authorizing the President or designee to execute all necessary documents related to active CalHome grants awarded to the former Long Beach Housing Development Company.

Vice President Ure presented the staff report.

This item was moved to the end of the agenda at the request of the Chair.

**A motion was made by Director Wong, seconded by Director Ward, to approve recommendation.**

**Yes:** 6 - Diane L. Arnold, Jan Ward, Patrice Wong, Sabrina Sanders, John Thomas and Stacy McDaniel

#### **PRESIDENT'S REPORT**

President Bodek announced that the Ribbon-Cutting event for the Habitat for Humanity project at 14th and Pine will be held on December 20, 2014.

President Bodek and Director Arnold spoke about the recent bus tour and how nice it was to see so many staff members attending. We will plan another bus tour for the Spring so that the new board members can attend.

**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 members of the public were present.

**ADJOURNMENT**

The meeting was adjourned at 5:11PM.

Respectfully submitted,

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AMY J. BODEK, PRESIDENT

Approved by:

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JOHN THOMAS, CHAIR