

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



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

---

## FINISHED AGENDA AND MINUTES

### CALL TO ORDER

Chair Brown called the meeting to order at 4:07 P.M.

### ROLL CALL

**Commissioners** Kevin Cwayna, Patrice Wong, Stacy McDaniel, Patrick Brown, C.

**Present:** Anna Ulaszewski, Jeffrey S. Price and Conor Weir

**Commissioners** Michael W. McCarthy and Laura Storke

**Absent:**

\*Boardmember Weir arrived at 4:13 P.M.

Staff present: Amy Bodek, President; Ellie Tolentino, Vice President; Rob Zur Schmiede, Deputy Director of Development; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Redevelopment Administrator; Courtney Richards, Community Development Analyst; and Pat Parga, Bureau Secretary.

Guests present: Gerlanda Larry, Long Beach Housing Authority and Derek Burnham, Planning Administrator.

### REPORT OF THE CHAIR

Chair Brown spoke about the wallbreaking ceremony for the Pine Crest Apartments on January 5.

1. 12-001HC Recommendation to receive and file the minutes of the regular Board meeting of December 14, 2011, and the special Board meeting of January 10, 2012.

There was no discussion from the Board.

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

**Yes:** 5 - Stacy McDaniel, Patrick Brown, Kevin Cwayna, C. Anna Ulaszewski and Jeffrey S. Price

**Excused:** 1 - Conor Weir

**Absent:** 3 - Patrice Wong, Michael W. McCarthy and Laura Storke

## ACTION ITEMS

2. 12-003HC Recommendation to receive and file an Update on the Implementation of ABx26 (Redevelopment Elimination Bill).

Chair Brown read the recommendation.

Staff Zur Schmiede spoke about the status of ABx26.

President Bodek spoke about what is listed on the Enforceable Obligations Payment Schedule (EOPS).

Boardmember Ulaszewski asked about what obligates the City to produce the Housing Element and how it is affected now that there is no funding.

President Bodek stated that they were obligated under State law. She stated the obligation is to produce enough zoning sites, not produce housing.

Further discussion ensued.

Staff Zur Schmiede spoke about the size of the EOPS.

President Bodek stated that the EOPS totaled more than \$2 billion.

Staff Hutchinson reviewed the approval process for the items on the EOPS list.

President Bodek spoke about making the list as broad as possible.

Staff Zur Schmiede spoke further on the EOPS and unexpended bond proceeds. He spoke about further legislation.

Boardmember Ulaszewski asked about how this will affect developers who have put money up for projects.

Staff Zur Schmiede stated that they are either on the list; some have requested a refund.

Boardmember Wong stated that there would be losses from developers

interested in doing affordable housing, especially with the smaller developers.

Boardmember Weir asked about assets owned by LBHDC.

President Bodek stated that any assets owned by the LBHDC still belongs to the LBHDC and any income should belong to the LBHDC.

Boardmember Weir asked about the status of the transfer of some properties from the LBHDC to RDA that was requested last year.

President Bodek stated that they did not get transferred over.

Further discussion ensued.

Boardmember asked about Bond and HOME funds.

President Bodek stated that HOME funds are handled by the Neighborhood Services.

Further discussion ensued.

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

**Yes:** 7 - Patrice Wong, Stacy McDaniel, Patrick Brown, Kevin Cwayna, C. Anna Ulaszewski, Jeffrey S. Price and Conor Weir

**Absent:** 2 - Michael W. McCarthy and Laura Storke

3. 12-002HC Recommendation to receive and file the presentation of Long Beach Downtown Plan.

Chair Brown read the recommendation.

Derek Burnham, Planning Administrator, gave a presentation on the Downtown Plan.

Boardmember Ulaszewski asked about PD30.

Derek Burnham stated that the Downtown Plan replaces PD30.

Further discussion ensued.

Chair Brown asked if it was a mass Environmental Impact Report (EIR).

Derek Burnham stated that it was a program EIR which adds clarity.

Further discussion ensued.

Boardmember Ulaszewski asked if Suzanne Browne was still in the picture.

Derek Burnham stated that he did not know at this time.

Boardmembers requested copies of the plan.

Vice President Tolentino stated that she would ensure Boardmembers receive a copy.

**A motion was made by Boardmember Price, seconded by Boardmember Ulaszewski, to receive and file. The motion carried by the following vote:**

**Yes:** 7 - Patrice Wong, Stacy McDaniel, Patrick Brown, Kevin Cwayna, C. Anna Ulaszewski, Jeffrey S. Price and Conor Weir

**Absent:** 2 - Michael W. McCarthy and Laura Storke

**4. 12-004HC**

Recommendation to authorize the President or designee to re-sell Unit # 8 at 1500 Pine Avenue at the appraised value and provide second mortgage assistance to a low- or moderate-income first-time homebuyer.

Chair Brown read the recommendation.

Vice President Tolentino reviewed the Staff Report.

Boardmember Weir asked if Family Self-Sufficiency (FSS) participants are low-income or moderate-income buyers.

Vice President Tolentino stated that they are currently low-income.

Further discussion ensued.

Boardmember Ulaszewski asked the name of the site and if this was the site where the homebuyers had previously requested assistance.

Vice President Tolentino stated it was Neo Zoe and it was not the site where the homebuyers requested assistance.

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

**Yes:** 7 - Patrice Wong, Stacy McDaniel, Patrick Brown, Kevin Cwayna, C. Anna Ulaszewski, Jeffrey S. Price and Conor Weir

**Absent:** 2 - Michael W. McCarthy and Laura Storke

## COMMITTEE MINUTES

A) Programs Committee - January 12, 2012 Minutes

Boardmember Wong stated the there was nothing unusual in the last meeting.

B) Projects Committee - No January or February Meeting

## REPORT OF THE PRESIDENT

A) Summary of Projects Reports

B) Upcoming Meetings and Special Events

Vice President Tolentino mentioned the Palace Hotel Grand Opening and the new retail tenant.

Further discussion ensued.

Boardmember Ulaszewski stated that we need more of this type of housing for young people aging out of the foster care system.

Vice President Tolentino stated that there would be a groundbreaking ceremony on February 28 at 3 p.m. the renovation of the Evergreen Apartments.

Further discussion ensued.

Vice President Tolentino spoke about ongoing projects including the Palace Hotel that now has 9 of the 13 tenants moved in; Pine Crest Apartments had a wall breaking in January; the Meta Housing project on Long Beach Blvd.; and then the Evergreen Apartments.

Vice President Tolentino distributed a Corridor Investment Project report that lists anything and everything that Development Services has done to revitalize the corridors.

Further discussion ensued.

Chair Brown asked for a clarification on "parklet".

President Bodek spoke about the reasons for the parklet and reviewed specific parklet sites.

Further discussion ensued.

Boardmember Ulaszewski asked about the Long Beach Heritage Award.

Vice President Tolentino spoke about the Palace Hotel being awarded for Adaptive Reuse on February 23.

### **NEW BUSINESS**

Boardmember Ulaszewski asked which staff is being affected as a result of ABx26.

President Bodek gave a general overview on how staff will be affected.

### **PUBLIC PARTICIPATION**

There were no members of the public present at this time.

### **ADJOURNMENT**

PP

Note: Written material relating to any item on the Board's agenda which is submitted to the Board after distribution of the agenda packet will be available for inspection in the Housing Services Bureau's offices at City Hall, 333 W. Ocean Blvd., Third Floor, Long Beach, CA 90802. A digital recording of this meeting will be available in the Housing Services Bureau.

Respectfully submitted,

---

AMY J. BODEK, PRESIDENT

Approved by:

---

PATRICK BROWN, CHAIR