

Patrick Brown, Chair
Stacy McDaniel, Vice Chair
Kevin Cwayna, Director
Jonathan Gotz, Director



Michael McCarthy, Director
Jeffrey Price, Director
Laura Storke, Director
Patrice Wong, Director
Anna Ulaszewski, Director

DRAFT FINISHED AGENDA AND MINUTES

CALL TO ORDER

Vice Chair McDaniel called the meeting order at 4:00 P.M.

ROLL CALL

Boardmembers Kevin Cwayna, Jonathan Gotz, Michael W. McCarthy, Patrice
Present: Wong, Stacy McDaniel, Jeffrey S. Price and Laura Storke

Boardmembers Patrick Brown and C. Anna Ulaszewski
Absent:

*Boardmember Wong arrived at 4:05 P.M. and left at 5:25 P.M.

Staff present: Amy Bodek, Director of Development Services; Ellie Tolentino, Vice President; Angela Reynolds, Neighborhood Services Bureau Manager; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Housing Operations Officer; LaVerne Duncan, Housing Communications Officer; Robin Grainger, Housing Rehabilitation Officer, Pat Parga, Bureau Secretary; and Heather Murdock, Clerk Typist.

Guests present: Conor Weir, prospective Board member; Gary Shelton, Housing Long Beach and Long Beach Coalition for the Homeless; and Mary Beth Barker, USC Student.

Boardmembers Kevin Cwayna, Jonathan Gotz, Michael W. McCarthy, Patrice
Present: Wong, Stacy McDaniel, Jeffrey S. Price and Laura Storke

Boardmembers Patrick Brown and C. Anna Ulaszewski
Absent:

Vice Chair McDaniel welcomed new Board members Laura Storke, and Jeffrey Price.

Boardmember Storke introduced herself.

Boardmember Price introduced himself.

Vice Chair McDaniel asked the other Board members present to introduce themselves and they all did.

AGENDA ITEM NO. 1

REPORT OF THE CHAIR

Vice Chair McDaniel stated that there was no Report of the Chair.

1. 10-075HC Recommendation to receive and file the minutes of the Special Board meeting of September 23, 2010.

Boardmember Gotz explained the reason that the September 23 meeting was a Special Meeting.

A motion was made by Boardmember Gotz, seconded by Boardmember McCarthy, that the minutes of September 23, 2010 be received and filed. The motion carried by the following vote:

- Yes:** 4 - Kevin Cwayna, Jonathan Gotz, Michael W. McCarthy and Patrice Wong
- Abstain:** 3 - Stacy McDaniel, Jeffrey S. Price and Laura Storke
- Absent:** 2 - Patrick Brown and C. Anna Ulaszewski

ACTION ITEMS

2. 10-074HC Recommendation to approve rental housing rehabilitation loans to the Second Samoan Congregational Church in amounts not to exceed \$194,510 for the rehabilitation of the property at 635 Cedar Avenue, and \$192,519 for the rehabilitation of the property at 641 Cedar Avenue.

Vice Chair McDaniel requested staff to present the staff report.

Staff Grainger reviewed the staff report and circulated pictures of the houses.

Staff Reynolds spoke about the sites.

Boardmember Gotz inquired whether the homes were occupied.

Staff Reynolds stated that they were not currently occupied, however, they have been occupied in the past.

Further discussion ensued.

Vice Chair McDaniel asked if the item has been reviewed by the Programs Committee.

Staff Reynolds stated that it had been to the Programs Committee.

Boardmember Wong stated that the Programs Committee referred the item to the Board.

Further discussion ensued.

Vice Chair McDaniel gave an overview of how the LBHDC works.

Boardmember McCarthy stated that the rehab would be a great benefit to the neighborhood.

Further discussion ensued.

Boardmember Gotz asked about the calculation of the numbers in the report versus the bid proposal.

Staff Grainger stated that the report contains other fees.

Further discussion ensued.

Boardmember Gotz asked about the term of the loan.

Staff Grainger gave a description of the loan terms.

Boardmember Gotz asked how it affects the funding.

Boardmember Wong stated there is plenty of funding available.

Further discussion ensued.

Vice Chair McDaniel stated that when financing projects, several different funding sources are used, each with its own restrictions.

Further discussion ensued.

Boardmember Cwayna asked if the funds came from the HUD HOME loan program and how far out of the regular parameters was this loan.

Staff Grainger stated that it came from HOME funds.

Further discussion ensued.

Boardmember Gotz asked how strong the Church was.

Staff Reynolds stated that the church was as strong as any other church.

Further discussion ensued.

Boardmember McCarthy stated that the backyard of the home was used as the church parking lot, which was needed by the church.

Boardmember Cwayna asked if the church would agree to the policy of non-discrimination.

Staff Grainger stated that they agreed.

Further discussion ensued.

Vice Chair McDaniel asked if there were 7 units.

Boardmember McCarthy stated there were 2 units with a total of 9 bedrooms.

Boardmember Storke asked what would happen if they did not get the loan and if they could sell the units.

Staff Reynolds stated that they must do something.

Vice Chair McDaniel stated that it looked like they don't want to sell.

Boardmember Cwayna asked why the income restrictions were not extended to 30 years.

Staff Grainger stated that HOME program restrictions only extend to 15 years.

Further discussion ensued.

Vice Chair McDaniel requested that the affordability restrictions be extended.

Further discussion ensued.

Deputy City Attorney Anthony stated that if they were to reject the 30-year affordability requirement, it could be re-agendized.

Staff Grainger stated that there was some pressure by the lender.

Conor Weir, prospective Board member, asked what the percentage of area median income was that they were restricted at.

Staff Grainger stated it was at 80%.

Conor Weir stated that 80% is market in that area and would not impact their ability to rent the units.

Vice Chair McDaniel asked if there were any comments or questions by the Board.

There were no comments or questions by the Board.

Vice Chair McDaniel asked if any members of the public wished to speak on the matter.

There were no comments by members of the public.

Boardmember McCarthy motioned to approve the staff recommendation.

Boardmember Gotz seconded the motion.

Further discussion ensued.

A substitute motion was made by Boardmember Cwayna, seconded by Boardmember Gotz, that the recommendation be approved with the provision that the affordability period be extended to 30 years. The motion carried by the following vote:

Yes: 5 - Kevin Cwayna, Jonathan Gotz, Patrice Wong, Stacy McDaniel and Laura Storke

No: 1 - Michael W. McCarthy

Abstain: 1 - Jeffrey S. Price

Absent: 2 - Patrick Brown and C. Anna Ulaszewski

3. 10-078HC

Recommendation to receive and file the report on the system of oversight for affordable housing activities.

Vice President Tolentino reviewed the staff report.

Vice Chair McDaniel stated that the Board has tasked staff to periodically report the number of units.

Boardmember McCarthy asked why the Press Telegram article was not included.

Boardmember Cwayna congratulated staff for indicating in all published material the number of units completed and renovated.

Vice Chair McDaniel asked staff to present an updated progress report

on number of units completed at the next meeting.

Conor Weir stated Long Beach is well respected in the industry. He stated that there is a lot of data available on-line through the article with an opportunity to do some benchmarking.

Vice Chair McDaniel asked if there were any comments or questions by the Board.

There were no comments or questions by the Board.

Vice Chair McDaniel asked if any members of the public wished to speak on the matter.

Gary Shelton, Housing Long Beach, spoke regarding a recent Housing Long Beach walk-a-thon.

Further discussion ensued.

A motion was made by Board member Cwayna, seconded by Board member Gotz, to approve the recommendation. The motion carried by the following vote:

Yes: 7 - Kevin Cwayna, Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Stacy McDaniel, Jeffrey S. Price and Laura Storke

Absent: 2 - Patrick Brown and C. Anna Ulaszewski

COMMITTEE MINUTES

4. 10-076HC Recommendation to receive and file committee minutes.

The committee minutes were received and filed.

Vice Chair McDaniel spoke about the purpose and structure of the different committees.

A) Executive Review Committee – No October Meeting

Vice Chair McDaniel stated that there was no ERC meeting.

B) Programs Committee - October Minutes

Boardmember McCarthy reviewed the minutes of the Programs Committee.

Vice Chair McDaniel asked about the necessity of putting the

loan applicants' annual income in the reports.

Deputy City Attorney Anthony stated that it is public record.

Further discussion ensued.

Boardmember McCarthy stated that the Programs Committee would be interested in getting another member.

Further discussion ensued.

C) Projects Committee - No October Meeting

Vice Chair McDaniel stated that there was no Projects Committee meeting

REPORT OF THE PRESIDENT

5. 10-077HC Recommendation to receive and file reports of the President.

The reports of the President were received and filed.

Vice President Tolentino spoke about the reorganization at City Hall. She introduced Amy Bodek, Director of Development Services and soon to be President of the LBHDC.

Amy Bodek spoke about her background.

Vice Chair McDaniel asked for a new organizational chart.

Amy Bodek stated that there was no new chart at this time.

Further discussion ensued.

A) Summary of Projects Reports

Vice President Tolentino spoke about the Summary of Projects Report. She reviewed the status of several projects.

Further discussion ensued.

Boardmember Gotz asked how the Courtyards were coming along.

Staff Ure stated that they should be complete after the first of the year.

Boardmember McCarthy asked for an update on Ramona Park Senior Housing.

Staff Ure stated that they applied for and were not awarded the 9% tax credits in 2 rounds and are in the process of submitting a revised request for funding from us.

Further discussion ensued.

Vice Chair McDaniel asked about the other 2 sites for Habitat.

Staff Ure stated they were waiting for proof of financing.

Further discussing ensued.

Staff Ure stated that they added a couple of lines to the Summary of Projects report.

Further discussion ensued.

Vice Chair McDaniel asked about the target demographic for the new Century Villages project.

Staff Ure stated that it would be a SRO type building for the homeless and formerly homeless.

Boardmember Gotz asked about the Evergreen project.

Vice President Tolentino stated that it was a rehab project, 3 properties – 2 on 68th Street and one on Freeman Avenue.

Further discussion ensued.

Staff Ure stated that there were in the closing stages for the Meta project at Long Beach and Anaheim.

Further discussion ensued.

B) Upcoming Meetings and Special Events

Vice President Tolentino reviewed the Upcoming Meetings and Events.

Vice Chair McDaniel asked about the possibility of a Retreat this year.

Vice President Tolentino stated that it was too late this calendar year.

Further discussion ensued.

NEW BUSINESS

Boardmember Cwayna spoke about the Staff Reports and the information he would like to see up front, including how the projects fit into the current programs and the current city plans.

Further discussion ensued.

Vice Chair McDaniel requested that the Progress Report developed at last year's retreat be included in the Summary of Projects report each month.

Boardmember Cwayna agreed.

Vice Chair McDaniel spoke about the Housing funds loan to RDA and the availability of HOME dollars.

Vice President Tolentino clarified the information requested and asked if the information could be provided quarterly.

Further discussion ensued.

PUBLIC PARTICIPATION

Vice Chair McDaniel asked if any members of the public wished to speak.

Gary Shelton, Long Beach Coalition for the Homeless, spoke.

ADJOURNMENT

Vice Chair McDaniel adjourned the meeting at 5:27 P.M.

Notes:

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 110 Pine Avenue, Suite 1200, Long Beach, CA 90802.

A digital recording of this meeting will be available in the Housing Services Bureau.

PP

Respectfully submitted,

ELLIE TOLENTINO, VICE PRESIDENT

Approved by:

PATRICK BROWN, CHAIR