

**PROJECTS COMMITTEE MEETING MINUTES
THE LONG BEACH HOUSING DEVELOPMENT COMPANY**

**CITY HALL
333 W. OCEAN BLVD., LONG BEACH, CA 90802
3rd FLOOR LARGE CONFERENCE ROOM**

Tuesday, October 13, 2009

Members Present: Jonathan Gotz
Anna Ulaszewski

Member Absent: Stacy McDaniel

Staff Present: Ellie Tolentino
Patrick Ure
Norma Lopez
Silvia Medina
Maria Pangelinan

Guests: Allison Riley, LINC Housing, Project Manager
Christine Cho, Killefer Flammang Architects, Architect
Robert Dwelle, Habitat for Humanity, Project Manager

- I. Call to Order – Meeting called to order at 9:01 a.m.
- II. Roll Call – Two members present. See above.
- III. Approval of Minutes of the Regular Meeting September 8, 2009.

Vote postponed until next meeting because member McDaniel was not present to approve.

- IV. Election of Projects Committee Chair

Committee member Ulaszewski agreed to be the Projects Committee Chair.

- V. Approval of Stage III Design Review Process for the Palace Hotel Affordable Housing Development Project

Staff Lopez presented the report giving a brief history and stated that LINC Housing presented to the Projects Committee in January 2009 to obtain approval of Stage 1 & 2 of the design review process. She stated that LINC is coming back to the Committee to obtain approval of Stage 3 and would like to begin the rehabilitation early 2010. Allison Riley presented the finishes, materials, and palette colors of the interior design for the units and answered questions from the Committee and staff. United Friends of the Children, the organization that will provide the supportive services for the TAY youth who will live in the Palace Hotel, has provided feedback on the design. LINC staff

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also stated that it received a \$100,000 National Housing Trust Fund grant that it plans on using to install a fire sprinkler system and also to possibly upgrade the flooring in the individual units. Committee members were pleased with the design and information provided.

The staff recommendation was approved unanimously.

VI. Authorization to Enter into a Development and Loan Agreement with Habitat for Humanity Greater Los Angeles and Provide Financial Assistance for the Washington School Housing Action Plan Focus Area Scattered Sites Development

Staff Ure presented the staff report and stated that the LBHDC would provide a loan for \$534,700 to Habitat for Humanity to provide gap financing for the development of the four units (three new and one rehab) but that the LBHDC's could potentially recover \$590,400. The LBHDC would convey the land to Habitat for Humanity at no cost and the properties would carry affordability covenants for 45 years and would only be available for people who live or work in Long Beach. Staff Tolentino added that Housing Trust Fund funds will be used for the 1486 & 1494 Henderson developments. Committee members had various questions, which were addressed by Housing Services Bureau and Habitat for Humanity staff.

The staff recommendation was approved unanimously.

VII. Upcoming Projects

Staff Ure shared and updated the Committee on upcoming projects. Ramona Park Senior Apartments project located at 3290 Artesia Ave, (at the old Farmers & Merchants Bank in North Long Beach) is coming before the committee next month in a special meeting. This project is scheduled to go to of the Planning Commission soon; therefore, staff Ure informed the committee that in November back-to-back ERC and Projects Committee meetings will take place to review the project to ensure LBHDC feedback prior to the Planning Commission meeting. The Meta project on Long Beach & Anaheim is under review by KMA and will be coming to the Committee in January. Lastly, the 2355 Long Beach Blvd. project is making great progress.

VIII. Public Comment--No public comment received.

IX. Adjournment-- 10:08 a.m.