

Patrick Brown, Chair
Stacy McDaniel, Vice Chair
Kevin Cwayna, Director
Jonathan Gotz, 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 call the meeting to order at 4:03 P.M.

ROLL CALL

Boardmembers Kevin Cwayna, Jonathan Gotz, Michael W. McCarthy, Patrice

Present: Wong, Patrick Brown, C. Anna Ulaszewski and Laura Storke

Boardmembers Stacy McDaniel, Jeffrey S. Price and Conor Weir

Absent:

*Boardmember Wong arrived at 4:08 P.M.

Staff present: Ellie Tolentino, Vice President; Rob Zur Schmiede, Deputy Director of Development Services; Amy Burton, Deputy City Attorney; Dale Hutchinson, Redevelopment Administrator; Angela Reynolds, Neighborhood Services Bureau Manager; Robin Grainger, Housing Rehabilitation Officer; Meggan Sorensen, Development Project Manager; Maria Nguyen, Housing Rehabilitation Counselor; and Pat Parga, Bureau Secretary.

Guests present: Gary Shelton, Housing Long Beach.

REPORT OF THE CHAIR

Chair Brown spoke about interest rates, construction, and the economy.

1. 11-039HC Recommendation to receive and file the minutes of the regular meeting of June 15, 2011.

There was no discussion regarding the Board minutes.

A motion was made by Boardmember Ulaszewski , seconded by Boardmember McCarthy, to receive and file the minutes for June 15, 2011. The motion carried by the following vote:

Yes: 7 - Kevin Cwayna, Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski and Laura Storke

Absent: 3 - Stacy McDaniel, Jeffrey S. Price and Conor Weir

ACTION ITEMS

2. 11-040HC Recommendation to:

1. Consider a modification to the existing irrevocable covenants for the Olive Court and Neo Zoe units and authorize the President to offer a covenant modification to affected homeowners if necessary;
2. Adopt the definition of hardship contained herein;
3. Adopt the guidelines and procedures contained herein for addressing notices of default and voluntary resales for the Olive Court and Neo Zoe units; and
4. Direct staff to notify all affected Olive Court and Neo Zoe owners of the Board's decision on these issues.

Chair Brown read the recommendation.

Vice President Tolentino reviewed the staff report.

Boardmember Ulaszewski questioned the term "involuntary."

Further discussion ensued.

Boardmember Wong stated that an item 6 should be added to state that if staff finds that there are extenuating circumstances they can bring it to the attention of the Board.

Further discussion ensued.

Vice President Tolentino continued to review the staff report.

Chair Brown asked which option staff was recommending.

Further discussion ensued.

Boardmember Gotz asked how many units were in the project and how many were still unsold.

Further discussion ensued.

Chair Brown asked if option 2 included the hardship situation.

Vice President Tolentino confirmed that it did.

Boardmember Storke asked when they were completed.

Further discussion ensued.

Boardmember Cwayna asked for clarification on how the applicant pool will change and if there was any evidence that changing the income level will increase sales.

Further discussion ensued.

Gary Shelton, Housing Long Beach, spoke about the recommendations.

Boardmember Ulaszewski asked if Olive Court and Neo Zoe were the only sites that have irrevocable covenants and if staff has tried to work with owners.

Further discussion ensued.

Staff Zur Schmeide stated that this will allow staff to have a little more flexibility.

Further discussion ensued.

A motion was made by Boardmember Ulaszewski, seconded by Boardmember McCarthy, to approve the recommendation with the addition of Item 6 under the definition of hardship to state that if staff feels that there are extenuating circumstances, staff can bring the situation to the attention of the Board. The motion was carried by the following vote:

Yes: 6 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski and Laura Storke

No: 1 - Kevin Cwayna

Absent: 3 - Stacy McDaniel, Jeffrey S. Price and Conor Weir

3. 11-041HC

Recommendation to approve the modification of the terms of the multi-family rental housing rehabilitation loans made to Helpful Housing for the properties at 310 Lime Avenue and 1240 East 17th Street to provide for a 30-year loan for each property with deferred payments for the first 15 years, repayment of the loan in equal monthly payments over the remaining 15 years with no interest, and an affordability period of 30 years.

Chair Brown read the recommendation.

Staff Grainger reviewed the staff report.

Boardmember Gotz asked for clarification on the change in the loan term, change in LBHDC's position, and the length of affordability.

Further discussion ensued.

Boardmember Gotz asked if this would be making an exception to the program.

Further discussion ensued.

Boardmember Gotz asked the number of units.

Further discussion ensued.

Boardmember Cwayna asked who would be getting paid first.

Further discussion ensued.

Boardmember Cwayna stated that a CHDO is the kind of organization the LBHDC should be working with and enquired how other cities are working with CHDOs.

Further discussion ensued.

Boardmember Gotz asked about when the LBHDC would get their money back.

Further discussion ensued.

Boardmember Ulaszewski asked for clarification on what or who CDFI is.

Further discussion ensued.

Boardmember Ulaszewski spoke about the advantage of getting 2 and 3 bedroom units.

Boardmember Storke questioned why the loan-to-value is so high.

Further discussion ensued.

Gary Shelton, Housing Long Beach stated he was all for the project.

A motion was made by Boardmember McCarthy, seconded by Boardmember Ulaszewski, to approve the recommendation. The motion carried by the following vote:

Yes: 7 - Kevin Cwayna, Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski and Laura Storke

Absent: 3 - Stacy McDaniel, Jeffrey S. Price and Conor Weir

4. 11-042HC Recommendation to receive and file the Financial Report for the Period Ending June 30, 2011.

Chair Brown read the recommendation.

Staff Hutchinson reviewed the staff report.

A motion was made by Boardmember Ulaszewski, seconded by Boardmember McCarthy, to receive and file the Financial Report for the Period Ending June 30, 2011. The motion carried by the following vote:

Yes: 7 - Kevin Cwayna, Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski and Laura Storke

Absent: 3 - Stacy McDaniel, Jeffrey S. Price and Conor Weir

COMMITTEE MINUTES

5. 11-043HC Recommendation to receive and file the committee minutes.

The Committee minutes were received and filed.

A) Programs Committee - July Minutes

Boardmember Wong stated that there was nothing unusual; that they approved several loans; plus the item brought to the Board today.

Boardmember Cwayna asked if a loan was a multifamily loan.

Boardmember Wong responded.

B) Projects Committee - No minutes available.

REPORT OF THE PRESIDENT

6. 11-044HC Recommendation to receive and file the reports of the President.

The reports of the President were received and filed.

A) Summary of Projects Report

Vice President Tolentino stated that the Courtyards were 95% occupied; Coronado has 28 escrows closed, 19 reserved, and only one unit remaining, possibly complete in October; the Palace Hotel is almost complete, will possibly be done in September or October, lease-up meeting are underway; Meta construction is in progress; the Habitat for Humanity's sites - one is occupied and two will be completed soon; and staff is working on the documents for the three projects approved in June.

B) Upcoming Meetings and Special Events

Vice President Tolentino spoke about October LBHDC meetings, the Back-to-School Summer Blast, and Board elections.

NEW BUSINESS

No new business was discussed.

PUBLIC PARTICIPATION

Gary Shelton, Housing Long Beach spoke.

ADJOURNMENT

Chair Brown adjourned the meeting at 5:24 P.M.

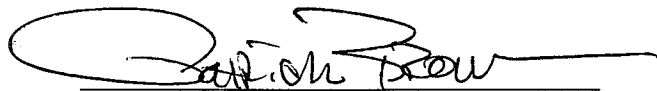
Note: A digital recording of this meeting will be available in the Housing Services Bureau.

Respectfully submitted,



AMY J. BODEK, PRESIDENT

Approved by:



PATRICK BROWN, CHAIR