

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

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## AGENDA

### CALL TO ORDER

### ROLL CALL

### REPORT OF PRESIDENT

1. [10-079HC](#) Recommendation to receive and file the minutes of the regular Board meeting of October 20, 2010.

**Suggested Action:** Approve recommendation.

### ACTION ITEMS

2. [10-080HC](#) Recommendation to:
  1. Authorize the President or designee to negotiate and enter into a Disposition and Development Agreement for the conveyance of the properties at 1411 Pine Avenue, 105 W. 14th Street, and 228 W. 14th Street to Habitat for Humanity Greater Los Angeles subject to any Redevelopment Agency and City Council approvals that are required by the California Health and Safety Code;
  2. Approve a loan of up to \$485,700 to Habitat for Humanity Greater Los Angeles to provide gap financing for the development of the properties at 1411 Pine Avenue, 105 W. 14th Street, and rehabilitation of 228 W. 14th Street; and
  3. Authorize the President or designee to execute any and all documents necessary to implement the Disposition and Development and Loan Agreements.
3. [10-081HC](#) Recommendation to approve Stages I and II of the Design Review Process for the rehabilitation Evergreen Apartments located at 1801 and 1823 E. 68th Street, and 1528 Freeman Avenue.

**Suggested Action:** Approve recommendation.

4. [10-082HC](#) Recommendation to approve Stages II and III of the Design Review Process for the Senior Artists Colony and the 39-unit affordable housing development projects as submitted by Meta Housing Corporation.  
**Suggested Action:** Approve recommendation.
5. [10-085HC](#) Accept the conveyance of 1893 Pine Avenue by the City of Long Beach for the development of affordable housing.  
**Suggested Action:** Approve recommendation.
6. [10-086HC](#) Recommendation to receive and file the Financial Report for the period ending September 30, 2010.  
**Suggested Action:** Approve recommendation.

#### CLOSED SESSION

7. [10-087HC](#) Conference with Real Property Negotiators pursuant to Government Code §54956.9 - Acquisition of Property
- |                      |   |
|----------------------|---|
| APN:                 | 7209-008-047  |
| Property:            | 323 E. Dayman Street, #3  |
| Negotiator:          | Amy J. Bodek, President   |
| Negotiating Parties: | The Long Beach Housing Development Company and Donnie R. Sanceda and Roxanne M. Vasquez |
| Under Negotiation:   | Price and Terms of Acquisition  |
| APN:                 | 7209-008-087  |
| Property:            | 319 E. Dayman Street #2   |
| Negotiator:          | Amy J. Bodek, President   |
| Negotiating Parties: | The Long Beach Housing Development Company and Thomas Soule                             |
| Under Negotiation:   | Price and Terms of Acquisition  |

#### END CLOSED SESSION

#### COMMITTEE MINUTES

8. [10-083HC](#) Recommendation to receive and file committee minutes.  
**Suggested Action:** Approve recommendation.

- A) Executive Review Committee – No November Meeting
- B) Programs Committee - November Minutes not available
- C) Projects Committee - November Minutes not available

### REPORT OF THE CHAIR

9. [10-084HC](#) Recommendation to receive and file reports of the President.  
**Suggested Action:** Approve recommendation.
- A) Summary of Projects Reports
  - B) Upcoming Meetings and Special Events

### NEW BUSINESS

Opportunity for members of the Board to introduce items of interest that are within the subject matter jurisdiction of the Board.

### PUBLIC PARTICIPATION

Opportunity for members of the public to introduce items of interest that are within the subject matter jurisdiction of the Board.

### ADJOURNMENT

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Note:

A digital recording of this meeting will be available in the Housing Services Bureau. The Long Beach Housing Development Company intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call the Housing Services Bureau 48 hours prior to the meeting at (562) 570-6359.

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.