

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 called the meeting to order at 4:00 P.M.

ROLL CALL

Boardmembers Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick
Present: Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and
Conor Weir

Boardmembers Kevin Cwayna and Stacy McDaniel
Absent:

Staff present: Amy Bodek, President; Ellie Tolentino, Vice President; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Housing Operations Officer; Meggan Sorensen, Development Project Manager; Norma Lopez, Development Project Manager; Silvia Medina, Community Development Analysis; Pat Parga, Bureau Secretary; and Heather Murdock, Clerk Typist.

Guests present: Diane Arnold, Redevelopment Agency Boardmember; Robert Dwelle, Habitat for Humanity; Veronica Garcia, Habitat for Humanity; James Dixon, Abode Communities; Dana Trujillo, Abode Communities; Tish Glaser, Meta Housing; Brian Ulaszewski, Studioneleven; Michael Bohn, Studioneleven; and Gary Shelton, Housing Long Beach.

REPORT OF THE CHAIR

Chair Brown spoke regarding the Inside Long Beach's Red Carpet event; the Habitat for Humanity Dedication; and December's Holiday Meeting. He also introduced new Boardmember Weir and requested that he introduce himself.

Boardmember Weir introduced himself.

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

There was no discussion by the Board on this item.

A motion was made by Boardmember McCarthy, seconded by Boardmember Wong, that the minutes of October 20, 2010 be received and filed. The motion carried by the following vote:

Yes: 8 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 2 - Kevin Cwayna and Stacy McDaniel

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.

Vice President Tolentino spoke about the project.

Staff Ure spoke about a change in the staff report.

Boardmember Gotz asked what was the amount of the increase.

Staff Ure responded that the increase was \$51,000.

Deputy City Attorney Anthony stated that the increase would affect Item 2 of the recommendation, changing the loan amount from \$485,700 to \$537,200.

Staff Medina reviewed the staff report and introduced Robert Dwelle from Habitat for Humanity.

Chair Brown asked what the \$51,000 covered.

Robert Dwelle stated that the increase would cover the cost to repair the damages due to the vandalism, including the replacement of the windowpanes and frames, cracks in the foundation, and possibly retrofitting the foundation.

Boardmember Gotz stated that the increase was discussed at the Projects Committee meeting, but staff did not have any numbers as yet.

Robert Dwelle stated that they are also thinking of upgrading the fencing and landscaping.

Staff Ure stated that they also want to remove the stucco and install siding.

Boardmember Ulaszewski asked if there would be enough money.

Robert Dwelle stated that with the other funds, there would be enough.

Further discussion ensued.

Vice President Tolentino stated that on page 1 of the staff report, the proof of financial assistance should be \$537,200.

Boardmember Weir asked how the LBHDC would be repaid.

Staff Ure responded that the LBHDC would provide silent second mortgages. For the two new construction homes, the buyer will repay the funds. For the rehabbed home the LBHDC will be repaid by the proceeds of the first mortgage.

Further discussion ensued.

Boardmember Weir asked if this was consistent with the Washington School Housing Action Plan.

A motion was made by Boardmember Gotz, seconded by Boardmember Ulaszewski, to approve the recommendation with the change in item 2 that the loan be approved for up to \$536,700 instead of \$485,700. The motion carried by the following vote:

Yes: 8 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 2 - Kevin Cwayna and Stacy McDaniel

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.

Chair Brown read the recommendation.

Boardmember Wong recused herself because she is also a member of the Abode Board.

Staff Lopez reviewed the staff report and introduced Dana Trujillo, project manager and James Dixon, architect, both from Abode Communities.

Dana Trujillo spoke about Abode's strategy for the project.

James Dixon reviewed the design of the project.

Chair Brown asked about the durability of the metal.

James Dixon responded that there are ways of making it work.

Boardmember Weir asked if there was a connection between the buildings.

James Dixon responded that the only connection is that they are similar in coloring.

Dana Trujillo stated that variety in building style would reduce the stigma of affordable housing and add character.

Further discussion ensued.

Boardmember Weir asked if there was a community room at each site or would they share one.

Dana Trujillo responded that they are operated separately.

Further discussion ensued.

Boardmember Ulaszewski asked if the metal with cutouts is safe for children.

James Dixon stated that they would use something that would be safe.

Boardmember Gotz asked about eliminating the pools.

Dana Trujillo stated that they thought about it, but the residents would strongly object.

James Dixon spoke about the next site.

Boardmember Ulaszewski asked about the green screen.

James Dixon stated that they would use jasmine.

Boardmember Ulaszewski spoke about jasmine attracting bees.

James Dixon responded that they would take this concern into consideration.

Boardmember Ulaszewski asked about landscape maintenance.

James Dixon responded that they have not had any problem at other sites.

Boardmember Storke asked about the use of stucco and the reason for the objection to stucco in the prior project.

Boardmember Gotz stated that the prior project was a craftsman style.

Boardmember Price asked how long do they anticipate before these sites would require another rehab.

Dana Trujillo responded it would be approximately 30 years, however, they are also addressing some sustainability issues.

Boardmember Ulaszewski asked about the leakage from the windows and catching the drainage from the roof.

James Dixon responded that the drainage would be redirected into planters.

Boardmember Ulaszewski asked about the use of soffers and pitched roofs.

Dana Trujillo stated that they use flat roofs in all their new buildings.

Further discussion ensued.

Boardmember Ulaszewski asked if they pulled any interior walls as yet.

Dana Trujillo stated that they had not, but would within the next couple of weeks.

Boardmember Gotz asked what happens if they find major problems when they open the walls.

Dana Trujillo stated they are already anticipating replacing the plumbing and that there is a contingency in place to cover any other problems.

Boardmember Gotz asked about the current residents.

Dana Trujillo stated that 12 residents would have to permanently move out because they would not income qualify. The remaining residents will be moved to a hotel for 1 to 2 weeks.

Boardmember Ulaszewski asked what their responsibility was to the residents that have to permanently move out.

Dana Trujillo stated that they are obligated to pay them rental assistance for 60 months, plus the cost of moving.

Further discussion ensued.

Boardmember Weir asked about the cost per unit.

Dana Trujillo stated that it fluctuates, but approximately \$90,000 to \$105,000 per unit.

Further discussion ensued.

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

Yes: 7 - Jonathan Gotz, Michael W. McCarthy, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

Abstain: 1 - Patrice Wong

Absent: 2 - Kevin Cwayna and Stacy McDaniel

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.

Chair Brown read the recommendation.

Staff Sorensen reviewed the staff report and introduced Tish Glaser of Meta Housing, and Michael Bohn and Brian Ulaszewski of Studioneleven.

Michael Bohn reviewed the design of the project and responded to questions raised by Boardmembers regarding building materials to be used.

Boardmember Storke asked if pets were allowed.

Michael Bohn responded that there was a weight limit.

Boardmember Storke asked about the drainage from the courtyard.

Michael Bohn responded that the drains drop vertically, and all bends happen in the garage.

Brian Ulaszewski stated that the courtyard has a slight slope so any leakage would go off the edge.

Boardmember Gotz asked about the sound of a metal roof.

Michael Bohn responded that they have acoustic insulation.

Boardmember Ulaszewski asked about light and heat reflection from the metal.

Michael Bohn stated that the metal would be painted.

Further discussion ensued.

Boardmember Gotz asked about the entryway flooring being slippery.

Michael Bohn stated that they would use an abrasive material.

Boardmember McCarthy asked how they planned to restrict the tenants to only artists.

Tish Glaser stated that it would not be restricted to artists only.

Further discussion ensued.

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

Yes: 8 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 2 - Kevin Cwayna and Stacy McDaniel

5. [10-085HC](#) Accept the conveyance of 1893 Pine Avenue by the City of Long Beach for the development of affordable housing.

Chair Brown read the recommendation.

Staff Sorensen reviewed the staff report.

There was no discussion by the Board.

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

Yes: 8 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 2 - Kevin Cwayna and Stacy McDaniel

6. [10-086HC](#) Recommendation to receive and file the Financial Report for the period ending September 30, 2010.

Chair Brown read the recommendation.

There was no discussion by the Board.

A motion was made by Boardmember Ulaszewski, seconded by Boardmember Price, to receive and file the Financial Report for the period ending September 30, 2010. The motion carried by the following vote:

Yes: 8 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 2 - Kevin Cwayna and Stacy McDaniel

Prior to dismissing the public for Closed Session, Chair Brown inquired if any members of the public wished to address the Board on any relevant matter.

Gary Shelton, Housing Long Beach, spoke.

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

A motion was made by Boardmember Gotz, seconded by Boardmember McCarthy, to receive and file the Notice of Trustee's Sale from the Bank of America for 323 E. Damon Street, Unit 3, with the caveat that staff should monitor the process. The motion carried by the following vote:

Yes: 8 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 2 - Kevin Cwayna and Stacy McDaniel

A motion was made by Boardmember Gotz, seconded by Boardmember Ulaszewski to approve a Second Mortgage Assistance loan in an amount not to exceed \$100,000 for the buyer of 319 E. Dayman Street, Unit #2, and authorize the President or designee to execute any and all documents necessary to complete the LBHDC loan. The motion carried by the following vote:

Yes: 8 - Jonathan Gotz, Michael W. McCarthy, Patrice Wong, Patrick Brown, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

Absent: 2 - Kevin Cwayna and Stacy McDaniel

COMMITTEE MINUTES

8. [10-083HC](#) Recommendation to receive and file committee minutes.

There were no committee minutes available.

A) Executive Review Committee – No November Meeting

B) Programs Committee - November Minutes not available

Boardmember McCarthy spoke about processing the first loan requests on for new mobile homes. They also had one multifamily loan request.

C) Projects Committee - November Minutes not available

REPORT OF THE PRESIDENT

9. [10-084HC](#) Recommendation to receive and file reports of the President.

The reports of the President were received and filed.

A) Summary of Projects Reports

Vice President Tolentino asked if there were any questions on the Summary of Projects report.

There was no discussion by the Board.

B) Upcoming Meetings and Special Events

Vice President Tolentino reviewed the Upcoming Meetings and Special Events report, including the December 18 Habitat for Humanity Dedication, and the December Holiday meeting.

Further discussion ensued.

NEW BUSINESS

There was no new business presented.

PUBLIC PARTICIPATION

No members of the public were present at this time.

ADJOURNMENT

Chair Brown adjourned the meeting at 5:41 P.M.

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 110 Pine Avenue, Suite 1200, Long Beach, CA 90802. A digital recording of this meeting will be available in the Housing Services Bureau, please call the Housing Services Bureau at (562) 570-6359.

Respectfully submitted,

AMY J. BODEK, PRESIDENT

Approved by:

PATRICK BROWN, CHAIR