

CITY OF PASADENA
Community Development Commission Minutes
January 22, 2007 – 5:15 P.M.
Pasadena Senior Center, Multi-Purpose Room
85 East Holly Street

SPECIAL MEETING

OPENING: Chair Bogaard called the special meeting to order at 7:09 p.m.

ROLL CALL:

Commissioners:

Chair Bill Bogaard
Vice Chair Steve Madison
Commissioner Victor Gordo
Commissioner Steve Haderlein
Commissioner Chris Holden
Commissioner Paul Little
Commissioner Joyce Streater
Commissioner Sidney F. Tyler

Staff:

Chief Executive Officer Cynthia Kurtz
General Counsel Michele Beal Bagneris
Secretary Jane L. Rodriguez

PUBLIC COMMENT

No one appeared for public comment.

**AMENDED AND RESTATED OWNER PARTICIPATION AND
LOAN AGREEMENT NO. CDC-546-1 WITH NEW
REVELATION MISSIONARIES; EIGHT-UNIT PERMANENT
SUPPORTIVE HOUSING PROJECT AT 877 NORTH ORANGE
GROVE BOULEVARD**

Recommendation of Chief Executive Officer: It is recommended that the Pasadena Community Development Commission ("Commission") take the following actions:

(a) Acknowledge that the proposed project has been determined to be categorically exempt under Section 15332 of the State California Environmental Quality Act Guidelines, and authorize the Secretary of the Commission to file with the County Clerk a Notice of Exemption for the project;

(b) Approve the terms and conditions of the Amended and Restated Owner Participation and Loan Agreement No. CDC-546 ("Amended OPLA") with New Revelation Missionaries ("Developer") for the proposed development at 877 North Orange Grove Boulevard;

(c) Approve a journal voucher recognizing and appropriating \$1,422,289 [\$759,621 from the Supportive Housing Funds (McKinney Act) Account No. 223-684350-52315 and \$662,668 from Housing Opportunity Fund (HOME Investment Partnership Act - \$462,668 and State of California Local Housing Trust Funds - \$200,000) Account No. 810-684120-52315] to the proposed project; and

(d) Authorize the Chief Executive Officer to execute and the

Secretary to attest in a form satisfactory to the Commission's General Counsel all documents necessary to carry out and implement the Amended OPLA. (Agreement Amendment No. CDC-546-1; Journal Voucher No. 2007-18)

Advisory Body Action: The Fair Oaks Project Area Committee at its meeting of December 12, 2006, the Northwest Commission at its meeting of December 12, 2006, and the Community Development Committee at its meeting of January 11, 2007, recommended the Commission's approval of the recommendation.

Commissioner Little, Chair of the Finance Committee, introduced the agenda item; and noted that the Finance Committee had asked that the Chief Executive Officer's recommendation be amended to provide that the following additions be made to the business points: pre-development fees/expenditures for the project be capped at an amount of not more than \$100,000 and that a Memorandum of Understanding (MOU) between New Revelation Missionaries (the developer) and A Community of Friends (ACOF – who will partner with the developer to provide project management services for the project) be signed before the project moves forward, with an information report providing confirmation of the signed MOU to be provided to the Finance Committee.

Jim Wong, Project Manager, reviewed the agenda report.

Greg Robinson, Housing and Community Development Administrator, clarified that the MOU between New Revelation Missionaries and ACOF will be executed when the Commission approves the above recommendations.

Brian Williams, Assistant City Manager, indicated that under the terms of the MOU, ACOF will perform an overwhelming majority of the development and management work for the project, including the arrangements for the additional financing that is needed.

It was moved by Commissioner Holden, seconded by Commissioner Little, to approve the Chief Executive Officer's recommendation, as amended by the Finance Committee to provide that the following additions be made to the business points: pre-development fees/expenditures for the project will be capped at an amount of not more than \$100,000 and a Memorandum of Understanding (MOU) between New Revelation Missionaries (the developer) and A Community of Friends (ACOF – who will partner with the developer to provide project management services for the project) will be signed before the project moves forward, with an information report providing confirmation of the signed MOU to be provided to the Finance Committee. (Motion unanimously carried) (Absent: None)

RECESS

On order of the Chair, the special meeting of the Community Development Commission recessed at 7:18 p.m. to the special meeting of the City Council.

RECONVENED

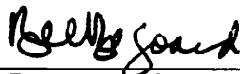
On order of the Chair, the special meeting of the Community Development Commission reconvened at 8:28 p.m. (Absent: None)

MINUTES APPROVED

January 8, 2007
January 15, 2007 (Cancelled)

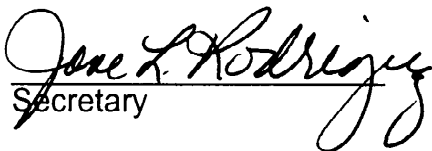
It was moved by Commissioner Tyler, seconded by Commissioner Haderlein, to approve the above minutes, as submitted. (Motion unanimously carried) (Absent: None)

On order of the Chair, the special meeting of the Community Development Commission adjourned at 8:29 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary