

CITY OF PASADENA

Community Development Commission Minutes
March 24, 2003 - 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 9:50 p.m.

ROLL CALL:

Commissioners:

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

Staff:

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

PUBLIC COMMENT

There was no public comment.

**HERITAGE SQUARE AFFORDABLE SENIOR HOUSING
COMPLEX AT 730-790 N. FAIR OAKS AVENUE; AMENDMENT
AGREEMENT TO DISPOSITION AND DEVELOPMENT
AGREEMENT WITH PASADENA HOUSING INVESTORS, L.P.**

Commissioner Gordo was
excused at 9:54 p.m.

Recommendation of Chief Executive Officer: Adopt a
resolution:

(1) Approving the terms and conditions of the Amendment
Agreement to Disposition and Development Agreement No. CDC-
439 between the Commission and Pasadena Housing Investors,
L.P. ("Developer");

(2) Approving a journal voucher appropriating an amount not to
exceed \$2 million from the Commission's Housing Opportunities
Fund to the Heritage Square project account to provide additional
loan assistance to Developer for the development of the proposed
Heritage Square affordable senior housing complex located at 730-
790 N. Fair Oaks Avenue and the relocation/ preservation of the
historic "Decker House" for reuse as two affordable housing units;
and

Commissioner Haderlein
was excused at 9:56 p.m.

(3) Authorizing and directing the Chief Executive Officer of the
Commission to execute, and the Secretary to attest the Amendment
Agreement, and to take any actions necessary to implement the

Amendment Agreement. (Resolution No. CDR-218; Contract No. CDC 439-1; Journal Voucher 2003-39)

Recommendation of Community Development Committee: The subject recommendation was approved unanimously at its special meeting on Tuesday, March 18, 2003.

Recommendation of Northwest Commission/Fair Oaks Project Area Committee/Lincoln Avenue Project Area Committee: The subject was considered at a special joint meeting on Thursday, March 20, 2003. The action taken on this item will be reported orally to the Commission.

It was moved by Commissioner Holden, seconded by Vice Chair Little, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: Commissioners Gordo, Haderlein, Streator)

Vice Chair Little asked that if for some reason funding does not come through from the other sources, that funds be reallocated to another project.

The City Manager noted staff will know by the end of the calendar year whether or not the other financing will be falling into place, and staff would report back after the beginning of the next calendar year if the project does not move forward.

Commissioner Gordo returned at 9:58 p.m.

Councilmember Holden suggested the Mayor's office send a letter supporting the project to the agencies that are going to be deciding on the funding.

The City Manager noted staff would prepare a letter for the Mayor's signature.

RECESS

On order of the Chair, the regular meeting of the Community Development Commission recessed at 10:00 p.m. to the regular meeting of the City Council.

RECONVENE

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 11:41 p.m. (Absent: Commissioners Haderlein, Madison, Streator)

PUBLIC HEARING

PUBLIC HEARING: APPROVAL OF THE SUBMISSION OF THE PUBLIC HOUSING AGENCY ANNUAL PLAN (2003-2004) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Recommendation of Chief Executive Officer:

(1) Hold a public hearing to take comments on the Public Housing Agency Annual Plan (2003-2004); and

(2) Adopt a resolution approving the Public Housing Agency Annual Plan (2003-2004) and authorizing the Chief Executive Officer to execute, and the Secretary to attest any and all documents pertaining to its submission to the U.S. Department of Housing and Urban Development. (Resolution No. CDR-219)

Recommendation of Advisory Bodies: The Public Housing Agency Annual Plan (the "PHA Plan") was submitted to the Resident Advisory Board (RAB), at its Bi-Annual meeting on February 24, 2003, for comments and recommendations. The RAB is comprised of individuals receiving rental assistance from the Pasadena Community Development Commission (PCDC). All RAB members present voted to recommend approval of the submission of the PHA Plan to the PCDC. No additional comments or recommendations were made.

On March 11, 2003, the PHA plan was submitted to the Northwest Commission for information only purposes. On March 13, 2003, the PHA plan was submitted to the Community Development Committee (CDC) for comment and recommendation. Upon review, the CDC recommended approval of the Plan with the following modification to Page 27, "No evictions within the last three (3) years" changed to "No tenant related evictions within the last three (3) years".

The Chair opened the public hearing.

The Secretary reported the notice of public hearing was published February 7, 2003 and March 7, 2003 in the Pasadena Star News; no posting or mailing was required; and no letters in support or opposition were received.

There was no public comment.

It was moved by Commissioner Holden, seconded by Vice Chair Little, to close the public hearing. (Motion unanimously carried) (Absent: Commissioners Haderlein, Madison, Streator)

It was moved by Commissioner Holden, seconded by Vice Chair Little, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: Commissioners Haderlein, Madison, Streator)

RECESS

On order of the Chair, the regular meeting of the Community Development Commission recessed at 11:47 p.m. to the regular meeting of the City Council.

RECONVENE

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 12:00 a.m., March 25, 2003. (Absent: Commissioner Streator)

APPROVAL OF MINUTES

November 18, 2002

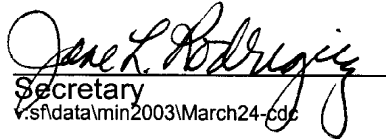
It was moved by Vice Chair Little, seconded by Commissioner Tyler, to approve the minutes as submitted. (Motion unanimously carried) (Absent: Commissioner Streator)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 12:01 a.m., March 25, 2003.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Janet Rodriguez
Secretary
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