

CITY OF PASADENA
Community Development Commission Minutes
September 8, 2003 – 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 8:17 p.m.

ROLL CALL:

Commissioners: Chair Bill Bogaard
Vice Chair Sidney F. Tyler, Jr.
Commissioner Victor Gordo
Commissioner Steve Haderlein
Commissioner Chris Holden
Commissioner Paul Little
Commissioner Steve Madison (Returned 8:20 p.m.)
Commissioner Joyce Streater

Staff: Chief Executive Officer Cynthia Kurtz
General Counsel Michele Beal Bagneris
Secretary Jane Rodriguez

RECESS TO JOINT MEETING On order of the Chair, the regular meeting of the Community Development Commission recessed at 8:17 p.m. to a joint meeting with the City Council. (Absent: Commissioner Madison)

JOINT ACTION: PROPOSED MERGER OF NORTHWEST REDEVELOPMENT PROJECT AREAS

On order of the Chair and by request of the Chief Executive Officer, the above item was removed from the agenda to allow the Chief Executive Officer to initiate discussions with members of the community.

RECESS On order of the Chair, the joint meeting with the City Council adjourned at 8:18 p.m., and the regular meeting of the Community Development Commission recessed at this time.

RECONVENED On order of the Chair, the regular meeting of the Community Development Commission reconvened at 10:01 p.m. (Absent: None)

Chair Bogaard recused himself at 10:01 p.m., due to a possible conflict of interest, and Vice Chair Tyler assumed the chair.

AUTHORIZATION TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT AND PREDEVELOPMENT LOAN AGREEMENT WITH HERITAGE HOUSING PARTNERS FOR THE FAIR OAKS COURT DEVELOPMENT
Recommendation of Chief Executive Officer:

(1) Approve the terms and conditions of an Exclusive Negotiation Agreement (ENA) with Heritage Housing Partners (HHP) for the Fair Oaks Court Development;

(2) Approve a Predevelopment Loan Agreement with Heritage Housing Partners in the amount of \$50,000 for predevelopment expenses associated with the implementation of the Fair Oaks Court Development; and

(3) Approve a journal voucher transferring \$50,000 from the Housing Opportunity Fund (Low and Moderate Income Housing Trust Funds) to Budget Account No. 810-684120-51330 for predevelopment expenses for the Fair Oaks Court Development. (Agreement No. CDC-518; Journal Voucher No. 2004-10)

Recommendation of Northwest Commission: On July 8, 2003 the Northwest Commission (NWC) considered and recommended that the Community Development Commission approve the recommendations with conditions. The NWC requested that tenants should be encouraged to become homeowners in the development or appropriately compensated for their relocation. The NWC also emphasized providing an increased number of homes for very low and low-income households in the development. Seven homes were proposed by HHP for low-income households. The NWC also requested that staff provide a transcript of the entire proceedings.

Recommendation of the Fair Oaks Project Area Committee (PAC): On July 9, 2003 the Fair Oaks Project Area Committee (PAC) reviewed the staff recommendation. The PAC recommended approval of the Exclusive Negotiation Agreement (ENA) and the Predevelopment Loan Agreement to the Community Development Commission. The PAC also specifically requested that thirty days after execution of the ENA a summary of the proposed financing for the development be provided for their comments and none of the currently viable proposed projects awaiting City assistance be jeopardized.

Recommendation of the Community Development Committee: On August 28, 2003, the Community Development Committee reviewed the staff recommendation. The Committee recommended approval of the staff recommendation with the following conditions: (1) Developer explore the potential for a mixed-use development including office, retail or live-work, and both ownership and rental residential uses, (2) Developer provide a higher density for the on-site residential component, (3) Developer provide a viable relocation plan for the existing residents that minimizes the displacement, provides ownership opportunities and ensures the affected households will remain residents of Pasadena.

Mr. Kermit Mahan, Project Manager, reviewed the agenda report and responded to questions.

The following persons spoke in support of the project:

Ms. Maria Sanchez, Pasadena resident, with the provision that displaced persons be relocated in Pasadena

Ms. Herminia Ortiz, Pasadena resident

Mr. Osvoldo Armento, Pasadena resident, with the provision that displaced persons be relocated in Pasadena

Mr. Peter Alexandre, Pasadena resident, with the provision that the project density is not increased
Ms. Marcia Sola, Pasadena resident, with objections to the funding arrangements
Ms. Lee Thomson, Pasadena resident
Mr. Jim Gomes, Pasadena resident
Ms. Wendy Rodriguez, Pasadena resident, with concerns regarding the need to distribute affordable housing throughout the City
Ms. Gretchen Bailey, Pasadena resident
Mr. Roland Sprewell, Pasadena resident, with concerns regarding an increase in the density

Ms. Michele White, Affordable Housing Services/Affordable Housing Action representative, expressed concerns regarding the displacement of tenants caused by the project, the focus on funding for purchase rather than rental affordable housing units, and the apparent lack of availability of funding and equity in treatment for proposed projects by other developers caused by funding committed to this project. She also announced that Navarro House was now open to house homeless citizens, and thanked the City for its support and assistance on this project.

Mr. Richard Bruckner, Director of Planning and Development Department, suggested a meeting be scheduled with Ms. White regarding the funding issue, as this project should not affect the availability of funding for Affordable Housing Services or other developers.

Commissioner Streator requested to be informed of the result of the conversation between Mr. Bruckner and Ms. White.

The Chief Executive Officer noted that the final recommendation to Council for the project funding would not contain the use of inclusionary housing fees outside of the quarter mile.

Mr. Charles Loveman, Heritage Housing Partners (HHP) Executive Director, indicated that HHP was seeking alternative funding sources which would address the concerns expressed by the community, stressed that HHP was committed to work with the City and the current tenants to achieve ownership or fund relocation in Pasadena, and responded to questions.

The Chief Executive Officer indicated the City would be working with the developer to craft a program of services and funding assistance for the current tenants.

Mr. Jim Morris, National Association for the Advancement of Colored People (NAACP) representative, posed a series of questions regarding the project, the process being followed by the developer and the City, and the relationship between this and other development projects.

The Chief Executive Officer asked Mr. Morris to submit these questions in writing so that staff could provide a written response to Mr. Morris and provide a copy of the information to the Commission.

Commissioner Little stressed the opportunity for staff to work with the developer to promote job training for local citizens during this project.

Commissioner Gordo urged staff to address parking and traffic problems in this neighborhood before the project is in place, and requested staff monitor the developer's inclusion of mixed use in the project.

Commissioner Streator expressed concern regarding the possibility of increased density for the project.

Mr. Bruckner and Mr. Greg Robinson, Housing Community Development Administrator, responded to questions.

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

MINUTES APPROVED

Chair Bogaard returned at 11:04 p.m.

June 2, 2003
June 9, 2003 (Cancelled)
June 16, 2003
June 30, 2003
July 7, 2003 (Cancelled)

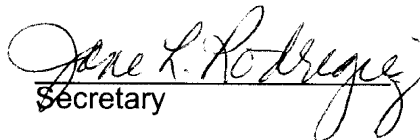
It was moved by Commissioner Streator, seconded by Commissioner Gordo, to approve the above minutes, as submitted. (Motion unanimously carried) (Absent: None)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 11:05 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Jane L. Rodriguez
Secretary

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