

CITY OF PASADENA

Community Development Commission Minutes  
March 29, 2004 - 5:30 P.M.  
City Hall Council Chamber

REGULAR MEETING

**OPENING:** Chair Bogaard called the regular meeting to order at 7:49 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  
Commissioner Joyce Streater

Staff:

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

**PUBLIC COMMENT**

No one appeared for public comment.

**CONSENT CALENDAR**  
**MINUTES APPROVED**

March 1, 2004

Commissioner Haderlein  
was excused at 7:49 p.m.

**APPROVAL OF A GRANT IN THE AMOUNT OF ~~\$30,000~~ \$32,000  
TO REBUILDING TOGETHER \* PASADENA FOR THE  
PROVISION OF HOUSING REHABILITATION SERVICES**

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

(1) Find and determine that the proposed expenditure of \$32,000  
from the Commission's Low and Moderate Income Housing Trust  
Funds ("Housing Trust Funds"), is necessary to assist in the  
rehabilitation efforts of homes located in the Northwest Pasadena  
Target Area.

(2) Approve a \$32,000 grant from the Low and Moderate Income  
Housing Trust Fund General Account to "Rebuilding Together \*  
Pasadena" to fund the annual housing rehabilitation program in the  
City of Pasadena for low income families, elderly and disabled  
individuals. (Contract No. CDC-528)

**Recommendation of Community Development Committee:** This  
item was presented to the Community Development Committee at  
its regular meeting on Thursday, March 11, 2004, recommending a  
grant for \$30,000. The Committee reviewed the item and  
recommended to increase the grant to \$32,000.

The Chief Executive Officer noted that the title amount on the grant should be \$32,000.

**APPLICATION TO THE CALIFORNIA HOUSING FINANCE AGENCY FOR \$2 MILLION FUNDING FROM THE HOUSING ENABLED BY LOCAL PARTNERSHIPS PROGRAM**

**Recommendation of Chief Executive Officer:**

- (1) Adopt a resolution approving the submission of an application to the California Housing Finance Agency for an allocation of loan funds in an amount not to exceed \$2 million under the Housing Enabled by Local Partnerships ("HELP") Program; and
- (2) Authorize the Chief Executive Officer to execute, and the Secretary to attest, any documents which may be required in connection with the submittal of the HELP application and administration of HELP funds. (Contract No. CDC-230)

It was moved by Vice Chair Tyler, seconded by Commissioner Holden, to approve the Consent Calendar, with the corrected amount of \$32,000 for Item 1 (Rebuilding Together \* Pasadena for the Provision of Housing Rehabilitation Services). (Motion unanimously carried) (Absent: Commissioner Haderlein)

RECESSED

On order of the Chair, the regular meeting of the Community Development Commission recessed at 7:50 p.m. to the regular meeting of the City Council.

RECONVENED TO JOINT MEETING

On order of the Chair, the regular meeting of the Community Development Commission reconvened to a joint meeting with the City Council at 8:12 p.m. (Absent: None)

Chair Bogaard recused himself at 8:12 p.m. to avoid any possible appearance of a conflict of interest.

**JOINT PUBLIC HEARING: APPROVAL OF OWNER PARTICIPATION AND LOAN AGREEMENT BETWEEN HERITAGE HOUSING PARTNERS AND PASADENA COMMUNITY DEVELOPMENT COMMISSION FOR THE FAIR OAKS COURT DEVELOPMENT FROM 6-46 PEORIA STREET AND FROM 584-612 NORTH FAIR OAKS AVENUE; REPLACEMENT HOUSING PLAN; RELOCATION PLAN; AMENDMENT TO AFFORDABLE HOUSING AGREEMENT NO. CDC-480 AND INITIAL STUDY**

**Recommendation of City Manager/Chief Executive Officer:** It is recommended that the City Council and Pasadena Community Development Commission take the following actions:

- (1) The City Council and the Pasadena Community Development Commission ("Commission") hold a joint public hearing to consider the proposed Fair Oaks Court Development (the "Project") in accordance with the terms and provisions of the Owner Participation and Loan Agreement ("OPLA") between Heritage Housing Partners (the "Developer") and the Commission.
- (2) The Commission adopt a resolution:

- (a) Finding and determining on the basis of the Initial Study prepared for the Project that there is no substantial evidence that

the Project will have a significant effect on the environment nor any potential for adverse effect on wildlife resources if certain mitigation measures are implemented;

(b) Approving the Mitigated Negative Declaration and directing the Secretary of the Commission to concurrently file with the Clerk of Los Angeles County a Certificate of Fee Exemption and a Notice of Determination;

(c) Finding and determining that the Project: (i) is consistent with the City of Pasadena General Plan, Villa-Parke Redevelopment Plan and the Fair Oaks/Orange Grove Specific Plan; (ii) will assist in the elimination of blight and provide housing for low and moderate-income households; (iii) is consistent with the Commission's Five-Year Implementation Plan;

(d) Approving the terms and conditions of the OPLA;

(e) Approving the Replacement Housing Plan and the Relocation Plan;

(f) Approving an amendment of certain terms and conditions of the existing Affordable Housing Agreement (CDC-480) and related documents;

(g) Approving a journal voucher appropriating Commission funds in an amount not to exceed \$3,196,000 from the Housing Opportunity Fund for the Project; and

(h) Authorizing the Chief Executive Officer to take the necessary actions to complete the Project. (Resolution No. CDR-231; Contract No. CDC-529; Contract Amendment No. CDC-480-1)

(3) The City Council adopt a resolution:

(a) Finding and determining on the basis of the Initial Study prepared for the Project, that there is no substantial evidence that the Project will have a significant effect on the environment nor any potential for adverse effect on wildlife resources if certain mitigation measures are implemented;

(b) Approving the Mitigated Negative Declaration;

(c) Authorizing the Commission to enter into the OPLA;

(d) Authorizing the transfer of the BEGIN Program grant award (\$930,000) to the Commission for down payment assistance loans to eligible first time homebuyers of the Project; and

(e) Authorizing the City Manager to take the necessary actions to complete the Project. (Resolution No. 8341; Journal Voucher No. 2004-33)

**Recommendation of the Northwest Commission:** On March 23, 2004, the staff recommendations were presented to the Northwest Commission. After review of this matter, the Northwest Commission voted unanimously to recommend the Council/Commission approval of the staff recommendations.

**Recommendation of Community Development Committee:** On March 25, 2004, at the Community Development Committee's (CDC) regular meeting, the staff recommendations were presented. A written report will be provided to Council/Commission of the actions taken by the CDC on this item.

Vice Chair Tyler opened the public hearing.

The Secretary reported the notice of public hearing was published on March 15, 19, and 26, 2004 in the Pasadena Star-News; no correspondence had been received.

Commissioner Haderlein  
was excused at 8:18 p.m.

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

Mr. Richard Bruckner, Director of Planning and Development, and Mr. Gregory Robinson, Housing and Community Development Administrator, responded to questions.

The following persons spoke in favor of the project:

Commissioner Madison was  
excused at 8:29 p.m.

Ms. Michele White, representing Affordable Housing Services, and expressed that the project did not return to the Project Area Committee (PAC) for comments

Mr. Charles Loveman, representing Heritage Housing Partners, and submitted a letter

Ms. Wendy Rodriguez, Pasadena resident

Ms. Nancy Vicencio, representing Pasadena Heritage Housing

Ms. Maria Sanchez, Pasadena resident

Ms. Herminia Ortiz, Pasadena resident

Ms. Sofia Mota, Pasadena resident

Ms. Marcia Sola, Pasadena resident

Ms. Wendy Soo Hoo, Pasadena resident, and submitted letters with 45 signatures in support

Ms. Lee Thompson, Pasadena resident, and submitted a letter

Mr. Ralph Poole, representing Fair Oaks Project Area Committee, and expressed concern regarding the lack of input by the Project Area Committee

Mr. Obsualdo Armenta, Pasadena resident

Ms. Sue Mossman, representing Pasadena Heritage Housing, and submitted a letter

Ms. Peter Alexandre, Pasadena resident

Mr. James P. MacQuarrie, Pasadena resident

In response to the concerns expressed regarding the Project Area Committee (PAC) not being able to comment on the project, the General Counsel indicated that the area was outside of the PAC's jurisdiction and legally it was not required to consider projects beyond its boundaries.

Mr. Richard Bruckner, Director of Planning and Development, also noted that the project was reviewed by the Northwest Commission on several occasions and the Community Development Committee; and as the project progressed, it was determined to be outside of the PAC's boundaries, however, the PAC was invited to the Northwest Commission.

In response to a question regarding the past practice of the PAC being involved when there is a significant project within the sphere of influence, even when the law did not require doing so, the

General Counsel stated that she could not speak concerning the past practice, however, the question was raised and analyzed as to whether it was appropriate for the PAC to consider this project, a written opinion was prepared, and a copy of the opinion could be provided to the Commission.

In response to a question whether a PAC was needed in the Villa-Park neighborhood to expend redevelopment dollars and gain input according to State law, the City Manager indicated that when the Northwest Commission and PAC discussion comes back to Council, it would be a more appropriate time to discuss the issue and to ensure that the Villa-Park area has representation.

Commissioners Haderlein and Madison returned at 8:54 p.m.

Mr. Loveman briefly responded to questions regarding the loan process.

Councilmember Gordo stressed the need to ensure that the current tenants are treated fairly and that they have the best opportunity to qualify.

Mr. Loveman noted that only Pasadena residents would be hired, as stated on the OPLA clause, to work on the project.

It was moved by Commissioner Gordo, seconded by Commissioner Little, to close the public hearing. (Motion unanimously carried) (Absent: Chair Bogaard)

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

The Chair returned at 9:15 p.m.

Commissioner Gordo commended Pasadena Heritage and the community for their contributions on the project.

JOINT MEETING  
ADJOURNED/REGULAR  
MEETING RECONVENED

On order of the Chair, the joint meeting of the Community Development Commission and the City Council adjourned at 9:15 p.m., and the regular meeting of the Community Development Commission reconvened at this time. (Absent: None)

**PUBLIC HEARING: APPROVAL OF THE SUBMITTAL OF THE PUBLIC HOUSING AGENCY FIVE YEAR PLAN (2005-2009) AND ANNUAL PLAN (2005) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**Recommendation of Chief Executive Officer:** It is recommended that the Community Development Commission take the following actions:

- (1) Hold a public hearing to take comments on the Public Housing Agency Five Year Plan (2005 - 2009) and Annual Plan (2005); and
- (2) Approve the Public Housing Agency Five Year Plan (2005-2009) and Annual Plan (2005) and authorize the Chief Executive Officer to execute, any and all documents pertaining to its

submission to the U.S. Department of Housing and Urban Development.

**Recommendation of Resident Advisory Board:** The Public Housing Agency Five Year Plan and Annual Plan (the "PHA Plan") was submitted to the Resident Advisory Board (RAB) on February 23, 2004, 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 Plans to the PCDC. Two comments were made to: 1) support more senior housing in Pasadena; and 2) continue the development of the Section 8 Homeownership and Lease to Purchase Programs.

**Recommendation of Northwest Commission:** On March 9, 2004, the PHA Plan was submitted to the Northwest Commission (NWC) as an information item. The NWC also expressed support for the City rental housing efforts with particular emphasis on the Section 8 program's 99% lease-up rate. The Section 8 program lease-up rate has increased dramatically in the past two years primarily due to programs to outreach to landlords.

**Recommendation of Community Development Committee:** On March 11, 2004, the PHA Plan was submitted to the Community Development Committee (CDC) for comment and recommendation. The CDC recommended approval of the submission of the Public Housing Agency Five Year Plan (2005-2009) and Annual Plan (2005).

The Chair opened the public hearing.

The Secretary reported the notice of public hearing was published on February 4 and March 4, 2004 in the Pasadena Star-News and Pasadena Journal; no correspondence had been received.

Ms. Myrtle Dunson, Housing Assistance Officer, summarized the agenda report and responded to questions.

Mr. Gregory Robinson, Housing & Community Development Administrator responded to questions.

Discussion ensued concerning the first source employment provisions. The Chief Executive Officer indicated the intent is that anywhere there is City participation through dollars or lands to include first source agreements and staff was also looking at an incentive program for agreements that do not include City funding to increase local hiring.

It was requested that the Commission be provided the numbers of how many people per household are supported based on the existing population in Pasadena. Mr. Bruckner indicated the Housing Affordability Task Force created specific targets for incomes in families and local needs and staff could provide the information to the Commission.

Vice Chair Tyler was excused at 9:23 p.m.

Ms. Michele White, representing Affordable Housing Services, expressed concern regarding the timing of the Plan when the Federal Government was in the process of passing its budget which included cuts to the Section 8 and she also requested the Mayor raise the issue for the needed funds.


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

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

Commissioner Little noted the points raised by Ms. White were valid concerns and he would entrust that staff would return to the Commission, should the Federal or State budgets change any of the programs approved or if the goals need to be adjusted.

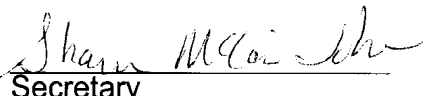
ADJOURNMENT

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 9:15 p.m.



\_\_\_\_\_  
Bill Bogaard, Chair  
Community Development Commission

ATTEST:



\_\_\_\_\_  
Secretary  
smj\c:\data\minutes.02