

CITY OF PASADENA
Community Development Commission Minutes
June 21, 2004 – 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 7:20 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 Kurtz
General Counsel Michele Beal Bagneris
Secretary Jane L. Rodriguez.

PUBLIC COMMENT

No one appeared for public comment.

MINUTES APPROVED

May 3, 2004

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

ADOPT RESOLUTION APPROVING THE PASADENA COMMUNITY DEVELOPMENT COMMISSION'S FY 2005 ANNUAL OPERATING BUDGET

On order of the Mayor, the above item was held to June 28, 2004.

APPROVAL OF OWNER PARTICIPATION AND HOME LOAN AGREEMENT WITH NEW REVELATION MISSIONARY BAPTIST CHURCH FOR THE REHABILITATION OF A FOUR-UNIT AFFORDABLE RENTAL HOUSING PROJECT AT 877 NORTH ORANGE GROVE BOULEVARD, PASADENA

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

(1) Acknowledge that the rehabilitation of the existing rental dwelling units at 877 North Orange Grove Boulevard (the "Project") has been determined to be categorically exempt under Class 3 of the California Environmental Quality Act

("CEQA"), and specifically, Section 15303 of the State CEQA Guidelines;

(2) Approve the key terms and provisions of the Owner Participation and HOME Loan Agreement (as summarized in Exhibit "A" of the agenda report) between the Commission and New Revelation Missionary Baptist Church for the rehabilitation and operation of a four-unit affordable rental housing project at 877 North Orange Grove Boulevard;

(3) Authorize the Chief Executive Officer to execute, and the Secretary to attest, the Owner Participation and HOME Loan Agreement and related documents; and

(4) Approve a journal voucher transferring \$300,000 from the HOME Rental Rehabilitation Program (Account No. 221-68110-66-52315) for the Project. (Contract No. CDC 546; Journal Voucher No. 2004-44)

Recommendations of Advisory Bodies: The Fair Oaks Project Area Committee and the Northwest Commission considered this item at their respective meetings on June 3, 2004 and June 8, 2004 and recommended that the Pasadena Community Development Commission ("Commission") approve the key terms and provisions of the Owner Participation and HOME Loan Agreement ("OPLA") with New Revelation Missionary Baptist Church ("Owner").

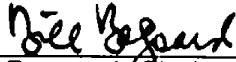
The Community Development Committee at its regular meeting on June 10, 2004, unanimously recommended that the Commission approve the staff recommendations with certain modifications to the business points. These modifications have been incorporated into the recommended OPLA key terms.

Mr. Richard Bruckner, Director of Planning and Development, responded to questions.

Pastor William Turner, Jr., representing New Revelation Missionary Baptist Church, briefly spoke in support.

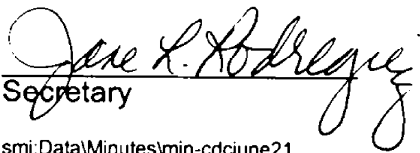
It was moved by Commission Little, seconded by Vice Chair Tyler, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: None)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 7:25 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary

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