

CITY OF PASADENA
Community Development Commission Minutes
October 23, 2006 – 5:30 P.M.
Pasadena Senior Center, Multi-Purpose Room
85 East Holly Street

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 10:06 p.m.

ROLL CALL:

Commissioners:

Chair Bill Bogaard
Vice Chair Steve Madison (Absent)
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.

MINUTES APPROVED

October 9, 2006

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

REQUEST FOR PROPOSALS - HERITAGE SQUARE MIXED-INCOME, MIXED-USE SENIOR HOUSING DEVELOPMENT; 25 EAST ORANGE GROVE BOULEVARD AND 710-790 NORTH FAIR OAKS AVENUE

Recommendation of Chief Executive Officer: It is recommended that the Pasadena Community Development Commission ("Commission") approve the issuance of the Heritage Square Request for Proposals (RFP) in accordance with the design and development parameters identified in Exhibit A of the agenda report.

The Chief Executive Officer introduced the agenda item, commented on the occupancy/income mix for the project, and responded to questions.

Greg Robinson, Housing/Community Development Administrator, reviewed the agenda report, discussed the proposed preferred range of housing affordability for the project, and responded to questions. Mr. Robinson noted that the

Request for Proposals deadline shown on Page 3 of the agenda report should be corrected to read mid-January 2007,

The General Counsel clarified the status of City employees in purchasing units in the project.

Discussion followed on concerns regarding the large percentage of housing in the project allocated to seniors, use of the required community space in the project, allocation of a percentage of rental vs. homeownership units in the project, flexibility in arriving at an acceptable income mix for the project, City and private financing of the project, the process for allocating tenants/purchasers for the units, and "green building" requirements for the project.

Commissioner Streater suggested the occupancy component for the project be made flexible, rather than restricting a certain percentage of the occupancy to seniors, in order to allow developers to submit a proposal that will contain what they consider to be the best mix for the project.

Commissioner Holden suggested that the community continue to be involved in the review process for the project as this moves forward.

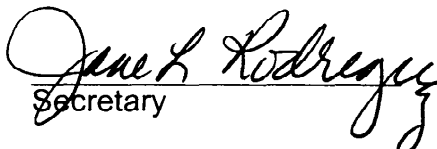
Following brief discussion, it was moved by Commissioner Holden, seconded by Commissioner Little, to approve the Chief Executive Officer's recommendation, with the understanding that flexibility will be allowed in the percentage of occupancy designated for seniors, that staff will work with the developer to provide flexibility in achieving an acceptable unit tenure and income mix within certain ranges cited in the agenda report, and that affordable housing goals are met. (Motion unanimously carried) (Absent: Vice Chair Madison)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 10:49 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary