

CITY OF PASADENA
Community Development Commission Minutes
December 14, 2009 – 6:30 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 Victor Gordo
Commissioner Steve Haderlein (Absent)
Commissioner Chris Holden
Commissioner Steve Madison
Commissioner Margaret McAustin
Commissioner Jacque Robinson
Commissioner Terry Tornek

Staff:

Chief Executive Officer Michael J. Beck
General Counsel Michele Beal Bagneris
Secretary Mark Jomsky

PUBLIC COMMENT

No one appeared for public comment.

MINUTES APPROVED

December 7, 2009

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

APPROVAL OF HOUSING ASSISTANCE PAYMENT CONTRACTS PROVIDING SECTION 8 PROJECT-BASED HOUSING CHOICE VOUCHERS WITH ABODE COMMUNITIES FOR 160 RENTAL HOUSING UNITS AT CENTENNIAL PLACE (235 EAST HOLLY STREET) AND HUDSON OAKS (1267 NORTH HUDSON AVENUE) AFFORDABLE HOUSING PROJECTS

Recommendation: It is recommended that the Pasadena Community Development Commission approve project-based Housing Assistance Payment contracts under the Housing Choice Voucher Program with Abode Communities for the provision of rent subsidies to assist 116 housing units at the Centennial Place project and 44 housing units at the Hudson Oaks project. (Contract Nos. CDC-733 and CDC-734)

Recommendation of Advisory Bodies: The subject item has been scheduled for recommendation by the Community Development Committee at its regular meeting of December 10, 2009.

Vice Chair Gordo, Chair of the Economic Development and Technology Committee (EDTech), introduced the agenda item; reported that EDTech had asked staff for additional information on the selection process for tenants/units at the Hudson Oaks project, and expressed concerns regarding the tenant selection process for project-based vouchers (e.g., developer is not required to use the City's Section 8 waiting list for tenant placement).

Commissioner Madison, EDTech member, discussed the Committee's concerns regarding project-based vouchers vs. tenant-based vouchers, and the developer's role in the selection process for tenants using project-based vouchers; and suggested that the selection process for project-based vouchers be required to reside with the City, rather than the developer.

Jim Wong, Senior Project Manager, reviewed the Housing Department's memorandum to the Community Development Commission dated December 10, 2009, which outlined the selection process criteria (giving local priority) that will be required for the Hudson Oaks project and all future affordable housing projects that are targeted for very low income renters; and responded to questions.

Michelle White, Affordable Housing Services representative, expressed concerns regarding the increased competition for subsidized housing for various segments of very low income households, and the need for increased resources for these tenants.

It was moved by Vice Chair Gordo, seconded by Commissioner Madison, to approve the staff recommendation. (Motion unanimously carried) (Absent: Commissioner Haderlein)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 9:03 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary