

BURBANK REDEVELOPMENT AGENCY
MARCH 13, 2001

A regular meeting of the Burbank Redevelopment Agency was held in the Council Chamber of the City Hall, 275 East Olive Avenue, on the above date. The meeting was called to order at 5:13 p.m. by Mr. Kramer, Vice Chairman.

CLOSED SESSION

Present- - - - Members Kramer, Laurell, and Murphy.
Absent - - - - Members Golonski and Wiggins.
Also Present - Mr. Ovrom, City Manager; Mr. Barlow, City Attorney; and, Mrs. Sarquiz, Secretary.

Oral Communications Appearing to comment was Marie Paino, asking the Council to consider a second elevator for the City Hall Building.

5:15 P.M. Recess The Agency recessed at this time to the City Attorney's Conference Room to hold a Closed Session on the following:

- a. Conference with Legal Counsel - Anticipated Litigation:
Significant exposure to litigation pursuant to Govt. Code §54956.9(b)(1)
Number of potential case(s): 6
- b. Conference with Real Property Negotiator:
Pursuant to Govt. Code §54956.8
Agency Negotiator: Assistant Executive Director/Susan M. Georgino.
Property: Westerly portions of the two blocks bounded by First Street, Magnolia Boulevard, San Fernando Boulevard and Orange Grove Avenue.
Party With Whom Agency is Negotiating: Burbank Entertainment Village.
Terms Under Negotiation: Sale of Property.

Regular Meeting Reconvened in Council Chambers The regular meeting of the Redevelopment Agency of the City of Burbank was reconvened at 6:39 p.m. by Mr. Kramer, Vice Chairman.

Invocation The invocation was given by Pastor Jerry Jones, Burbank Community Church.

Pledge of Allegiance The pledge of allegiance to the flag was led by Police Chief Tom Hoefel.

ROLL CALL

Present- - - - - Members Golonski, Kramer, Laurell, and Murphy (left the meeting at 8:59 p.m.).
 Absent - - - - - Member Wiggins.
 Also Present - - Mr. Ovrom, Executive Director; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Sarquiz, Secretary.

9:17 P.M. Meeting Continued Following a City Council public hearing, the combined oral communications and a Council report, the Council meeting was recessed to allow the Agency to hold its meeting.

RA 42
 RA 50
 Proposed
 Revision of the Existing 1st Time Homebuyer Prog. Ms. Mack, Redevelopment Project Manager, reported on the request for Redevelopment Agency consideration of revisions to the existing First Time Homebuyer Program to encourage greater homeownership opportunities to low and moderate income households in Burbank. She discussed that since the development of the Mortgage Assistance Program (MAP) in 1999, there have been 295 inquiries; however, only one loan in the amount of \$15,000 has been made under the Program. As a result, she said that staff reviewed first time homebuyer programs offered by the cities of Glendale, Pasadena and San Fernando and found the City of Glendale's program to be most similar to Burbank, and the most successful program.

For the City's Program to remain competitive and reach a greater number of potential buyers, she said that staff is recommending the following revisions to the existing MAP guidelines: participant doesn't have to be a first time buyer but cannot own a home at the time of participating in this Program; increase maximum purchase price from \$200,000 to \$250,000; increase maximum loan amount from \$20,000 to \$35,000; reduce the downpayment from five percent to three percent; increase the number of lenders to administer the Program from one to three; and, have the Redevelopment Agency staff prequalify the buyer instead of the lender. She further said that staff was recommending that a targeted homeownership program in the Golden State neighborhood, the Golden State Homeownership Assistance Program, be attempted to address some of the blighting conditions found in this area.

Ms. Mack then explained that staff was intensifying its marketing efforts through the development of comprehensive marketing materials and the continual utilization of cable television, newspapers, magazines, brochures, utility bill inserts and

newsletters. She also said that staff will make presentations to the Association of Realtors, civic groups, social clubs, businesses and employees. In addition, she said a logo is being developed to help instill neighborhood and community pride and support ongoing improvement efforts.

Lastly, Ms. Mack said there was approximately \$900,000 in MAP funds that is proposed to be divided between the revised MAP (\$525,000) and the proposed Golden State Homeownership Assistance Program (\$375,000).

Motion

It was moved by Mr. Golonski, seconded by Mr. Laurell and carried with Mr. Wiggins and Mrs. Murphy absent that "staff be authorized to take the following actions:

1. Do not renew the Loan Administration Agreement with North American Mortgage Company.
2. Revise the existing Mortgage Assistance Program (MAP) Guidelines to:
 - a) Increase the maximum loan amount from \$20,000 to \$35,000;
 - b) Reduce the buyer's downpayment requirement from five percent to three percent of the purchase price.
 - c) Increase the maximum purchase price from \$200,000 to \$250,000;
 - d) Issue a new Request for Proposal to select three (3) lenders to administer the MAP;
 - e) Expand the definition of homebuyer beyond "first time" buyers so that applicants with special circumstances can be considered on a case-by-case basis; and,
 - f) Authorize staff to prequalify potential homebuyers with respect to income.
3. Expand the existing MAP in the Golden State neighborhood through the proposed Golden State Homebuyer Assistance Program (GSHAP).
4. Return to the Agency with a comprehensive Marketing Campaign for the MAP and the GSHAP."

Motion
Minutes
Approved

It was moved by Mr. Golonski, seconded by Mr. Laurell and carried with Mrs. Murphy and Mr. Wiggins absent that "the minutes for the regular meetings of January 23, January 30, February 6, February 13

and February 20, 2001 be approved as submitted."

9:38 P.M.
Recess The Agency recessed at this time to permit the City Council to continue its meeting. The Agency reconvened at 10:58 p.m. for public comment with the same members present.

11:20 P.M.
Adjournment There being no further business to come before the Agency, the meeting was adjourned at 11:20 p.m.

Secretary

APPROVED MARCH 27, 2001

Chairperson