

BURBANK REDEVELOPMENT AGENCY  
MAY 27, 2003

A regular meeting of the Burbank Redevelopment Agency was held in the City of Burbank Council Chamber, 275 East Olive Avenue, on the above date. The meeting was called to order at 6:30 p.m. by Ms. Murphy, Chairman.

Invocation           The invocation was given by Pastor Paul Clairville, Westminster Presbyterian Church.

Flag                   The pledge of allegiance to the flag was led by Paula Moren, John Muir Middle School.  
Salute

ROLL CALL

Present- - - - -       Members Campbell, Golonski, Ramos, Vander Borght and Murphy.

Absent - - - - -       Members None.

Also Present - -       Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Campos, Secretary.

8:42 P.M.           Following the combined oral communications, the Council meeting  
Meeting              was recessed to allow the Agency to hold its meeting.  
Continued

Item                   The item regarding the Consideration of an Affordable Housing  
Removed from        Agreement for 3030 Thornton Avenue Between the Burbank  
Consent              Redevelopment Agency and the Burbank Housing Corporation was  
Calendar             removed from the consent calendar for the purpose of discussion.

Motion               It was moved by Mr. Vander Borght and seconded by Mrs. Ramos  
that "the following item on the consent calendar be approved as  
recommended:"

Minutes              The minutes for the regular meetings of February 11, February 18,  
Approved             March 4 and March 11, 2003 were approved as submitted.

RA 81                RESOLUTION NO. R-2061:  
Amended             A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY  
Replacement         OF BURBANK APPROVING AN AMENDED REPLACEMENT HOUSING  
Housing Plan         PLAN IN CONJUNCTION WITH THE PROPOSED PEYTON-GRISMER  
(Peyton-Grismer     STABILIZATION PROJECT.  
Stabilization Proj)

Adopted

The consent calendar was adopted by the following vote:

Ayes: Members Campbell, Golonski, Ramos, Vander Borcht and Murphy.

Noes: Members None.

Absent: Members None.

RA 51  
Affordable Hsg.  
Agrmt. w/BHC  
(3030 Thornton)

Mr. Solomon, Housing Development Manager, requested the Burbank Redevelopment Agency (Agency) consider an Affordable Housing Agreement (AHA) with the Burbank Housing Corporation (BHC) that will fund the BHC's acquisition and rehabilitation of 3030 Thornton Avenue (Project) in the Golden State Beautification Area. He stated on April 28, 2003, the BHC submitted a proposal requesting the Agency finance the acquisition and rehabilitation of the Project, the latest in a series of affordable housing projects within focus neighborhoods undertaken by the BHC with Agency assistance. He added BHC in partnership with the Agency is acquiring, rehabilitating, and providing strong property management to deteriorated properties in order to stabilize and ultimately revitalize these neighborhoods. He explained the Project is located on Thornton Avenue between Fairview Street and Ontario Street, within an R-4 medium density residential neighborhood and is comprised of an undersized lot (2,860 square foot) with a 575 square foot one-bedroom single-family dwelling built in 1928 and in need of substantial repairs. He added the Project is contiguous to another BHC project at 3000-3006 Thornton Avenue and that BHC proposed to consolidate the two lots at 3000-3006 and 3030 Thornton Avenue and enlarge the Project's existing unit into a three-bedroom two-bath 945 square foot rental unit that will have an exterior treatment and site work compatible with work earlier completed at 3000-3006 Thornton Avenue.

Mr. Solomon stated the Agency would provide BHC with two loans: a \$57,200 thirty-year, three percent interest rate loan repaid annually and a \$232,800 loan deferred and forgiven if BHC complies with the income and affordability covenants over the 55-year loan term.

Mr. Golonski inquired as to why the affordability covenant extended over only 55 years and not in perpetuity and Mr. Solomon responded historically Burbank always established affordability covenants in perpetuity, but noted the recent changes in State Redevelopment Law which now require 55 years as a term of affordability for rental projects. He clarified the clause by no means establishes affordability for only 55 years, but for the useful life of the property, nevertheless not less than 55 years.

Motion                    It was moved by Mr. Golonski and seconded by Mr. Vander Borght that "the following resolution be passed and adopted:"

RA 51                    RESOLUTION NO. R-2062:  
Affordable             A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY  
Hsg. Agrmt. w/        OF BURBANK APPROVING AN AFFORDABLE HOUSING  
BHC (3030             AGREEMENT BETWEEN THE AGENCY AND THE BURBANK  
Thornton Ave.)       HOUSING CORPORATION (3030 THORNTON AVENUE).

Adopted                The resolution was adopted by the following vote:

Ayes:        Members Campbell, Golonski, Ramos, Vander Borght and  
                  Murphy.  
Noes:        Members None.  
Absent:      Members None.

8:47 P.M.  
Recess                The Agency recessed at this time to permit the City Council to  
                              continue its meeting. The Agency reconvened at 11:08 p.m. for  
                              public comment with all members present.

11:24 P.M.  
Adjournment        There being no further business to come before the Agency, the  
                              meeting was adjourned at 11:24 p.m.

---

Secretary

APPROVED SEPTEMBER 16, 2003

---

Chairperson