

**MINUTES**  
**JOINT MEETING: GLENDALE CITY COUNCIL AND GLENDALE HOUSING AUTHORITY**  
**(STAFF ACCESS ONLY) COUNCIL CHAMBERS**  
**613 E. Broadway, 2nd Floor**  
**Glendale, CA 91206**  
**NOVEMBER 2, 2021 AT 2:00 PM**

The Joint Meeting of the Glendale City Council and Glendale Housing Authority convened in the City Hall Council Chambers, in said City, at 2:12 p.m. on the above date, pursuant to a call for such meeting signed by the City Clerk of the City Council, and on file with the City Clerk, a copy of which is as follows:

October 26, 2021  
Date

A **JOINT PUBLIC MEETING** of the City Council and Housing Authority is hereby called to meet at 2:00 PM on Tuesday, November 2, 2021, in the Council Chamber, 613 E. Broadway, 2nd Floor, Glendale, CA 91206 to Consider the Following Item(s) of Business, to wit:

- 1. Community Development, re: Proposal to Adopt a Relocation Plan for Housing Authority Owned Land at 912 E. Broadway in Glendale, California 91205 in Support of Harrower Village, a 40-Unit, 100% Affordable, Rental Housing Project Reserved for Seniors**
  - a. Housing Authority Resolution to Approve a Relocation Plan for Housing Authority Owned Land at 912 E. Broadway in Glendale, California 91205
  - b. Council Motion to Approve an Amendment to the Professional Services Agreement with Overland, Pacific and Cutler, LLC (Contract No. 8001108) in the Amount of \$66,778 for a New Not-to-Exceed Amount of \$246,778
  - c. Council Resolution of Appropriation in the Amount of \$50,000 to increase the City's contract with Overland, Pacific & Cutler, LLC
- 2. Community Development, re: Membership in California Public Finance Authority Joint Powers Authority and Tax Equity and Fiscal Responsibility Act Public Hearing for California Public Finance Authority Proposed Issuance of Approximately \$33 Million in Tax Exempt Multifamily Housing Revenue Bonds in Support of Citrus Crossing (900 E. Broadway), a Glendale Senior Affordable Housing Project to be Constructed, Operated and Maintained by 900 E Broadway, L.P., a Partnership Created by Meta Housing Corporation**
  - a. City Council Resolution to Approve, Authorize and Direct Execution of a Joint Exercise of Powers Agreement Relating to the California Public Finance Authority, Making Glendale an Additional Member
  - b. City Council Resolution to Approve the Issuance by the California Public Finance Authority of Multifamily Housing Revenue Bonds in Aggregate Principal Amount Not to Exceed \$33 Million for the Purpose of Financing the Construction or Improvement of Citrus Crossing
- 3. Community Services and Parks, re: Status of Program Planning for the FY 2022-23, CDBG, ESG and HOME Annual Action Plan and shift in funds from the cancelled FY 2018-2019 CDBG Project to the FY 2021-22 CDBG Project**
  - a. City Council Motion approving the FY 2022-23 CDBG program priorities; a FY 2022-23 Proposed CDBG Funding Allocation Plan by Funding Category; and issuance of an RFP to community agencies for CDBG Public Social Services and CDBG Capital Improvement Projects

- b. Housing Authority Motion approving the FY 2022-23 CDBG program priorities; a FY 2022-23 Proposed CDBG Funding Allocation Plan by Funding Category; and issuance of an RFP to community agencies for CDBG Public Social Services and CDBG Capital Improvement Projects
  - c. City Council Motion to amend the current FY 2021-22 CDBG Annual Action Plan to reprogram \$65,000 from canceled FY 2018-19 Adventist Health Glendale Windows Project to the currently funded FY2021-22 YMCA of Glendale First Floor All-Inclusive Locker Room Project, as recommended by the CDBG Advisory Committee
  - d. City Council Resolution of Appropriation in the amount of \$65,000 to shift the returned CDBG funds from the canceled FY 2018-2019 Adventist Health Glendale Windows Project to the FY 2021-22 YMCA of Glendale First Floor All-Inclusive Locker Room Project, as recommended by the CDBG Advisory Committee
- 4. Community Services and Parks, re: HUD Section 108 Loan Guarantee Program Application for Fremont Park Renovation Project**
- a. City Council Resolution authorizing the City Manager or a designee to submit a Section 108 Loan Guarantee application to the U.S. Department of Housing and Urban Development (HUD) in the amount of \$4,000,000 with a ten-year repayment term to be used for the proposed Fremont Park Renovation Project; and to execute such documents as may be required in order to implement the application
- 5. Community Services and Parks, re: Approval of Funding Recommendations by the Glendale Continuum of Care (CoC) Board for the Submission of the Glendale CoC Funding Application to the U.S. Department of Housing and Urban Development, as part of the 2021 CoC Notice of Funding Opportunity competition**
- a. Council Motion to approve the 2021 Continuum of Care (CoC) Program Priorities, and authorize the submission of a grant application to the Federal Department of Housing and Urban Development (HUD), on behalf of the Glendale CoC, under the 2021 CoC program competition, as recommended by the CoC Board; and authorize the City Manager or a designee to execute all agreements, certifications, and documents necessary to accept and implement the funding
  - b. Housing Authority Motion to approve the 2021 Continuum of Care (CoC) Program Priorities, and authorize the submission of a grant application to the Federal Department of Housing and Urban Development (HUD), on behalf of the Glendale CoC, under the 2021 CoC program competition, as recommended by the CoC Board; and authorize the City Manager or a designee to execute all agreements, certifications, and documents necessary to accept and implement the funding

**Written Notice of said meeting was given, which Notice consisted of a copy of the foregoing Call, and was served on each Member of the Council not joining in the Call, and upon the in said City not less than 24 hours before the time fixed in said Call for said meeting, as follows:**

Upon Robert Adjinian	at 5:00 p.m.	October 26, 2021	Glendale, CA
Upon Vrej Agajanian	at 5:00 p.m.	October 26, 2021	Glendale, CA
Upon Dan Brotman	at 5:00 p.m.	October 26, 2021	Glendale, CA
Upon Ardy Kassakhian	at 5:00 p.m.	October 26, 2021	Glendale, CA
Upon Ara Najarian	at 5:00 p.m.	October 26, 2021	Glendale, CA
Upon Laura Parazian	at 5:00 p.m.	October 26, 2021	Glendale, CA
Upon Paula Devine	at 5:00 p.m.	October 26, 2021	Glendale, CA

Mayor Devine called the meeting to order at 2:12 p.m.

## ROLL CALL

- All Present
- Report of the City Clerk of the City Council and Housing Authority, re: Posting of Agenda. The Agenda for the Tuesday, November 2, 2021 joint public meeting of the City Council and Housing Authority was posted on October 26, 2021 on the Bulletin Board outside City Hall

**1. Community Development, re: Proposal to Adopt a Relocation Plan for Housing Authority Owned Land at 912 E. Broadway in Glendale, California 91205 in Support of Harrower Village, a 40-Unit, 100% Affordable, Rental Housing Project Reserved for Seniors**

Staff Comment:  
Roubik Golanian, City Manager

Presenting:  
Mike Fortney, Principal Housing Project Manager

- a. Housing Authority Resolution H-519 to Approve a Relocation Plan for Housing Authority Owned Land at 912 E. Broadway in Glendale, California 91205

Moved: Agajanian                      Seconded: Devine

### Vote as Follows

Ayes: Adijinian, Agajanian, Brotman, Devine, Najarian, Kassakhian

Noes: None

Absent: Parazian

Abstain: None

- b. Council Motion to Approve an Amendment to the Professional Services Agreement with Overland, Pacific and Cutler, LLC (Contract No. 8001108) in the Amount of \$66,778 for a New Not-to-Exceed Amount of \$246,778

Moved: Agajanian

Secondded: Kassakhian

### Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

- c. Council Resolution 21-172 of Appropriation in the Amount of \$50,000 to increase the City's contract with Overland, Pacific & Cutler, LLC

Moved: Agajanian

Seconeded: Kassakhian

### Vote as Follows

Ayes: Aqajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

**2. Community Development, re: Membership in California Public Finance Authority Joint Powers Authority and Tax Equity and Fiscal Responsibility Act Public Hearing for California Public Finance Authority Proposed Issuance of Approximately \$33 Million in Tax Exempt Multifamily Housing Revenue Bonds in Support of Citrus Crossing (900 E. Broadway), a Glendale Senior Affordable Housing Project to be Constructed, Operated and Maintained by 900 E Broadway, L.P., a Partnership Created by Meta Housing Corporation**

Staff Comment:

Roubik Golanian, City Manager

Presenting:

Mike Fortney, Principal Housing Project Manager

Hearing opened and closed at 2:30 p.m.

- a. City Council Resolution 21-173 to Approve, Authorize and Direct Execution of a Joint Exercise of Powers Agreement Relating to the California Public Finance Authority, Making Glendale an Additional Member

Moved: Agajanian

Seconded: Kassakhian

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

- b. City Council Resolution 21-174 to Approve the Issuance by the California Public Finance Authority of Multifamily Housing Revenue Bonds in Aggregate Principal Amount Not to Exceed \$33 Million for the Purpose of Financing the Construction or Improvement of Citrus Crossing

Moved: Agajanian

Seconded: Kassakhian

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

**3. Community Services and Parks, re: Status of Program Planning for the FY 2022-23, CDBG, ESG and HOME Annual Action Plan and shift in funds from the cancelled FY 2018-2019 CDBG Project to the FY 2021-22 CDBG Project**

Staff Comment:

Roubik Golanian, City Manager

Presenting:

Maggie Kavarian, Senior Community Services Supervisor

- a. City Council Motion approving the FY 2022-23 CDBG program priorities; a FY 2022-23 Proposed CDBG Funding Allocation Plan by Funding Category; and issuance of an RFP to community agencies for CDBG Public Social Services and CDBG Capital Improvement Projects

Moved: Agajanian

Seconded: Kassakhian

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

- b. Housing Authority Motion approving the FY 2022-23 CDBG program priorities; a FY 2022-23 Proposed CDBG Funding Allocation Plan by Funding Category; and issuance of an RFP to community agencies for CDBG Public Social Services and CDBG Capital Improvement Projects

Moved: Agajanian

Seconded: Devine

Vote as Follows

Ayes: Adjinian, Agajanian, Brotman, Devine, Najarian, Parazian, Kassakhian

Noes: None

Absent: None

Abstain: None

- c. City Council Motion to amend the current FY 2021-22 CDBG Annual Action Plan to reprogram \$65,000 from canceled FY 2018-19 Adventist Health Glendale Windows Project to the currently funded FY2021-22 YMCA of Glendale First Floor All-Inclusive Locker Room Project, as recommended by the CDBG Advisory Committee

Moved: Agajanian

Seconded: Kassakhian

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

- d. City Council Resolution 21-175 of Appropriation in the amount of \$65,000 to shift the returned CDBG funds from the canceled FY 2018-2019 Adventist Health Glendale Windows Project to the FY 2021-22 YMCA of Glendale First Floor All-Inclusive Locker Room Project, as recommended by the CDBG Advisory Committee

Moved: Agajanian

Seconded: Kassakhian

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

**4. Community Services and Parks, re: HUD Section 108 Loan Guarantee Program Application for Fremont Park Renovation Project**

Staff Comments:

Roubik Golanian, City Manager

Mike Garcia, City Attorney

Presenting:

Onnig Bulanikian, Director of Community Services and Parks

- a. City Council Resolution authorizing the City Manager or a designee to submit a Section 108 Loan Guarantee application to the U.S. Department of Housing and Urban Development (HUD) in the amount of \$4,000,000 with a ten-year repayment term to be used for the proposed Fremont Park Renovation Project; and to execute such documents as may be required in order to implement the application

Moved: Agajanian

Seconded: Kassakhian

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

Move to reconsider the Motion to clear the record.

Moved: Najarian

Seconded: Agajanian

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

Motion to direct staff to investigate of availability of lower cost loans than 4% HUD Section 108 Loan described in the Report and present a report to Council regarding same no later than the time necessary to lock in a loan or financing prior to the execution of a contract for the construction of the Project

Moved: Najarian

Seconded: Agajanian

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

**5. Community Services and Parks, re: Approval of Funding Recommendations by the Glendale Continuum of Care (CoC) Board for the Submission of the Glendale CoC Funding Application to the U.S. Department of Housing and Urban Development, as part of the 2021 CoC Notice of Funding Opportunity competition**

Presenting:

Arsine Isayan, Sr. Administrative Analyst

- a. Council Motion to approve the 2021 Continuum of Care (CoC) Program Priorities, and authorize the submission of a grant application to the Federal Department of Housing and Urban Development (HUD), on behalf of the Glendale CoC, under the 2021 CoC program competition, as recommended by the CoC Board; and authorize the City Manager or a designee to execute all agreements, certifications, and documents necessary to accept and implement the funding

Moved: Agajanian

Seconded: Brotman

Vote as Follows

Ayes: Agajanian, Brotman, Kassakhian, Najarian, Devine

Noes: None

Absent: None

Abstain: None

- b. Housing Authority Motion to approve the 2021 Continuum of Care (CoC) Program Priorities, and authorize the submission of a grant application to the Federal Department of Housing and Urban Development (HUD), on behalf of the Glendale CoC, under the 2021 CoC program competition, as recommended by the CoC Board; and authorize the City Manager or a designee to execute all agreements, certifications, and documents necessary to accept and implement the funding

Moved: Agajanian

Seconded: Brotman

Vote as Follows

Ayes: Adjinian, Agajanian, Brotman, Devine, Najarian, Parazian, Kassakhian

Noes: None

Absent: None

Abstain: None

#### ADJOURNMENT – 3:27 p.m.

- City Council

Moved: Agajanian

Seconded: Kassakhian

- Housing Authority

Moved: Agajanian

Seconded: Brotman

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Mayor of the City of Glendale

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City Clerk of the City of Glendale

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Chair of the Glendale Housing Authority

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Clerk of the Glendale Housing Authority