



**DOWNTOWN  
LONG BEACH  
ALLIANCE**

**Executive  
Committee:**

Silvano Merlo, Chair

Alan Pullman, Chair-Elect

Tony Shooshani, Past-Chair

Debra Fixen, Treasurer

Allison Kripp, Secretary

Loara Cadavona

Debra Johnson

John Keisler

Ryan Altoon

**SPECIAL EXECUTIVE COMMITTEE  
MEETING MINUTES**

Friday, December 13, 2019  
 Start: 8 AM  
 Common Ground  
 145 West Broadway  
 Conference Room  
 Long Beach, CA 90802

**Voting Present:** Silvano Merlo, Loara Cadavona, Allison Kripp, Alan Pullman, Tony Shooshani, Debra Johnson, Debra Fixen, Ryan Altoon, John Keisler

**Guests:** Robert Kleinhenz, Jeremy Harris, LB Chamber and DLBA Board member, Christine Bos, LB Chamber, Diana Coronado, Southern California Building Industry Association (BIA), Pat Welch, Downtown resident and DLBA Board member, Jewelle Kennedy, Ensemble Real Estate

**DLBA Staff:** Kraig Kojian, Mo Mills, Cherisse Evans

I. CALL TO ORDER and INTRODUCTIONS – Silvano Merlo, Chair  
 Meeting called to order at 8:18 AM.

A. CHAIRPERSON’S REPORT- Merlo

[DLBA’s draft Inclusionary Housing Policy Objectives](#) was utilized during the meeting discussion.

**General Suggestions:**

- Suggestion: Use terms “city-wide” and “throughout the city” in the set of recommendations.
- Suggestion: Need time to determine what the City plans to do with the existing affordable housing policy if a new policy is to be adopted. Is the intent to change or replace existing policy?

**Under Housing Policies Should Do the Following:**

- First bullet point, add the word “sub” to market
- Add a third bullet point “Should be incentive-based”.

**Under Policy Recommendations A (Policy Considerations):**

- Suggestion: In last paragraph, add “Based on the peer review of the KMA report conducted by Beacon Economics.”
- In an email format, the City and KMA will be able to communicate with Beacons’ re: its Peer Review; DLBA will participate with these correspondences.

**Under Policy Recommendations B (Inclusionary Housing Policy):**

- Question: Is a threshold of 10 units or less high enough? Do we want to discuss a specific threshold, leave general/as is or remove it?
- Suggestion: Add a 12-month timeframe to Grandfathering Existing Projects as well as the words, “Existing projects and any in the ‘pipeline’”.
- Suggestion: Conduct an assessment of the economic impacts at the three-year mark of policy implementation
- Suggestion: Basis of Inclusionary Housing Policy should reflect real-time Long Beach market conditions and submarket variations (parking, off site costs). It is suggested to add the word “current” to *Base Inclusionary Housing Policy on Information that Reflects “current” Conditions in the City of Long Beach and Variations in its Neighborhoods.*

**ACTION:** Approve Inclusionary Housing recommendations related to the Beacon Economics Report, to DLBA Board for its review and consideration.

**MOTION:** 1ST: Johnson 2ND: Shooshani.

**VOTE:** None opposed. Keisler abstains and Cadavona not present to vote. Motion carries, 7-0.

2. OLD BUSINESS
  3. NEW BUSINESS
  4. PUBLIC COMMENTS (three minutes on all non-agenda items)
  5. ADJOURNMENT
- Meeting adjourned at 9:54 AM.

**NEXT SCHEDULED EXECUTIVE COMMITTEE MEETING:**

Thursday, January 9, 2020  
9 AM  
DLBA Conference Room  
100 W. Broadway, Suite 120  
Long Beach, CA 90802

***Mission: Cultivate, preserve and promote a healthy, safe and prosperous Downtown***

All meetings held by the Downtown Long Beach Alliance shall be conducted in compliance with the Brown Act, California Government Code Section 54950 et s, and its requirement that public commissions, boards, councils, and public agencies conduct business openly.

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