

MINUTES OF A REGULAR MEETING
OF THE LONG BEACH HOUSING DEVELOPMENT COMPANY
PROGRAMS COMMITTEE
Thursday, February 10, 2011

A regular meeting of The Long Beach Housing Development Company (LBHDC) Programs Committee was held on Thursday, February 10, 2011, at 1:30 p.m. in the Conference Room of the City of Long Beach, Neighborhood Services Bureau office located at 444 West Ocean Boulevard, Suite 1700.

CALL THE MEETING TO ORDER: Michael McCarthy called the meeting to order.

MEMBERS PRESENT: Michael McCarthy
Anna Ulaszewski
Jeffrey Price

MEMBERS ABSENT: Patrice Wong

OTHERS PRESENT: Robin Grainger, Housing Rehabilitation Services Officer; Marie Phuc Nguyen, Housing Rehabilitation Counselor; Susana Paternoster, Housing Rehabilitation Counselor; Christy Valley, Housing Rehabilitation Counselor; Fernando Ponce, Housing Rehabilitation Inspector; Rikki Page, Housing Rehabilitation Inspector, Michele York, Clerk Typist.

APPROVAL OF MINUTES: Anna Ulaszewski moved to approve the minutes of the January 13, 2011 meeting. Michael McCarthy seconded the motion. The motion passed.

**OPEN SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9
REGARDING THE FOLLOWING LOAN APPLICATIONS:**

1. PRESENTATION OF SINGLE FAMILY LOW-INCOME HOMEOWNERSHIP REHABILITATION PROGRAM LOANS
 - a. JOSE SORTO ESCOBAR, XINIA HENRIQUEZ DE SORTO, KARLA P. SORTO HENRIQUEZ, AND NANCY C. SORTO HENRIQUEZ – 253 E. 57TH STREET - Staff submitted this loan application with a recommendation for approval. Jose Sorto Escobar and Xinia Henriquez de Sorto are married with an annual income of \$55,475.02. Their dwelling was built in 1928 and has an improved living area of 890 square feet with 2 bedrooms and 1 bathroom. The combined loan to value ratio projects is 99.49%. Applicants are requesting a \$60,000 loan to remove and replace flat roof on main house, including flashing

AGENDA ITEM NO. 6A(2)

and drip edge; remove and replace thirteen deteriorated windows with dual pane windows; construct a 235 square foot bedroom and ¾ bathroom to match the existing structure architecturally; install forced air unit 85000 BTU, replace closet doors in bedrooms; install carport with tile façade to match existing left side front architecture; refinish hardwood floors in both bedrooms, living room, dining room, and hall and repair damaged areas; install R-30 ceiling insulation; and obtain permits and post on site; and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan application and Jeffrey Price seconded the motion. The motion passed.

- b. REYNOLDS, LEILA – 3709 EASY AVENUE - Staff submitted this loan application with a recommendation for approval. Ms. Reynolds is a 55 year old married loan applicant whose annual income total for her household is \$43,512.24. Her dwelling was built in 1913 and has an improved living area of 1000 square feet with 3 bedrooms and 1 bathroom. The combined loan to value ratio projects is 74.17%. Applicant is requesting a \$59,000 loan to replace nine interior doors; replace 22 linear feet of overhead and 18 linear feet of base kitchen cabinets; prepare all interior surfaces using Lead Safe work practices, repair all interior drywall and prime all bare areas; rewire interior electrical to current code; repipe copper on unfinished portion; replace approximately 110 linear feet of dogear fence; prepare and paint all exterior surfaces of house and garage using Lead Safe work practices; remove deteriorated 20x15 patio cover and replace with like; remove all layers of roofing from house and garage, install 30 year comparable shingle; obtain permits and post on site; provide chemical treatment and clearance by certified pest control company; and correct other existing deficiencies. Jeffrey Price moved to approve the loan application. Anna Ulaszewski seconded the motion. The motion passed.

2. PRESENTATION OF MULTI-FAMILY REHABILITATION PROGRAM LOAN

- a. HELPFUL HOUSING – 310 LIME AVENUE – Staff submitted this rehabilitation loan application with a recommendation for approval. The two-story structure contains 13 zero-bedroom one-bath units and 1 one-bedroom one-bath housing unit. The “after rehabilitation” appraised value is \$1,600,000. The combined loan-to-value ratio project is 100%. Helpful Housing, owner of the property, is requesting a rehabilitation loan in the amount of \$906,000 to repipe all hot and cold water lines for 10 bathrooms, 10 kitchens, and laundry facility; replace ten toilets, 10 vanities with sinks and faucets; replace tub/shower enclosures in ten units, repair all damaged walls and framing; replace wastelines from all ten units to street connection; replace ten deteriorated wall heaters with 35,000 BTU units; install 400 AMP service with 50 amp sub panels; replace all switches, receipts and hardwire smoke detectors per current code; prepapre all interior surfaces of ten units and laundry by repairing drywall using Lead Safe work practices; replace twenty two exterior doors; replace 12 linear feet of base and 11 linear feet of overhead kitchen cabinets; replace all carpet with ceramic tile flooring; replace forty eight windows with Title 24 low efficiency retrofit units; and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan application. Jeffrey Price seconded the motion. The motion passed.

3. PRESENTATION OF MOBILE HOME OWNERSHIP REHABILITATION LOAN

- a. FROMENT, ED N. – 4907 BROOK AVENUE - Staff submitted this loan application with a recommendation for approval. Mr. Froment is a 60 year old single applicant whose annual income total for his household is \$21,164.12. His property was built in 1977 and has an improved living area of 624 square feet with 2 bedrooms and 2 bathrooms. Applicant is requesting a \$15,000 loan to remove and replace deteriorated roof; remove and replace eleven deteriorated windows with Title 24 complaints; remove and replace deteriorated air conditioning unit with 3 ton 13 seer air conditioner and 85,000 BTU gas furnace; remove and replace deteriorated carpeting and laminate flooring; clean primer and paint exterior wall 1600 square feet and trim 186 linear feet; and correct other existing deficiencies. Jeffrey Price moved to approve the loan application. Anna Ulaszewski seconded the motion. The motion passed.
- b. WOOD-LACKEY, NANO – 5450 N. PARAMOUNT BOULEVARD #57 - Staff submitted this loan application with a recommendation for approval. Ms. Wood-Lackey is a 61 year old married applicant whose annual income total for her household is \$25,852.28. Her property was built in 1971 and has an improved living area of 1,040 square feet with 2 bedrooms and 2 bathrooms. Applicant is requesting a \$15,000 loan to remove and replace deteriorated carpet and pad in

both bedrooms, living room, family room and hall; remove and replace deteriorated built-in oven; remove and replace deteriorated gas cook top; remove and replace deteriorated dishwasher; level coach to as close to horizontal as possible; remove and replace ten deteriorated windows and replace with vinyl; and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan application. Jeffrey Price seconded the motion. The motion passed.

PUBLIC PARTICIPATION: No public participation.

NEW BUSINESS: Opportunity for members of the Programs Committee to introduce items of interest within the subject matter jurisdiction of the Committee.

- Staff revisited discussion on changing date of Long Beach Housing Development Committee meeting from first Thursday of the month. Committee is to discuss report at next meeting a decision.

ADJOURNMENT: The meeting was adjourned at 2:42 p.m.