

**MINUTES OF A REGULAR MEETING
OF THE LONG BEACH HOUSING DEVELOPMENT COMPANY
PROGRAMS COMMITTEE**

Thursday, September 2, 2010

A regular meeting of The Long Beach Housing Development Company (LBHDC) Programs Committee was held on Thursday, September 2, 2010 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
Patrice Wong

OTHERS PRESENT: Angela Reynolds, Neighborhood Services Bureau Manager; Robin Grainger, Housing Rehabilitation Services Officer; Marie Phuc Nguyen, Housing Rehabilitation Counselor; Susana Paternoster, Housing Rehabilitation Counselor; Bob Mossler, Housing Rehabilitation Counselor; Christy Valley, Housing Rehabilitation Counselor; Fernando Ponce, Housing Rehabilitation Inspector; Marian Kjenstad, Clerk Typist.

APPROVAL OF MINUTES: Patrice Wong moved to approve the minutes of the August 5, 2010 meeting. Anna Ulaszewski 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. FLAHERTY, CHERI CHRISTINA – 3456 WALNUT AVENUE - Staff submitted this loan application with a recommendation for approval. Ms. Flaherty is a retired 66 years old loan applicant whose annual income is \$24,669.26. The dwelling was built in 1941 and has an improved living area of 940 square feet with 2 bedrooms and 1 bathroom. The combined loan to value ratio projects to 8.19%. Applicant is requesting a \$32,765 loan to replace concrete walkways at side yards, front yard and front porch; replace all under-house galvanized water supply plumbing with copper; replace tub with pressed steel unit; replace shower/tile surround; replace bathroom sink, faucet, and vanity with existing tile

AGENDA ITEM NO. 7B

countertop; and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan. Patrice Wong seconded the motion. The motion passed.

- b. PAPP, ROBERT - 3123 LOMINA AVENUE - Staff submitted this loan application with a recommendation for approval. Mr. Papp is a 63 years old retired applicant who is single. The annual income total for his household is \$41,193.20. His dwelling was built in 1951 and has an improved living area of 944 square feet with 3 bedrooms and 1 bathroom. The combined loan to value ratio projects to 61.50%. Applicant is requesting a \$74,000 loan to replace all galvanized water supply plumbing in laundry, kitchen and bathroom with copper to street connection; replace floor furnace with 2-ton HVAC system; provide all permits, plans, labor and material to extend existing 60 square feet bathroom into 100 square feet to accommodate disabilities of the owner's common-law wife; replace approximately 32 linear feet of kitchen base cabinets and 32 linear feet of overhead; provide fumigation or local treatment and recommended repairs by certified pest control company of owner's choice; and correct other existing deficiencies. Anna Ulaszewski moved to take the loan application to the full LBHDC Board for review and approval, along with all information and facts pertinent to the loan application. Patrice Wong seconded the motion. The motion passed.

2. PRESENTATION OF MULTI-FAMILY REHABILITATION PROGRAM LOAN

- a. DACER, DIANNA – 2337-2341 LONG BEACH BLVD. – Staff submitted this rehabilitation loan application with a recommendation for approval. Ms. Dacer is requesting a rehabilitation loan in the amount of \$156,000 for the residential portion of her mixed-use property. The 2-story structure contains 4 studio-housing units on the second story and 2 commercial store units on the ground floor. The property is free and clear of mortgage encumbrance, and an “after-rehabilitation” appraised value of \$345,000. The property debt-to-value ratio projects to 45.22%. Ms. Dacer is requesting a loan to replace all galvanized water supply plumbing with copper to City connection; replace 24 windows; replace cast iron and clay waste lines to City connection; repair damaged sub-flooring in the hall, landing and each unit; repair all sub-flooring, wall damage and replace ceramic tile on floors and 4 feet high perimeter walls in 3 units; replace electrical wiring to meet current code; replace deteriorated electrical panel with 400 AMP service with 4 sub-panels; replace deteriorated rear stairs and landing with prefabricated iron with concrete steps; and correct other

existing deficiencies. Patrice Wong moved to approve the loan. Anna Ulaszewski seconded the motion. The motion passed.

3. PRESENTATION OF CHANGE ORDER:

- a. JOHNSON, LARRY – 1971-1973 PASADENA AVENUE - Staff submitted this change order in the amount of \$18,245 with a recommendation for approval. Changes to the original contract include: repair 4 areas of ceiling damage and seal skylights in both units; prime, prep and paint interiors of two units; replace 12 windows; remove porch overhang; patch all stucco and paint wood trim; replace 3 crawl vents and install ¼" mesh around all attic vents; and repair damaged tub tile of both units. Approval of the change order amount will increase the existing loan amount to \$48,235. Anna Ulaszewski moved to approve the change order. Patrice Wong 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.

No new business was discussed.

ADJOURNMENT: The meeting was adjourned at 2:22 p.m.

NEXT MEETING

Thursday, October 7, 2010

1:30 p.m. – 3:00 p.m.

**444 West Ocean Boulevard, Suite 1700
Long Beach, CA 90802
Conference Room**