

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

Thursday, September 3, 2009

A regular meeting of The Long Beach Housing Development Company (LBHDC) Programs Committee was held on Thursday, September 3, 2009 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
Patrice Wong
Anna Ulaszewski
Kristie Kinney Pabst

OTHERS PRESENT: Robin Grainger, Housing Rehabilitation Services Officer;
Christy Valley, Rehabilitation Counselor; Susana Paternoster,
Rehabilitation Counselor; Rikki Page, Rehabilitation
Inspector; Fernando Ponce, Rehabilitation Inspector; Marian
Kjenstad, Clerk Typist.

APPROVAL OF MINUTES: Anna Ulaszewski moved to approve the minutes of the August 6, 2009 meeting. Patrice Wong 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 LOAN
 - a. BAYLESS, JEANETTE – 31 W. BARCLAY STREET – Staff submitted this loan application with a recommendation for approval. Ms. Bayless is a 93-year old disabled and retired widow. Property was built in 1956 and has an improved living area of 1,616 square feet with 3 bedrooms and 2 bathrooms. Ms. Bayless receives pension, social security benefits, and net rental income from another real estate property that she owns. Her gross annual household income total is \$40,288.98. The property Combined Loan to Value Ratio is 9.49%. Applicant is requesting a \$28,000 loan to remove all fixtures from ¾ bathroom; repair sub-flooring and wall damaged by leak; install linoleum

flooring; prepare all interior surfaces for application of paint/varnish; include kitchen sink base cabinets and lids; provide chemical treatment and clearance by certified pest control company, and correct other existing deficiencies. Kristie Kinney Pabst moved to approve the loan. Anna Ulaszewski seconded the motion. The motion passed.

2. PRESENTATION OF MOBILE HOMEOWNERSHIP REHABILITATION PROGRAM LOAN

- a. WOOD, ROCKOLENE – 5450 PARAMOUNT BLVD. # 148 - Staff submitted this rehabilitation loan application with a recommendation for approval. Ms. Wood is an 86-year old retired widow. Property was built in 1970 and has an improved living area of 1,440 square feet with 2 bedrooms and 2 bathrooms. Ms. Wood owns the mobile home free and clear. Ms. Wood receives social security benefits. Her annual household income total is \$14,600. Applicant is requesting a \$12,000 loan to remove and replace 4 deteriorated windows and replace with vinyl units; remove and replace deteriorated enclosed side porch; 3 feet high panel walls and install floor molding; clean, primer and paint all kitchen cabinets, and correct other existing deficiencies. Patrice Wong moved to approve the loan. Kristie Kinney Pabst seconded the motion. The motion passed.

PUBLIC PARTICIPATION: No public participation.

ADJOURNMENT: The meeting was adjourned at 1:55 p.m.

NEXT MEETING

Thursday, October 1, 2009
(1:30 p.m. – 3:00 p.m.)

NEIGHBORHOOD SERVICES BUREAU
444 West Ocean Boulevard, Suite 1700
Conference Room