

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

Thursday, January 14, 2010

A regular meeting of The Long Beach Housing Development Company (LBHDC) Programs Committee was held on Thursday, January 14, 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
Patrice Wong
Anna Ulaszewski
Kristie Kinney Pabst

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

APPROVAL OF MINUTES: Anna Ulaszewski moved to approve the minutes of the December 3, 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. CROOK, THOMAS C. – 1525 APPLETON ST. # 302 – Staff submitted this loan application with a recommendation for approval. Mr. Crook is 61 years old, disabled and is single. Property is a condominium unit that was built in 1976 and has an improved living area of 1,164 square feet with 2 bedrooms and 2 bathrooms. Mr. Crook's annual income total from social security benefits, room rental and asset conversion is \$20,522.78. Combined Loan to Value Ratio is 18.53%. Applicant is requesting a \$28,000 loan to remove and replace deteriorated # 1 bathroom single control shower faucet, ADA approved grab

AGENDA ITEM NO. 8B1

bar; shower pan, ceramic tile floor, and ceramic tile wall enclosure; remove and replace 3 deteriorated sliding doors one 12' door in living room and two 5' doors one in bedroom # 1, and one in dining room; reface kitchen cabinets 17' base and 22' wall (approximately 39 l/f); replace all door and drawer fronts, 22 doors and 13 drawers, and correct other existing deficiencies. Kristie Kinney Pabst moved to approve the loan. Patrice Wong seconded the motion. The motion passed.

2. PRESENTATION OF CHANGE ORDERS

- a. ANDERSON, DARLENE – 1033 ALAMITOS AVENUE - Staff submitted this change order in the amount of \$12,800 for recommendation for approval. Change order items include a.) Removal and replacement of approximately 78 square feet of deteriorated rear porch concrete cap; provide tie-in between dwelling foundation and new concrete cap; b.) Removal of all roofing of the dwelling down to roof rafters; install plywood sheeting over rafters, and install approximately 24 squares of 30-year composition shingle roofing, including metal edge flashing; roofing material and color to closely match garage roofing, and removal of all garage roofing down to roof rafters; replacement of three damaged rafters; installation of plywood sheeting over rafters, and installation of approximately 7.25 squares of 30-year composition shingle roofing, including metal edge flashing. Anna Ulaszewski moved to submit the change order to the full LBHDC board for review and approval. Patrice Wong seconded the motion. The motion passed.
- b. WOOD, ROCKOLENE – 5450 PARAMOUNT BLVD., # 148 - Staff submitted this change order in the amount of \$3,725 for recommendation for approval. Change order items include a.) Removal and replacement of deteriorated air conditioning unit with 3 ton 13 seer Payne Air Conditioner and 85,000 BTU gas furnace, including the repair of all Supply Air and return air ducts; b.) Removal and replacement of deteriorated handrail on carport side steps approximately 7 feet. Kristie Kinney Pabst moved to approve the change order. Patrice Wong seconded the motion. The motion passed.

PUBLIC PARTICIPATION: No public participation.

ADJOURNMENT: The meeting was adjourned at 2:10 p.m.

NEXT MEETING

Thursday, February 4, 2010

1:30 p.m. – 3:00 p.m.

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