

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

Thursday, March 4, 2010

A regular meeting of The Long Beach Housing Development Company (LBHDC) Programs Committee was held on Thursday, March 4, 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  
Kristie Kinney Pabst

**MEMBER ABSENT:** Patrice Wong

**OTHERS PRESENT:** Angela Reynolds, Neighborhood Services Bureau Manager;  
Robin Grainger, Housing Rehabilitation Services Officer;  
Christy Valley, NSP Coordinator; Susana Paternoster,  
Rehabilitation Counselor; Robert Mossler, Rehabilitation  
Counselor; Fernando Ponce, Rehabilitation Inspector; Rikki  
Page, Rehabilitation Inspector; Yadira Jara, Interim Clerk  
Typist; Marian Kjenstad, Clerk Typist.

**APPROVAL OF MINUTES:** Kristie Kinney Pabst moved to approve the minutes of the February 4, 2010 meeting. Anna Ulaszewski seconded the motion. The motion passed.

**NEW BUSINESS:**

Staff Report: Comprehensive Childcare Development, Inc.

This item will be presented to the next full LBHDC Board meeting for review and approval.

AGENDA ITEM NO. 12B

**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 APPLICATIONS**

- a. BENNETT, CRISTIE – 3450 E. HARDING STREET – Staff submitted this loan application with a recommendation to forward loan application to full LBHDC Board for consideration. Ms. Bennett is 38 years old, married and unemployed. Ms. Bennett owns the property free and clear, and, is her sole and separate property. Property was built in 1955 and has an improved living area of 1,200 square feet with 4 bedrooms and 2 bathrooms. Total annual household income from husband's employment, her unemployment benefits, and asset conversion is \$51,792. Combined Loan to Value Ratio is 29.39 %. Applicant is requesting an \$88,180 loan to re-pipe all hot and cold water lines for 2 bathrooms, kitchen, laundry, water heater and service line; install forced air system per current energy efficiency requirements for 1,200 square feet interior (heat only); prepare all exterior surfaces using Lead Safe Work Practices; replace approximately 2 feet wide by 160 linear feet of deteriorated roofing around perimeter of house and garage; remove deteriorated patio cover and replace approximately 160 linear feet of fascia around perimeter of house and garage, then replace patio; remove deteriorated kitchen cabinets and repair damaged walls, and install 21 linear feet of base and 18 linear feet of overhead cabinets with 24 inches pantry; replace approximately 800 square feet of carpeting and pad; rewire all electrical to meet current requirements; replace all switches/receptacles and install 5 dedicated circuits in kitchen, and correct other existing deficiencies. Kristie Kinney Pabst moved to forward the loan application to full LBHDC Board for consideration. Anna Ulaszewski seconded the motion. The motion passed.
- b. HERRERA, LEDVIA – 5437 MYRTLE AVENUE - Staff submitted this loan application with a recommendation for approval. Ms. Herrera is 32 years old, employed and single with three children. Property was built in 1927 and has an improved living area of 1,502 square feet with 5 bedrooms and 2 bathrooms. Her annual income total from employment, social security benefits, and asset conversion is \$31,784.60. Combined Loan to Value Ratio is 79.23%. Applicant is requesting a \$59,100 loan to remove all flooring throughout interior of original structure and repair sub-flooring; replace 1,200 square feet of deteriorated

ceramic tile with wood engineered flooring; replace 21 linear feet of kitchen base cabinets and 18 linear feet of overhead and 6 feet pantry door; replace 13 windows inside the house; replace 2 windows in garage; rewire all electrical wires throughout original structure and garage, and provide all new receptacles and switches to meet current requirements; replace all galvanized plumbing to service connection; replace wall heater with forced air unit and install vents into each room, and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan. Kristie Kinney Pabst seconded the motion. The motion passed.

- c. MARKSBURY, DANIEL K. – 5528 E. CARITA STREET - Staff submitted this loan application with a recommendation for approval. Mr. Marksbury is 63 years old, self-employed, and receiving social security benefits. Property was built in 1949 and has an improved living area of 1,001 square feet with 2 bedrooms and 1 bathroom. Mr. Marksbury's annual income total is \$38,879.24. Combined Loan to Value Ratio is 58.30%. Applicant is requesting a \$55,000 loan to prepare all surfaces by removing wall covering and repairing any damaged areas using Lead Safe Work Practices; replace 20 kitchen cabinet doors and 8 drawer fronts; remove all layers of roof and install sheathing and 30-year composite shingle, approximately 26 squares; repair damaged stucco and apply paint to all exterior surfaces using Lead Safe Work Practices; replace 11 windows; replace deteriorated floor furnace with forced air, and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan. Kristie Kinney Pabst seconded the motion. The motion passed.
- d. MCCORKLE, GARY AND LINDA – 1030 E. 46<sup>TH</sup> STREET - Staff submitted this loan application with a recommendation for approval. Mr. McCorkle is 62 years old, and self-employed. Mrs. McCorkle is 62 years old and unemployed. Applicants own the property free and clear with no mortgage. Property was built in 1949 and has an improved living area of 1,949 square feet with 4 bedrooms and 3 bathrooms. Household annual income total from self-employment and asset conversion is \$41,565.33. Combined Loan to Value Ratio is 10.46%. Applicants are requesting a \$45,500 loan to remove and replace existing deteriorated cedar shake roof with a composition shingle roof; remove and replace deteriorated HVAC unit; remove and replace 15 deteriorated windows; remove and replace deteriorated ceramic tile kitchen countertop, and correct other existing deficiencies. Anna Ulaszewski moved to

approve the loan. Kristie Kinney Pabst seconded the motion. The motion passed.

2. PRESENTATION OF MODERATE-OVERVALUE (SET-ASIDE FUNDS)  
HOMEOWNERSHIP REHABILITATION PROGRAM LOAN APPLICATION

- a. REIHM, HAZEL – 865 ROXANNE AVENUE - Staff submitted this loan application with a recommendation for approval. Ms. Hazel is 90 years old, widow, and retired. Ms. Reihm's annual income total from pension, social security benefits and asset conversion is \$46,555.08. Property was built in 1959 and has an improved living area of 1,587 square feet with 3 bedrooms and 2 bathrooms. Combined Loan to Value Ratio is 70.84%. Applicant is requesting a \$32,620 loan to replace approximately 1,200 square feet of carpet and pad; prepare interior by using Lead Safe Work Practices and apply paint for adequate coverage; replace 13 deteriorated windows; prepare exterior by using Lead Safe Work Practices and apply paint for adequate coverage, and correct other existing deficiencies. Kristie Kinney Pabst moved to approve the loan. Anna Ulaszewski seconded the motion. The motion passed.

3. PRESENTATION OF MOBILE HOMEOWNERSHIP REHABILITATION  
PROGRAM LOAN APPLICATION

- a. SLOAN, JACQUELINE – 5450 PARAMOUNT BLVD. # 124 - Staff submitted this rehabilitation loan application with a recommendation for approval. Ms. Sloan is 62 years old, single and retired. Her annual income total from annuity and asset conversion is \$11,320. This mobile home is doublewide. Ms. Sloan owns the property free and clear. Applicant is requesting an \$8,210 loan to replace roof; replace approximately 140 linear feet of vinyl skirting; level coach prior to replacing roof and skirting, and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan. Kristie Kinney Pabst seconded the motion. The motion passed.

4. PRESENTATION OF CHANGE ORDERS:

- a. BAYLESS, JEANETTE – 31 W. BARCLAY STREET - Staff submitted this change order in the amount of \$960 with a recommendation for approval. Change order item includes replacement of galvanized water main from house to curb with 1" copper. Approval of the change order amount will increase the

existing loan amount to \$28,654. Kristie Kinney Pabst moved to approve the change order. Anna Ulaszewski seconded the motion. The motion passed.

- b. RIDEAUX, LOIS J. – 1361 W. TAPER STREET - Staff submitted this change order in the amount of \$4,440 with a recommendation for approval. Change order item includes completion of re-wiring of non-conforming electrical wires to meet current codes; replacement of approximately 32 square feet of drywall, and replacement of damaged kitchen sub-floor. Approval of the change order amount will increase the existing loan amount to \$37,421. Anna Ulaszewski moved to approve the change order. Kristie Kinney Pabst seconded the motion. The motion passed.

**PUBLIC PARTICIPATION:** No public participation.

**ADJOURNMENT:** The meeting was adjourned at 2:55 p.m.

**NEXT MEETING**

**Thursday, April 1, 2010**

**1:30 p.m. – 3:00 p.m.**

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