

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

Wednesday, April 14, 2010
(Special Date)

A regular meeting of The Long Beach Housing Development Company (LBHDC) Programs Committee was held on Wednesday, April 14, 2010 at 2:45 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; Marie Phuc Nguyen, Rehabilitation Counselor; Susana Paternoster, Rehabilitation Counselor; Robert Mossler, Community Development Analyst; 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 March 4, 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. REYES, CARLOS AND JEANETTE – 4806 FALCON AVENUE – Staff submitted this loan application with a recommendation for approval. Applicants are married. Mr. Reyes is 38 years old, and employed. Mrs. Reyes is 37 years old and is not employed. Property was built in 1942 and has an improved living area of 1,207 square feet with 3 bedrooms and 2 bathrooms. Household annual income total is \$68,034.49. Combined Loan to Value Ratio is 74.32%. Applicant is requesting a \$48,000 loan to replace all galvanized plumbing with copper to street connection; prepare all exterior surfaces by removing deteriorated stucco and patch using Lead Safe Work Practices and apply

AGENDA ITEM NO. 9C

primer and paint for adequate coverage; replace approximately 1,100 square feet of deteriorated concrete driveway and interior of garage per current codes; replace 17 linear feet of kitchen base cabinets and 17 linear feet of overhead; replace approximately 900 square feet of carpet and pad with existing comparable, and correct other existing deficiencies. Kristie Kinney Pabst moved to approve the loan. Anna Ulaszewski seconded the motion. The motion passed.

- b. PILATI, JOHN – 1419 ARGONNE - Staff submitted this loan application with a recommendation for approval. Mr. Pilati is 49 years old, employed and unmarried. Property was built in 1924 and has an improved living area of 791 square feet with 2 bedrooms and 1 bathroom. His annual income total from employment and asset conversion is \$31,288.50. Mr. Pilati also owns a ½ interest in a real estate property located in Alaska. The net value of Mr. Pilati's interest is included in the asset conversion. Combined Loan to Value Ratio of Mr. Pilati's residence is 84.21%. Applicant is requesting a \$35,000 loan to replace 3 layers of built up roofing on the house and garage; repair damage to parapet walls; prepare all exterior surfaces, apply primer, and paint using Lead Safe Work Practices; replace low wall at entry to match with existing design; provide chemical treatment and clearance, and correct other existing deficiencies. Patrice Wong moved to approve the loan. Anna Ulaszewski seconded the motion. The motion passed.
- c. PAGAY, NELDA – 472 WEST 25TH STREET - Staff submitted this loan application with a recommendation for approval. Ms. Pagay is 68 years old, disabled, and a widow. Property was built in 1930 and has an improved living area of 1,399 square feet with 3 bedrooms and 1 bathroom. Ms. Pagay resides on this property with her 32 year old son and his family. Her son is employed and his income is included in the household \$55,532.33 annual income. This amount includes income from Ms. Pagay's son's employment, her pension, social security benefits, and asset conversion. Combined Loan to Value Ratio is 43.10%. Applicant is requesting a \$75,000 loan to provide all plans, permits, labor and material to construct ADA compliant bathroom off rear bedroom – approximately 90 square feet; re-pipe all galvanized with copper to street main; install forced air unit per current energy efficiency requirements and a vent into each room; re-wire all electrical to meet current requirements; remove 4 layers of roofing and install 3 layers built up roof of house and garage; replace 18 windows with sash style and replace stationery plate glass window with dual

glazed tempered glass; replace approximately 21 linear feet of base kitchen cabinets to accommodate wheelchair access, and correct other existing deficiencies. Anna Ulaszewski moved to take this loan application to the full LBHDC Board for consideration, with a recommendation for approval. Patrice Wong seconded the motion. The motion passed.

2. PRESENTATION OF MULTI-FAMILY REHABILITATION PROGRAM LOANS

- a. OCEAN STRUCTURE, INC. - 67 ALAMITOS AVENUE - Staff submitted this rehabilitation loan application with a recommendation for approval. Rod Rosenstein, owner of Ocean Structure, Inc. is requesting a rehabilitation loan in the amount of \$620,000. The property consists of 10 studio units. There is currently no mortgage payment on the property. Appraised Value after Rehabilitation is \$1,000,000. The Property Debt-to-Value Ratio is 62%. Mr. Rosenstein is requesting a loan to replace clay waste from each unit to street connection; replace all roofing (approximately 50 squares) and repair parapet walls; install 3 layer built-up roofing; replace all metal vents, caps and downspouts; replace 56 windows; install 400 AMP service with 11 meters; re-wire electrical in each unit; install motion detector light at alley; repair approximately 40 linear feet of deteriorated foundation to meet current seismic codes; replace all galvanized plumbing and replace with copper to street connection; replace sub-flooring of each unit (500 square feet) and install VCT in kitchens and bathrooms (150 square feet); install engineered hardwood flooring in living/sleeping area, approximately 350 square feet; replace 11 linear feet of kitchen base cabinets and 10 linear feet of overhead in each unit, and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan. Patrice Wong seconded the motion. The motion passed.
- b. JOHNSON, LARRY - 1971 PASADENA AVENUE - Staff submitted this rehabilitation loan application with a recommendation for approval. Mr. Johnson is requesting a rehabilitation loan in the amount of \$29,990. The property consists of 2 units with 1 bedroom in each unit. Appraised Value after Rehabilitation is \$250,000. The Property Debt-to-Value Ratio is 40.48%. Applicant is requesting a loan to replace 11 squares of built up roof; replace all broken or missing clay caps; install foundation anchors; repair garage by re-framing for single garage door and install shear walls, stucco and re-roof, and correct other existing deficiencies. Anna Ulaszewski moved to approve the loan. Patrice Wong seconded the motion. The motion passed.

3. PRESENTATION OF CHANGE ORDER:

- a. SUPPLE, SUSANA – 2441-2443 CLARK AVENUE - Staff submitted this change order in the amount of \$5,637 with a recommendation for approval. Change to the original contract: The original contractor selected by the owner, subsequent to contract execution, but prior to commencing work, determined that he (the original contractor) would be unable to complete contracted work for the contracted amount. The owner selected a substitute contractor, whose bid amount was reviewed and determined to be reasonable by Staff. Approval of the change order amount will increase the existing loan amount to \$52,807. Kristie Kinney Pabst moved to approve the change order. Anna Ulaszewski seconded the motion. The motion passed.

PUBLIC PARTICIPATION: No public participation.

ADJOURNMENT: The meeting was adjourned at 3:45 p.m.

NEXT MEETING

Thursday, May 6, 2010

1:30 p.m. – 3:00 p.m.

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