

MEMORANDUM



The
**Long Beach
Housing
Development
Company**

DATE: October 19, 2011
TO: Board of Directors
The Long Beach Housing Development Company
FROM: Programs Committee
PREPARED BY: Robin Grainger, Housing Rehabilitation Services Officer
SUBJECT: Approval of "Over Limit" Mobile Home Rehabilitation
Loan - 5450 Paramount Blvd. Space 134 (CD 8)

RECOMMENDATION

Approve a \$4,500 increase to the previously approved mobile home rehabilitation loan to Leonard and Clara Camarena, resulting in a new loan amount not to exceed \$19,500.

BACKGROUND

The Programs Committee approved a \$15,000 Mobile Home Rehabilitation Loan to Mr. and Mrs. Camarena, owners of the mobile home coach situated on Space 134 in the Friendly Village Mobile Home Park at 5450 Paramount Boulevard on November 1, 2007. This loan enabled the owners to correct numerous coach deficiencies (work specifications attached) by utilizing the services of a licensed general contractor. All property deficiencies were corrected in January 2008.

The owners contacted Housing Rehabilitation staff in July 2011 and asked if they could apply for additional assistance to replace their heating and air conditioning unit that had failed. A heating company inspected the existing unit, determined that it could not be repaired, and submitted a price for replacement of the complete unit. Staff has determined that replacement of the heating and air conditioning unit is justified and the bid amount submitted by this company is reasonable.

Current Mobile Home Program guidelines limit the loan amount of doublewide coaches to \$15,000. This request for additional assistance would increase the loan amount by \$4,500 and would utilize Federal HOME Program funds.

Staff reviewed all supporting loan application documentation including income verifications submitted by Mr. and Mrs. Camarena and determined that they meet all HUD HOME Program requirements.

The Programs Committee reviewed the application of Mr. and Mrs. Camarena at its August 11, 2011 meeting and recommended full Board review and approval.

Attachments: A - Work Specification -Contractor Bid Proposal (10/2007)

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**MAKING
AFFORDABLE
HOUSING
HAPPEN**

AGENDA ITEM NO. 5

Mailing Address:
110 Pine Avenue
Suite 1200
Long Beach, CA 90802
Tel 562/570-6949
Fax 562/570-5921

9:30
10:00

City of Long Beach

110 Pine Ave., Twelfth Floor, Long Beach, CA 90802
(562) 570-6083 - (562)-570-6921 Fax

WORK SPECIFICATION- CONTRACTOR BID PROPOSAL

Property Owner: Clara Camarina
Address of Property: 5450 Paramount Blvd. #134
Zip Code: 90805
Owner's Phone Number: 830-6156

Year Built: 1971
Contractor: Action Services
Address: 4227 Repwood Ave.
Long Beach, CA 90808
Telephone: 562-429-5044

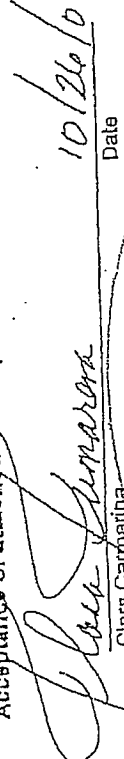
Inspection Date: 10/11/2007
Inspected by: Rikki Page
Charge Point: CDHRPROGRAMS OAMENS
Loan Officer: Bob



The undersigned Contractor hereby submits a lump sum bid in the amount of:

\$ 1,493,800 149,000

State Contractor License Number: 752410
Expiration Date: 11/08
Tax ID # or Social Security #: 33-0580502
Ethnicity:

Acceptance of attached Work Specification and Bid Proposal


Clara Camarina
Date: 10/26/07


Contractor
Date: _____

Reviewed and Approver
Date: _____

All work to be performed shall be in conformance with Long Beach City Codes and Ordinances. Contractor is responsible for property line designation, properly designed plans, securing building permits, certifications and paying fees, if applicable. Contractor shall verify all dimensions on the job site. Owner shall select colors and patterns of materials where applicable. All lead inspection and controls to be performed by State certified company or individual and it is the responsibility of the contractor to provide all documentation to satisfy this requirement from Initial Inspection through clearance.

- Work categorized in priority as:
- Priority Code A - Enforced/Mandatory
 - Priority Code B - Incipient Condition
 - Priority Code C - Home Improvement
 - Priority Code G - General Property Improvement

	Amount	% complete		Payment		Init.		Paid to date		Balance Due		Rel. 15%
		complete	0%	Payment	Init.	0%	Payment	Init.	0%	Due	15%	
1) Camarina - 5450 Paramount Blvd. #134 <i>Priority Code A:</i> Install smoke alarms per city regs.	\$ 150.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$128	\$ 23	
2) <i>Priority Code A:</i> Replace carpet and pad with HUD approved 30 oz material. Approximately 700 sq ft in livingroom, hall and master bedroom.	\$ 2,730.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	2,321	\$ 410	
3) <i>Priority Code A:</i> Replace vinyl with "Armstrong" or preapproved equal in kitchen bathroom and laundry. Repair subflooring in kitchen.	\$ 2,060.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	1,751	\$ 309	
4) <i>Priority Code A:</i> Replace 24" x 48" tempered glass in built in china cabinet.	\$ 225.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	191	\$ 34	
5) <i>Priority Code A:</i> Install switch to garbage disposer. Currently hardwired.	\$ 325.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	276	\$ 49	
6) <i>Priority Code A:</i> Replace kitchen sink and faucet with "Delta" or preapproved equal.	\$ 625.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	531	\$ 94	
7) <i>Priority Code A:</i> Replace kitchen Formica counter.	\$ 660.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	561	\$ 99	
8) <i>Priority Code A:</i> Replace cook top with existing comparable.	\$ 875.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	744	\$ 131	
9) <i>Priority Code A:</i> Install indoor/outdoor carpet on deck and stairs. Repair handrails.	\$ 950.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	808	\$ 143	
10) <i>Priority Code A:</i> Level coach.	\$ 1,500.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	1,275	\$ 225	
11) <i>Priority Code A:</i> Reinstall closet doors with proper guides/hardware and replace shower stall with prefabricated unit and fixture with "Delta" or preapproved equal in master bath.	\$ 1,825.00	0%	0%	\$0	\$0	\$0	\$0	\$0	\$0	1,551	\$ 274	

