



Housing Rehabilitation Loan Committee Agenda

Housing Rehabilitation Loan Committee
Tenth Street Place, 1010 10th Street, Room 3001
Modesto, California

Thursday, September 5, 2019 at 12:00 PM

Roll Call - Silent

Declaration of Conflict of Interest

Public Comment Period

Only interested persons in the audience may present these matters. Under State law, the Citizen's Housing and Community Development Committee may respond to matters being presented under the item only as follows:

- a) Briefly respond to statements made or questions raised.
- b) Ask a question for clarification
- c) Provide a reference to staff or other resources for factual information.
- d) Request staff to report back at a subsequent meeting.
- e) Finally, a Committee member or the Committee itself may take action to direct staff to place a matter of business on a future agenda.

Consent Items - Unless withdrawn from consent, items are approved at one time.

- .1. Consider approving minutes from July 18, 2019

New Business

- .1. Consider approving a \$17,091 Homeowner Rehabilitation Loan and a \$4,273 Homeowner Rehabilitation Grant, for Susan Evens for the property located at 313 Palm Avenue, Modesto CA 95350.

Documents:

[ITEM 1- AR -313 PALM AVENUE.PDF](#)

[ITEM 1- ATTACHMENT A -313 PALM AVE.PDF](#)

Comments and Committee Reports

(These may be presented by members of the Citizens' Housing and Community Development Committee and staff upon determination by a majority vote that an emergency exists, as defined by State Law, or by a 2/3 vote that (1) there is a need to take immediate action, and (2) that the need for action came to the City's attention after

the agenda was posted.)

Adjournment

Posted pursuant to Government Code Section 54954.2 on bulletin board at Tenth Street Place on

Name	Date
Time	

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If you require a translator, please contact the Community Development Division office by email or 209-577-5211, no fewer than two business days prior to the workshop to make the necessary arrangements.

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Este documento puede traducirse al español bajo petición llamando al (209) 577-5211.



CITY OF MODESTO
COMMITTEE AGENDA REPORT

DATE OF MEETING:
September 5, 2019

Date: July 23, 2019

TO: Housing Rehabilitation Loan Committee

THROUGH: Jessica Narayan, Community Development Manager

SUBJECT: Homeowner Rehabilitation Grant and Loan for 313 Palm Avenue, Modesto CA, 95350 (Susan Evens)

CONTACT: Jessica Narayan, Community Development Manager
jnarayan@modestogov.com, 577-5321

DESCRIPTION:

Consider approving a \$17,091 Homeowner Rehabilitation Loan and a \$4,273 Homeowner Rehabilitation Grant, for Susan Evens for the property located at 313 Palm Avenue, Modesto CA 95350. (Funding: Community Development Block Grant Revolving Loan Fund)

STRATEGIC PLAN ELEMENT:

This item supports, Strategic Commitment - Great Safe Neighborhoods: Increase collaboration with neighborhoods and school district(s) to achieve quality of life improvements, and safe neighborhoods through supporting community self-reliance, problem solving and public/private partnerships.

BACKGROUND:

The Homeowner Rehabilitation Loan Program is designed to repair or eliminate health and safety hazards in residential properties for qualifying low income households whose income is 80% or below the Area Median Income. Eligible improvements include roofing, weatherization, heating and cooling systems, plumbing, electrical, ramps, handrails and widening of doorways. Financial assistance is available in the form of low interest loans, secured by Deeds of Trust and recorded against equity qualifying owner-occupied properties. The Housing Rehabilitation Loan Committee (HRLC) is authorized to approve loans up to \$49,999; loans in excess of \$49,999 require City Council approval.

The Homeowner Rehabilitation Grant Program is designed to address health and safety concerns in residential properties for qualifying low income households whose income is 80% or below the Area Median Income. Eligible Improvements include upgrading or replacement of heating, ventilating and air conditioning systems; replacement of windows, water heaters, doors, fans; insulation, and leaking roofs. Financial assistance is available in the form of a grant with assistance of twenty percent (20%) of the total project cost or \$10,000 whichever is less for owner occupied single-family residential units and \$20,000 for Modular Homes.

Technical assistance is provided for both programs and includes preparation of work specifications, preparation and review of cost estimates, bidding assistance and coordination

with local contractor(s) to ensure work is completed pursuant to applicable Federal & State regulations.

DISCUSSION:

On June 24, 2019, received an application from Susan Evens (Homeowner) and eligibility was completed and approved by the Housing Financial Specialist on June 26, 2019.

On July 3, 2019 staff met with Susan Evens to conduct housing quality standards inspection of the property located at 313 Palm Avenue, Modesto, CA 95350. The inspection found health and safety related items in need of repair and/or replacements such as lead base paint testing, pest control services, replacement of five windows, receptacle, GFCI countertop, flooring, install carbon monoxide detector per code and paint exterior walls.

A more detailed breakdown of the project improvements and corresponding costs are provided in the Homeowner Rehabilitation Program Summary Sheet, provided as **Attachment A**.

FISCAL IMPACTS:

The Homeowner Rehabilitation Program is funded through the Community Development Block Grant Revolving Loan Fund. Sufficient funds are available to fund the requested project.

CEQA/NEPA REQUIREMENTS:

As per the National Environmental Policy Act (NEPA) and as required by the U.S. Department of Housing and Urban Development, an environmental review is being prepared and completed. Funds will be released to the lowest responsive contractor only after the NEPA Environmental Review has been completed by the Environmental Review Specialist.

RECOMMENDED COMMITTEE ACTION:

Motion approving a \$17,091 Homeowner Rehabilitation Loan and a \$4,273 Homeowner Rehabilitation Grant for Susan Evens for the property located at 313 Palm Avenue, Modesto, CA 95355. (Funding: Community Development Block Grant Revolving Loan Fund)

Prepared By:

Yesenia Carrasco, Housing Financial Specialist

Approved By:

Jessica Narayan, Community Development Manager

Attachments:

A. Homeowner Rehabilitation Program Summary Sheet

ATTACHMENT A

Homeowner Rehabilitation Program

Summary Sheet - Updated 7/23/2019

313 Palm Avenue

Finance Items:

Area Median Income: 26.87%

Back End Debt Ratio: 0%;

Property Information:

SFR; Bdrm(s): 2; Bath(s): 1 Living Area: 850sq ft ; Unit Age: 1950

PROPOSAL DETAIL			
Health and Safety	Loan	Grant	Description
Health and Safety		\$ 2,500.00	pest control services
Health and Safety	\$ 1,727.00	\$ 1,773.00	Exterior paint
Health and Safety	\$ 2,750.00		Window replacement (x10)
Health and Safety	\$ 700.00		Replace all outlets
Health and Safety	\$ 75.00		GFCI
Health and Safety	\$ 8,500.00		Flooring
Health and Safety	\$ 200.00		Smoke/ Carbon Monoxide detector (x4)
Health and Safety			Termite damage wood repair
Health and Safety	\$ 850.00		Lead Clearance
<i>12% of estimated project cost</i>	\$ 2,289.00		Contingency
Total	\$ 17,091.00	\$ 4,273.00	Proposed Rehab. Work

* Contingency is there for unforeseen moisture damage from roof. If not used, then will be applied back to the deferred loan or grant amount.

Bids in excess of 15% of the HRLC approved amount must be brought back to HRLC for approval consideration - \$24,568