



CITY OF MODESTO
COMMITTEE AGENDA REPORT

DATE OF MEETING:
March 7, 2019

Date: February 28, 2019

TO: Housing Rehabilitation Loan Committee

THROUGH: Jessica Narayan, Community Development Manager

SUBJECT: Homeowner Rehabilitation Grant for 1200 S. Carpenter Road Space #4,
Modesto, CA 95351 (Audrey Chrisco)

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

DESCRIPTION:

Consider approving an additional \$8,004 Homeowner Rehabilitation Grant for a total of \$20,000, for Audrey Chrisco for the property located at 1200 S. Carpenter Road Space #4, CA 95351. (Funding: Community Development Block Grant Revolving Loan Fund and Community Development Block Grant Entitlement 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 a maximum award of \$10,000 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 November 2, 2018, staff met with Audrey Chrisco (Homeowner) to complete an intake interview, and eligibility was completed and approved by the Housing Financial Specialist on November 2, 2018.

On November 6, 2018 staff met with Audrey Chrisco to conduct housing quality standards inspection of the property located at 1200 S. Carpenter Road Space #4, Modesto, CA 95351. The inspection found substantial health and safety related items in need of repair and/or replacement such as a roof replacement, water heater replacement, porch repair and bringing smoke detectors up to current building code.

On December 19, 2018, Charles Sharlou and Audrey Chrisco entered into agreement for the approved scope of work. Contract amount was \$12,040.00 inclusive of contingencies.

On February 22, 2019 a Notice of Completion for the original scope of work was issued with a total project cost of \$11,996.

During the project it was determined additional work out of the approved scope of work would be needed. Additional repairs to be addressed are porch repair and one window replacement.

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, and Community Development Block Grant Entitlement 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 an additional \$8,004 Homeowner Rehabilitation Grant for a total of \$20,000, for Audrey Chrisco for the property located at 1200 S. Carpenter Road Space #4 Modesto, CA 95351. (Funding: Community Development Block Grant Revolving Loan Fund and Community Development Block Grant Entitlement Fund)

Prepared By: _____
Yesenia Carrasco, Housing Financial Specialist

Approved By: _____
Jessica Narayan, Community Development Manager

Attachments:
A. Homeowner Rehabilitation Program Summary Sheet