



Legislation Details (With Text)

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Title: Resolution to Approve Housing Rehabilitation Agreement with Mark Wells at 14 Englewood Ct. (\$39,551.00 CDBG Funds)

Sponsors:

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Date	Ver.	Action By	Action	Result
2/1/2010	1	City Council	Approved	Pass

Resolution to Approve Housing Rehabilitation Agreement with Mark Wells at 14 Englewood Ct. (\$39,551.00 CDBG Funds)

Attached for your review and approval is a resolution to approve a Housing Rehabilitation Agreement with Mark Wells to complete rehabilitation assistance to his home at 14 Englewood Ct.

This income-eligible applicant in the Bryant neighborhood initially contacted Community Development in May, 2009 for assistance with exterior repairs to the property including the foundation, roof, and siding. The application for assistance was processed and approved by Community Development in July, 2009. The City will address the following housing rehabilitation work on this property: pour a new driveway, replace broken sidewalk slabs, install a new energy-efficient entrance door, replace entrance light fixtures, install new gutters and downspouts, install a new crawlspace ventilator system and increase crawlspace Insulation, replace vinyl siding on the entire house, insect extermination, repair drywall throughout the house, replace kitchen stove and range hood, replace base cabinets and counter top in kitchen, replace underlayment and vinyl flooring in kitchen, install new bathroom vanity, bathtub, and toilet, repair plumbing in the bathroom and increase attic insulation to R-38.

On December 22, 2009, the Office of Community Development received three (3) bids for the housing rehabilitation project. The lowest bid amount was submitted by Peters Building Company with a base bid of \$35,955.00 to which a 10% contingency of \$3,596.00 was added, bringing the total amount to \$39,551.00. The \$39,551.00 in CDBG funds will be provided in the form of a 2% simple interest, deferred payment loan to be repaid in full after 30 years or at the time the property changes ownership either by sale, gift, mortgage, land contract, conversion to rental property, inheritance or change of the use of the property from a single-family residence.

Community Development staff recommends that City Council approve the Housing Rehabilitation Agreement for the rehabilitation work with Mark Wells in the amount of \$39,551.00 in CDBG funds as a 2% simple interest, deferred payment loan for improvements to his home at 14 Englewood Ct.

Prepared by: Damon E. Thompson, Operations Manager

Reviewed by: Mary Jo Callan, Community Development Director, Jayne Miller, Community Services Administrator

Whereas, An application was received from Mark Wells for housing rehabilitation assistance for his owner-occupied dwelling located at 14 Englewood Ct;

Whereas, The homeowner meets the City's criteria for participation in the Housing Rehabilitation Program; and

Whereas, Three (3) bids were received on December 22, 2009, and Mark Wells will be executing an agreement with Peters Building Company, the lowest responsible and responsive bidder, who has Human Rights and Living Wage Approval, to complete the rehabilitation work;

RESOLVED, That City Council approve the Housing Rehabilitation Agreement with Mark Wells in the amount of \$39,551.00 in CDBG Funds as a 2% simple interest, deferred payment loan, to be repaid in full after 30 years or at the time the property changes ownership either by sale, gift, mortgage, land contract, conversion to rental property, inheritance, or change of the use of the property from a single-family residence;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute a Housing Rehabilitation Agreement with Mark Wells consistent with this resolution, subject to approval as to substance by the City Administrator and approval as to form by the City Attorney with funds to be available without regard to fiscal year;

RESOLVED, That as a condition of loan disbursement, Mark Wells will execute a mortgage and promissory note, subject to approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator, or his designee, be authorized to take necessary administrative actions and to execute any documents necessary to complete this transaction and to implement this resolution.