



Legislation Details (With Text)

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Title: Resolution to Approve Housing Rehabilitation Agreement with Emily Williams at 845 Wickfield (\$38,178.00 HOME Funds)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/4/2010	1	City Council	Approved	Pass

Resolution to Approve Housing Rehabilitation Agreement with Emily Williams at 845 Wickfield (\$38,178.00 HOME Funds)

Attached for your review and approval is a resolution to authorize a Housing Rehabilitation Agreement with Emily Williams to complete rehabilitation assistance to her home at 845 Wickfield.

This income-eligible applicant initially contacted Community Development in February, 2010 for assistance with mold remediation. The application for assistance was processed and approved by Community Development in March, 2010. The City will address the following housing rehabilitation work on this property including but not limited to: increase wall insulation, install new energy efficient windows, pour a new concrete driveway, install new kitchen counters and vinyl flooring, install laminate flooring in the living room and family room, replace metal entrance door, insulate crawlspace, install smoke detectors and carbon monoxide detectors, increase attic insulation to R-50, and sealing air leaks and penetration.

On August 5, 2010, the Office of Community Development received six (6) bids for the housing rehabilitation project. The lowest bid amount was submitted by L.J.M. Construction with a base bid of \$34,707.00 to which a 10% contingency of \$3,471.00 was added, bringing the total amount to \$38,178.00. The \$38,178.00 in HOME funds will be provided in the form of a 0% 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 Emily Williams in the amount of \$38,178.00 in HOME funds as a 0% simple interest, deferred payment loan for improvements to her home at 845 Wickfield.

Prepared by: Damon E. Thompson, Operations Manager

Reviewed by: Mary Jo Callan, Community Development Director, Sumedh Bahl, Community Services Administrator

Whereas, An application was received from Emily Williams for housing rehabilitation assistance for her owner-occupied dwelling located at 845 Wickfield;

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

Whereas, Six (6) bids were received on August 5, 2010, and Emily Williams will be executing an agreement with L.J.M. Construction, the lowest responsible and responsive bidder, who has Human Rights and Living Wage Approval as of September 15, 2010, to complete the rehabilitation work;

RESOLVED, That City Council approve the Housing Rehabilitation Agreement with Emily Williams in the amount of \$38,178.00 in HOME Funds as a 0% 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 Emily Williams 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, Emily Williams 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.