



Legislation Details (With Text)

**File #:** 07-1180      **Version:** 1      **Name:** 1/07/08 Agenda - Housing Rehab Agreement with Malloria Miller, 1124 N Maple Street

**Type:** Resolution      **Status:** Passed

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**On agenda:** 1/7/2008      **Final action:** 1/7/2008

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**Title:** Resolution to Approve Housing Rehabilitation Agreement with Malloria Miller for 1124 N. Maple Street (\$34,494.00 CDBG Funds)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
1/7/2008	1	City Council	Approved	Pass

Resolution to Approve Housing Rehabilitation Agreement with Malloria Miller for 1124 N. Maple Street (\$34,494.00 CDBG Funds)

Attached for your review and approval is a resolution to approve a Housing Rehabilitation Agreement with Malloria Miller to complete rehabilitation assistance to her home at 1124 N. Maple Street. This low income single-person household applied for emergency assistance in May 31, 2007 and is eligible for a deferred loan. The City will address the following housing rehabilitation work on their home: replacement of the roof, windows, and siding; insulation of the attic and interior walls; furnace and water heater replacement; and new flooring throughout the home.

On November 1, 2007, the Office of Community Development received five (5) bids for the rehabilitation work. The lowest qualified bid was submitted by J&S Properties with a base bid amount of \$31,359, to which a 10% contingency of \$3,135 was added, bringing the total contract amount to \$34,494. The \$34,494 in CDBG Funds will be provided in the form of a 0% 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 recommend that City Council approve the Housing Rehabilitation Agreement with Malloria Miller in the amount of \$34,494 in CDBG funds as a 0% deferred payment loan for improvements to her home at 1124 N. Maple Street.

Prepared by: Damon Thompson, Interim Community Development Director

Reviewed by: Jayne Miller, Community Services Administrator

Whereas, An application was received from Malloria Miller for rehabilitation assistance for her home located at 1124 N. Maple Street;

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

Whereas, Five (5) bids were received on November 1, 2007, and Malloria Miller will be executing an agreement with J&S Properties, the lowest responsible bidder, who has Human Rights and Living Wage Approval, to complete the rehabilitation work;

RESOLVED, That City Council approve the Housing Rehabilitation Agreement with Malloria Miller in the amount of \$34,494.00 in CDBG Funds as a 0% 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 Malloria Miller 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, Malloria Miller 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, is authorized to take necessary administrative actions and to execute any documents necessary to complete this transaction and to implement this resolution.