



Legislation Text

File #: 07-1181, **Version:** 1

Resolution to Approve Housing Rehabilitation Agreement with Cynthia Scott for 1108 Miner Street (\$30,228.00 CDBG Funds)

Attached for your review and approval is a resolution to approve a Housing Rehabilitation Agreement with Cynthia Scott to complete rehabilitation assistance to her home at 1108 Miner Street. This low income two-person household applied for emergency assistance in September 6, 2007 and is eligible for a deferred loan. The City will address the following housing rehabilitation work on her home: exterior electrical (weatherproof receptacle, flood light, meter socket), concrete repair, guard rail repair, vinyl siding and aluminum trim, window replacement, plumbing repair, foundation work, regrade foundation, installation of a new water heater, insulation increase to R-38, and rewiring the electrical system in the house to code.

On November 1, 2007, the Office of Community Development received seven (7) bids to complete this rehabilitation work. The lowest bid amount was submitted by Hartman Construction with a base bid of \$27,480, to which a 10% contingency of \$2,748 was added, bringing the total amount to \$30,228. The \$30,228 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 recommends that City Council approve the Housing Rehabilitation Agreement with Cynthia Scott in the amount of \$30,228 in CDBG funds as a 0% deferred payment loan for improvements to her home at 1108 Miner Street.

Prepared by: Damon Thompson, Interim Community Development Director

Reviewed by: Jayne Miller, Community Services Administrator

Whereas, An application was received from Cynthia Scott for rehabilitation assistance for her home located at 1108 Miner Street;

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

Whereas, Seven (7) bids were received on November 1, 2007, and Cynthia Scott will be executing an agreement with Hartman Construction, 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 Cynthia Scott in the amount of \$30,228.00 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 Cynthia Scott 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, Cynthia Scott 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.