



Housing Rehabilitation Loan Committee Agenda

Housing Rehabilitation Loan Committee
Tenth Street Place, 1010 10th Street, Room 3001
Modesto, California

Thursday, February 7, 2019 at 12:00 PM

Roll Call - Silent

Declaration of Conflict of Interest

Public Comment Period

Only interested persons in the audience may present these matters. Under State law, the Citizen's Housing and Community Development Committee may respond to matters being presented under the item only as follows:

- a) Briefly respond to statements made or questions raised.
- b) Ask a question for clarification
- c) Provide a reference to staff or other resources for factual information.
- d) Request staff to report back at a subsequent meeting.
- e) Finally, a Committee member or the Committee itself may take action to direct staff to place a matter of business on a future agenda.

Consent Items - Unless withdrawn from consent, items are approved at one time.

- .1. Consider approving minutes of the January 17, 2019 meeting.

Documents:

[01 17 2019 MINUTES - HRLC.PDF](#)

New Business

- .1. Consider approving a \$18,603 Homeowner Rehabilitation Grant, for Janet Raley for the property located at 1500 Held Drive Space #124, Modesto CA 95355.

Documents:

[ITEM 1- AR -1500 HELD DRIVE SP 124 .PDF](#)
[ITEM 1- ATTACHMENT A -1500 HELD DRIVE SP 124 .PDF](#)

Comments and Committee Reports

(These may be presented by members of the Citizens' Housing and Community Development Committee and staff upon determination by a majority vote that an emergency exists, as defined by State Law, or by a 2/3 vote that (1) there is a need to take immediate action, and (2) that the need for action came to the City's attention after the agenda was posted.)

Adjournment

Posted pursuant to Government Code Section 54954.2 on bulletin board at Tenth Street Place on

Name	Date
Time	

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MINUTES
City of Modesto
HOUSING REHABILITATION LOAN COMMITTEE

Tenth Street Place, 1010 10th Street, Suite 3001
Modesto, California

Thursday, January 17, 2019 at 12:00 PM

The meeting was called to order by Chairperson Councilmember Jenny Kenoyer at 12:26 p.m.

ROLL CALL

Members Present: Councilmember Jenny Kenoyer, James Liberto, Mary Ramirez, and Christina Kenney

Members Absent: Gabriella Fierro, Sandra Wilson, Rhoda Yare

Staff Present: Trena Ochoa, Yesenia Carrasco, Heather Hynes and Jessica Narayan

Public Present: None

DECLARATION OF CONFLICT OF INTEREST

PUBLIC COMMENT PERIOD

CONSENT ITEMS – UNLESS WITHDRAWN FROM CONSENT, ITEMS ARE APPROVED AT ONE TIME.

Consider approving minutes of the Housing Rehabilitation Loan Committee Meeting on December 6, 2018 meeting.

ACTION: Motion (Jim Liberto/Christina Kenney, 4-0) approving the minutes of the December 6, 2018 meeting.

New Business

1. Consider approving a \$25,050 Homeowner Rehabilitation Loan and a \$10,000 Homeowner Rehabilitation Grant, for Virginia Flores for the property located at 1704 Ruby Lane, CA 95350.

ACTION: Motion (Mary Ramirez/ Christina Kenney; 3-1 Jim Liberto opposed) approving a \$25,050 Homeowner Rehabilitation Loan and a \$10,000 Homeowner Rehabilitation

Grant, with the condition of seeking window assistance from CVOC for Virginia Flores for the property located at 1704 Ruby Lane, CA 95350.

2. Consider approving an additional \$200.00 Homeowner Rehabilitation Loan for a total loan of \$550.00, for Sandra Starn for the property located at 139 Lee St, CA 95354.

ACTION: Motion (Jim Liberto/Mary Ramirez; 4-0) approving a \$550.00 Homeowner Rehabilitation Loan, Sandra Starn for the property located at 139 Lee Street, CA 95355.

3. Consider approving a \$20,000 Homeowner Rehabilitation Grant, for Ruben Violante and Sylvia Violante for the property located at 1500 Held Drive Space #15, CA 95355.

ACTION: Motion (Jim Liberto/Christina Kenney; 4-0) approving a \$20,000 Homeowner Rehabilitation Grant, for Ruben Violante and Sylvia Violante for the property located at 1500 Held Drive Space #15, CA 95355.

4. Consider approving a \$19,896 Homeowner Rehabilitation Grant, for Joe Angulo and Catherine Angulo for the property located at 3955 Coffee Road Space #60, CA 95355.

ACTION: Motion (Jim Liberto/Mary Ramirez; 4-0) approving a \$19,896 Homeowner Rehabilitation Grant, for Joe Angulo and Catherine Angulo for the property located at 3955 Coffee Road Space #60, CA 95355.

5. Consider approving a \$19,712 Homeowner Rehabilitation Grant, for John Vanderby and Sherrie Vanderby for the property located at 3955 Coffee Road Space #61, CA 95355.

ACTION: Motion (Christina Kenney/ Jim Liberto; 4-0) approving a \$19,712 Homeowner Rehabilitation Grant, for John Vanderby and Sherrie Vanderby for the property located at 3955 Coffee Road Space #61, CA 95355.

6. Consider approving a \$3,395 Homeowner Rehabilitation Grant, including contingencies and related permitting fees, in addition to previous approved amount of \$16,000 for a total grant of \$19,395 for Penny Allington for the property located at 2621 Prescott Road, Space #116 , Ca 95350.

ACTION: Motion (Jim Liberto/Mary Ramirez; 4-0) approving a \$3,395 Homeowner Rehabilitation Grant, including contingencies and related permitting fees, in addition to previous approved amount of \$16,000, for a total grant of \$19,395 for Penny Allington for the property located at 2621 Prescott Road, Space #116 Ca, 95350.

7. Naming of Citizen's Housing and Community Development Committee Representative to the Housing Rehabilitation Loan Committee.

COMMITTEE COMMENTS & REPORTS

Committee member Jim Liberto requested that a Homeowner Rehabilitation loan only option be added to the policies. Staff to bring back policy and potential options to an upcoming meeting.

MATTERS TOO LATE FOR THE AGENDA

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:17 p.m. by Chairperson Councilmember Kenoyer.

Respectfully submitted and approved by,

Jessica Narayan, Community Development Manager
Community and Economic Development Department



CITY OF MODESTO
COMMITTEE AGENDA REPORT

DATE OF MEETING:
February 7, 2019

Date: January 30, 2019

TO: Housing Rehabilitation Loan Committee

THROUGH: Jessica Narayan, Community Development Manager

SUBJECT: Homeowner Rehabilitation Grant for 1500 Held Drive Space #124, Modesto, CA 95355 (Janet Raley)

CONTACT: Yesenia Carrasco, Housing Financial Specialist
ycarrasco@modestogov.com , (209) 571-5506

DESCRIPTION:

Consider approving a \$18,603 Homeowner Rehabilitation Grant, for Janet Raley for the property located at 1500 Held Drive Space #124, Modesto CA 95355. (Funding: Community Development Block Grant Revolving Loan 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 6, 2018, staff met with Janet Raley (Homeowner) to complete an intake interview, and eligibility was completed and approved by the Housing Financial Specialist on January 8, 2019.

On January 22, 2019 staff met with Janet Raley to conduct housing quality standards inspection of the property located at 1500 Held Drive Spc #124, Modesto, CA 95355. The inspection found substantial health and safety related items in need of repair and/or replacement such as roof replacement, replacement of twelve windows and replacement of carbon monoxide detector.

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. 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 a \$18,603 Homeowner Rehabilitation Grant, for Janet Raley for the property located at 1500 Held Drive Spc #124, Modesto, CA 95355. (Funding: Community Development Block Grant Revolving Loan Fund)

Prepared By:

Yesenia Carrasco, Housing Financial Specialist

Approved By:

Jessica Narayan, Community Development Manager

Attachments:

A. Homeowner Rehabilitation Program Summary Sheet

ATTACHMENT A

Homeowner Rehabilitation Program

Summary Sheet - Updated 1/30/2019

1500 Held Drive Spc #124 - Raley

Finance Items:

Area Median Income:74.59%

Back End Debt Ratio: 2%;

Grant forgivable at 5 years

Property Information:

SFR; Bdrm(s): 2; Bath(s): 2; Living Area: 1,152; Unit Age: 1988

PROPOSAL DETAIL		
Health and Safety	Grant	Description
Health and Safety	\$ 750.00	Building Permit
Health and Safety	\$ 8,000.00	Tear off and re-roof
Health and Safety	\$ 7,800.00	Window replacemnt (12)
Health and Safety	\$ 60.00	Carbon Monoxide Detector
Contingency	\$ 1,993.00	
Total	\$ 18,603.00	Proposed Rehab. Work

* Contingency is there for unforeseen moisture damage from roof. If not used, then will be applied back to the deferred loan or grant amount.

*Bids in excess of 15% of the HRLC approved amount must be brought back to HRLC for approval consideration
- \$20,000*