# City Council – Action Request Form Date: October 14, 2019 To: Mayor, Mayor Pro Tempore, and Members of the City Council Tasha Logan Ford, Assistant City Manager Marla Y. Newman, Community Development Director

## **Council Action Requested:**

Resolution approving TURN direct pay loan in the amount of \$64,254.94 and approving hazard reduction forgivable loan in the amount of \$45,500 for a homeowner in the Northeast Ward

Strategic Focus Area: Livable Neighborhoods

**Strategic Objective:** Expand Housing Assistance Programs

Strategic Plan Action Item: No

Key Work Item: No



### **Summary of Information:**

Mr. Charles Nicholson, a homeowner residing at 418 E 27<sup>th</sup> Street in the Northeast Ward is seeking rehabilitation assistance through the TURN program. The homeowner is single and raising a minor child under the age of 10. Inspection of the property, built in 1928, revealed extremely high levels of lead in the paint, as well as extensive repairs needed to meet the Minimum Housing Code.

While the rehab is expected to cost \$64,254.94, and is within the cap for TURN loans, the cost for hazard reduction (lead abatement) is \$45,500. The two items combined total \$104,604. The current tax value of the home is \$36,200, has a current appraised value of \$38,000 and an after-rehab appraisal value of \$80,000. The aforementioned loan amount exceeds authorized staff level approval and requires Council approval. The TURN loan is direct pay, and the lead hazard reduction loan is forgivable per program guidelines.

Committee Action:				
Committee	Finance 10/14/19	Action	Approval	
For	Unanimous	Against		
Remarks:				

Lead Abatement Scope: Samples collected and tested @ roof dripline exceeded acceptable lead hazard levels by 67%.

Components requiring full abatement (Removal/Replacement) include:

- 14 Wooden Windows
- Exterior Six Panel Doors
- Sinks
- Tub
- Mini Blinds

### Encapsulation:

- Porch & Entrance, Headers & Porch Columns
- Ornamental Iron Railings
- Fascia & Soffit
- Porch Ceiling

# Rehab Loan Scope:

- Roof
- HVAC System
- General Electrical Work
- Kitchen Plumbing & Fixtures
- Bathroom Plumbing & Fixtures
- Wall Plaster Repair & Paint
- Flooring











