



**AGENDA**  
**Fremont Housing Rehabilitation Board Meeting**  
Wednesday, March 21, 2018  
12:00 p.m.

City of Fremont Municipal Building  
2<sup>nd</sup> Floor Conference Room  
400 East Military  
Fremont, Nebraska

1. Roll Call
2. Approve minutes of the February 14, 2018 meeting.
3. Consider Application for Owner Occupied Applicant for Loan # 101054 for 15-TFHO-15038 Grant.
4. Consider Application for Owner Occupied Applicant for Loan # 101457 for 15-TFHO-15038 Grant.
5. Consider Application for Rental Rehabilitation Applicant for Loan # 101461 for 15-CR-003 Grant.
6. Consider Application for Rental Rehabilitation Applicant for Loan # 101462 for 15-CR-003 Grant.
7. Update on Program
8. Adjournment

The agenda was posted at the Municipal Building on March 9, 2018. The agenda and enclosures are distributed to Board and posted on the City of Fremont's website. The official current copy of the agenda is available at Municipal Building, 400 East Military, office of the City Administrator. A copy of the Open Meeting Law is posted in the 2<sup>nd</sup> floor conference room for review by the public. The Fremont Housing Rehabilitation Board reserves the right to adjust the order of items on this agenda.

**Fremont Housing Rehabilitation Board  
Meeting Minutes: February 14, 2018**

A meeting of the Fremont Housing Rehabilitation Board was held on February 14, 2018, at 12:02 p.m. in the 2<sup>nd</sup> floor meeting room at 400 East Military, Fremont, Nebraska. The meeting was preceded by publicized notice in the Fremont Tribune and the agenda displayed in the Municipal Building. The meeting was open to the public. A continually current copy of the agenda was available for public inspection at the office of the Executive Assistant, City of Fremont, 400 East Military. The agenda was distributed to the Fremont Housing Rehabilitation Board on February 8, 2017 and posted. A copy of the open meeting law is posted continually for public inspection.

**ROLL CALL**

Roll call showed Board Members Carlson, Goree, Fiala, and Seawall as present. Barton and Nielsen as absent. 4 present, 2 absent. Others in attendance included Lottie Mitchell, City of Fremont; Martin Griffith, Northeast Nebraska Economic Development District via phone; and Judy Joy, Northeast Nebraska Economic Development District via phone.

**APPROVE MINUTES**

Moved by Member Carlson and seconded by Member Seawall to approve the minutes of the January 10, 2018 meeting. Motion carried 4-0.

**CONSIDER APPLICATION FOR OWNER OCCUPIED REHABILITATION APPLICANT FOR LOAN #101442 FOR 15-TFHO-15038 GRANT**

Moved by Member Seawall and seconded by Member Fiala to approve the applicant. Motion carried 4-0.

**UPDATE ON PROGRAM**

Judy stated two applicants should be ready for review in March 2018 for Owner Occupied Rehabilitation for the 15-TFHO-15038 Grant.

**ADJOURNMENT**

Moved by Member Seawall and seconded by Member Carlson to adjourn at 12:25 p.m. Motion carried 4-0.

## **Fremont Housing Board Agenda Item**

**Object:** Recommendation to approve applicant # 101054 for Owner Occupied Housing Rehabilitation funds up to the amount of \$25,000.00

**Contact Person:** Martin Griffith

**For:** Action

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**Background:** Level A (66%- 120% of Area Median Income) - 2% Interest Loan up to 20 years

Property Location:	Fremont
House Square Footage:	1356
Cost of Repairs:	\$25,000.00
Cost per Square Foot:	\$18.00
Funding Source:	Grant #15-TFHO-15038

**Explanation:** The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. Therefore is deemed to be economically feasible for the Owner Occupied Housing Rehabilitation Program. Funding will be provided by the City of Fremont Housing Owner Occupied Rehabilitation Grant. See list of repairs below.

### **Repairs**

Install total siding package.

Replace two entry doors.

Replace three storm doors.

Replace twenty-six windows with low E Argon gas filled insulated glass windows.

Replace seven electrical outlets with ground fault circuit interrupter outlets.

Replace existing bathtub/shower with walk-in shower.

Install termination cap in either roof or soffit and connect to range hood exhaust.

Install two smoke and two combination smoke/carbon monoxide detectors.

Replace sliding glass door.

Install outlet and switch covers were missing.

This property is currently valued at \$132,048.91  
After rehabilitation property value \$150,798.91  
Current Mortgage - \$77,606.49  
City of Fremont Lien Position- 2<sup>nd</sup>

**After Rehab Property Value Calculation:**

**County: Dodge**

**Tax Valuation: \$121,485.00**

**% of Value: 92%** (Based on tax roll year) 2017

**100% RE Tax Valuation: \$132,048.91** (Pre Rehab value)

**Total Rehab Spent: \$25,000.00**

**75% of Rehab Spent: \$18,750.00**

**After Rehab Value: \$150,798.91**

Recommendation based on the condition of the house, current value of house, cost of repairs, cost of repairs per square foot (Section 4.5 Economic Feasibility for Rehabilitation of the Housing Rehabilitation Guidelines), after rehabilitation value of the house, and the lien position of the City of Fremont.

**Motion: To approve applicant #101054 for housing rehabilitation funds up to the amount of \$25,000.00**

## **Fremont Housing Board Agenda Item**

**Object:** Recommendation to approve applicant # 101457 for Owner Occupied Housing Rehabilitation funds up to the amount of \$25,000.00

**Contact Person:** Martin Griffith

**For:** Action

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**Background:** Level B (51%- 65% of Area Median Income) - 1% Interest Loan up to 20 years

Property Location:	Fremont
House Square Footage:	932
Cost of Repairs:	\$25,000.00
Cost per Square Foot:	\$26.00
Funding Source:	Grant #15-TFHO-15038

**Explanation:** The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all the required Minimum Rehabilitation Standards. Due to the small size of this house the cost of the repairs will exceed the \$25.00 per square foot limit listed in section 4.5-2 of the program guidelines. The Housing Specialist requests the board waive the \$25.00 per square foot limit as it is in the opinion of the Housing Specialist that the rehabilitation of this house is economically feasible for the Owner Occupied Housing Rehabilitation Program. Funding will be provided by the City of Fremont Owner Occupied Housing Rehabilitation grant.

### **Repairs**

Add four inches of soil against foundation, where needed for proper drainage of rain water and seed with grass.

Replace fifteen windows with low E Argon gas filled insulated glass windows.

Replace eight electrical outlets with ground fault circuit interrupter outlets.

Replace ceiling light with combination bathroom light/vent fan in basement bathroom.

Install three termination caps and connect to new basement bathroom vent fan, kitchen vent fan, and main floor bathroom vent fan exhausts.

Pour concrete in area between house driveway.

Install five smoke detectors.

Replace window in basement bedroom with egress type.  
Replace water heater.  
Move laundry connections to main floor.  
Install permanent soffit and fascia on breezeway that connects house to garage.  
Repair gutters.  
Complete the permanent window trim to cover all painted wood surfaces exposed while replacing windows.  
Replace furnace with 95% efficiency rated model.  
Replace kitchen sink base cabinets and sink.  
Replace existing shower with walk-in bathtub.

This property is currently valued at \$108,000.00  
After rehabilitation property value \$126,750.00  
Current Mortgage - \$86,539.15  
City of Fremont Lien Position- 2<sup>nd</sup>

**After Rehab Property Value Calculation:**

**County: Dodge**

<b>Pre - Rehab Value:</b>	<b>\$108,000.00</b>	(Based on 2015 Appraisal)
<b>Total Rehab Spent:</b>	<b>\$25,000.00</b>	
<b>75% of Rehab Spent:</b>	<b>\$18,750.00</b>	
<b>After Rehab Value:</b>	<b>\$126,750.00</b>	

Recommendation based on the condition of the house, current value of house, cost of repairs (Section 4.5 Economic Feasibility for Rehabilitation of the Housing Rehabilitation Guidelines), the after - rehabilitation value of the house, and the lien position of the City of Fremont.

**Motion: To waive the \$25.00 per square foot limit listed in the program guidelines and approve applicant #101457 for Owner Occupied housing rehabilitation funds up to the amount of \$25,000.00**

## **Fremont Housing Board Agenda Item**

**Object:** Recommendation to approve applicant # 101461 for Rental housing rehabilitation funds up to the amount of \$25,000.00

**Contact Person:** Martin Griffith

**For:** Action

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**Background:** 100% Forgivable Loan over five years

Property Location:	Fremont
House Square Footage:	936
Cost of Repairs:	\$25,000.00
Cost per Square Foot:	\$26.00
Funding Source:	Grant #15- CR-003 Rental Rehab

**Explanation:** The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. Due to the small size of this house the cost of the repairs will exceed the \$25.00 per square foot limit listed in section 4.5-2 of the program guidelines. The Housing Specialist requests the board waive the \$25.00 per square foot limit as it is in the opinion of the Housing Specialist that the rehabilitation of this house is economically feasible for the Rental Housing Rehabilitation Program. Funding will be provided by the City of Fremont Rental Housing Rehabilitation grant.

See list of repairs below.

### **Repairs**

Replace roofing materials.

Repair gutters.

Replace furnace.

Install central Air Conditioning.

Replace electrical service and panel.

Replace two electrical outlets with ground fault circuit interrupter type.

Replace nineteen windows with low E argon gas filled insulated glass units.

Perform electrical clean-up and make various electrical repairs.

Replace bathtub/shower.

Install vent trap on laundry waste water plumbing.  
 Stabilize deteriorated paint on interior surfaces.  
 Install extension on water heater safety relief valve.  
 Install window wells on seven basement windows.  
 Replace door on side entry.  
 Repair ceiling in dining room.  
 Add soil around foundation to create positive drainage of rain water.  
 Replace sidewalk.  
 Install three smoke detectors (one outside of each of two bedrooms and one in basement).  
 Seal interior window sills with paint or polyurethane.  
 Install handrail on basement stairs.

This property is currently valued at \$40,554.35  
 After rehabilitation property value \$59,304.35  
 Current Mortgage- \$61,000.00  
 City of Fremont Lien Position- 2<sup>nd</sup>

**After Rehab Property Value Calculation:**

<b>County: Dodge</b>		
<b>Tax Valuation:</b>	<b>\$37,310.00</b>	
<b>% of Value:</b>	<b>92%</b>	(Based on tax roll year) 2017
<b>100% RE Tax Valuation:</b>	<b>\$40,554.35</b>	(Pre Rehab value)
<b>Total Rehab Spent:</b>	<b>\$25,000.00</b>	
<b>75% of Rehab Spent:</b>	<b>\$18,750.00</b>	
<b>After Rehab Value:</b>	<b>\$59,304.35</b>	

Recommendation based on the condition of the house, cost of repairs. (Section 4.5 Economic Feasibility for Rehabilitation of the Housing Rehabilitation Guidelines), after rehabilitation value of house, current of mortgage balance, and the lien position of the City of Fremont.

**Motion: To waive the \$25.00 per square foot limit listed in the program guidelines and approve applicant #101461 for rental housing rehabilitation funds up to the amount of \$25,000.00**



## **Fremont Housing Board Agenda Item**

**Object:** Recommendation to approve applicant # 101462 for Rental Housing Rehabilitation funds up to the amount of \$25,000.00

**Contact Person:** Martin Griffith

**For:** Action

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**Background:** 100% Forgivable Loan over five years

Property Location:	Fremont
House Square Footage:	920
Cost of Repairs:	\$25,000.00
Cost per Square Foot:	\$27.00
Funding Source:	Grant #15- CR-003 (Rental Rehab)

**Explanation:** The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. Due to the small size of this house the cost of the repairs will exceed the \$25.00 per square foot limit listed in section 4.5-2 of the program guidelines. The Housing Specialist requests the board waive the \$25.00 per square foot limit as it is in the opinion of the Housing Specialist that the rehabilitation of this house is economically feasible for the Rental Housing Rehabilitation Program. Funding will be provided by the City of Fremont Rental Housing Rehabilitation grant.

See list of repairs below.

### **Repairs**

Complete existing permanent window trim to cover all exposed painted surfaces.

Install seamless gutters on entire house.

Replace roof coverings.

Replace fourteen windows with low E Argon gas filled insulated glass units.

Stabilize all areas of deteriorated paint on exterior surfaces of front porch.

Install three smoke detectors.

Install three combination smoke/carbon monoxide detectors.

Hepa-vacuum and wet wipe window troughs and interior window sills.

Stabilize foundation walls.

Replace front storm door.

Total remodel of second story.  
Install handrails on stairs to second story.  
Landscape around foundation for positive drainage of rainwater and seed with grass.

This property is currently valued at \$30,130.43  
After rehabilitation property value \$48,880.43  
Current Mortgage - None  
City of Fremont Lien Position- 1<sup>st</sup>

**After Rehab Property Value Calculation:**

**County: Dodge**

**Tax Valuation: \$27,720.00**

**% of Value: 92%**

(Based on tax roll year) 2017

**100% RE Tax Valuation: \$30,130.43**

(Pre Rehab value)

**Total Rehab Spent: \$25,000.00**

**75% of Rehab Spent: \$18,750.00**

**After Rehab Value: \$48,880.43**

Recommendation based on the condition of the house, current value of house, cost of repairs (Section 4.5 Economic Feasibility for Rehabilitation of the Housing Rehabilitation Guidelines), the after rehabilitation value of the house, and the lien position of the City of Fremont.

**Motion: To waive the \$25.00 per square foot limit listed in the program guidelines and approve applicant #101462 for Rental Housing Rehabilitation funds up to the amount of \$25,000.00**