



AGENDA
Fremont Housing Rehabilitation Board Meeting
Wednesday, May 16, 2018
12:00 p.m.

City of Fremont Municipal Building
2nd Floor Conference Room
400 East Military
Fremont, Nebraska

1. Roll Call
2. Approve minutes of the March 21, 2018 meeting.
3. Consider Application for Owner Occupied Applicant for Loan # 101481 for 15-TFHO-15038 Grant.
4. Update on Program
5. Adjournment

The agenda was posted at the Municipal Building on May 8, 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 2nd 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: March 21, 2018**

A meeting of the Fremont Housing Rehabilitation Board was held on March 21, 2018, at 12:00 p.m. in the 2nd 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 March 9, 2018 and posted. A copy of the open meeting law is posted continually for public inspection.

ROLL CALL

Roll call showed Board Members Barton, Nielsen, and Seawall as present. Fiala present via phone. Carlson and Goree 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 Seawall and seconded by Member Barton to approve the minutes of the February 14, 2018 meeting. Motion carried 4-0.

CONSIDER APPLICATION FOR OWNER OCCUPIED REHABILITATION APPLICANT FOR LOAN #101054 FOR 15-TFHO-15038 GRANT

Moved by Member Seawall and seconded by Member Barton to approve applicant #101054 for housing rehabilitation funds up to the amount of \$25,000. Motion carried 4-0.

CONSIDER APPLICATION FOR OWNER OCCUPIED REHABILITATION APPLICANT FOR LOAN #101457 FOR 15-TFHO-15038 GRANT

Moved by Member Seawall and seconded by Member Barton 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. Motion carried 4-0.

CONSIDER APPLICATION FOR OWNER RENTAL REHABILITATION APPLICANT FOR LOAN #101461 FOR 15-CR-003 GRANT

Moved by Member Barton and seconded by Member Seawall 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. Motion carried 4-0.

CONSIDER APPLICATION FOR OWNER RENTAL REHABILITATION APPLICANT FOR LOAN #101462 FOR 15-CR-003 GRANT

Moved by Member Barton and seconded by Member Seawall 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. Motion carried 4-0.

UPDATE ON PROGRAM

Martin Griffith gave program update stating that the requirements of both grants have been met with the above approved applications.

ADJOURNMENT

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

Fremont Housing Board Agenda Item

Object: Recommendation to approve applicant # 101481 for Owner Occupied Housing Rehabilitation funds up to the amount of \$25,000.00

Contact Person: Martin Griffith

For: Action

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

Property Location:	Fremont
House Square Footage:	920
Cost of Repairs:	\$25,000.00
Cost per Square Foot:	\$27.00
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

Repair gutters.

Complete the existing permanent window trim covering wood painted surfaces exposed when replacing windows.

Reinstall client's gable vent that was blown off by storm.

Repair and water proof foundation.

Install ducting to supply HVAC to second story.

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

Repair door sill on side entry door.

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

Install five smoke detectors.
Make electrical supply to kitchen disposal meet code.
Replace kitchen disposal.
Replace kitchen ceiling fan.

This property is currently valued at \$62,467.39
After rehabilitation property value \$81,217.39
Current Mortgage - none
City of Fremont Lien Position- 1st

After Rehab Property Value Calculation:

County: Dodge

Pre - Rehab Value:	\$62,467.39	(Based on tax roll year 2017)
Total Rehab Spent:	\$25,000.00	
75% of Rehab Spent:	\$18,750.00	
After Rehab Value:	\$81,217.39	

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 #101481 for Owner Occupied housing rehabilitation funds up to the amount of \$25,000.00