



City of Grand Island

Tuesday, March 18, 2003

Council Session

Item G18

#2003-77 - Approving Guidelines Relative to Owner Occupied Rehabilitation Program

The Community Projects Department is applying for an Owner-occupied Rehabilitation grant from the Nebraska Department of Economic Development. These funds will be used to rehabilitate 10-12 houses in the Community Development Block Grant area in northeast Grand Island. A maximum rehab amount of \$25,000 per house will be available through the grant.

For the 2003 grant application cycle, the Nebraska Department of Economic Development mandated guideline changes for Owner-occupied Rehabilitation Programs. The City Of Grand Island Rehabilitation guidelines have been expanded to include additions required by the Department of Economic Development.

Guideline additions include:

- A tiered payback program (combination grant/loan funding) (page 1, Guidelines)*
- Specific payback guidelines for the Very Low Income (50-80% of median income) and Low-to-Moderate Income (80% of median income) (pages 1-2, Guidelines)*
- Enhanced lead-based paint inspection requirements, including contracting requirements for hiring a certified lead-based paint inspector and assessor (pages 14-16, Guidelines)*
- Provisions for a required 10% match from the homeowner on the amount they receive for Rehabilitation (pages 1-2, 13-14, Guidelines)*
- Expanded applicant criteria for rating rehab needs and for program approval (pages 6-9, Guidelines)*

The revised City Of Grand Island Rehabilitation guidelines also meet grant thresholds required by the Department of Economic Development in the application. The required thresholds reflect Department of Housing and Urban Development (HUD) guidelines for DED in the disbursement of federal funding. Guidelines are available in the office of the Community Projects Director.

Staff Contact: Cindy Johnson

RESOLUTION 2003-77

WHEREAS, the City of Grand Island, through the Community Projects Department, facilitates a Rehabilitation Deferred Loan Program to assist with rehabilitation of owner-occupied housing; and

WHEREAS, funding for the program is available through grants from the Nebraska Department of Economic Development, Community Development Block Grant Program; and

WHEREAS, for the 2003 grant application cycle, the Nebraska Department of Economic Development mandated guideline changes for owner-occupied rehabilitation programs; and

WHEREAS, it is recommended that the City of Grand Island rehabilitation guidelines be expanded in conjunction with those mandated by the Nebraska Department of Economic Development to include a tiered payback program, specific payback guidelines for very low income and low-to-moderate income, enhanced lead-based paint inspection requirements, provisions for a required 10% match from the homeowner on the amount they receive for rehabilitation, expanded applicant criteria for rating rehab needs and for program approval, and other issues of a housekeeping, editorial nature.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the guidelines for the Rehabilitation Deferred Loan Program be amended to as stated above.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 18, 2003.

RaNae Edwards, City Clerk