



AGENDA
Fremont Housing Rehabilitation Board Meeting
Wednesday, January 10, 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 September 13, 2017 meeting.
3. Consider Application for Owner Occupied Applicant for Loan # 101440 for 15-TFHO-15038 Grant.
4. Update on Program
5. Adjournment

The agenda was posted at the Municipal Building on January 4, 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: September 13, 2017**

A meeting of the Fremont Housing Rehabilitation Board was held on September 13, 2017, at 12:06 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 September 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, Fiala, Goree, and Nielsen as present and Barton and Seawall as absent. 4 present, 2 absent. Others in attendance included Erin Smith, 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 Goree and seconded by Member Fiala to approve the minutes of the August 9, 2017 meeting. Roll Call Vote. Ayes: Carlson, Fiala, Goree, and Nielsen. Nays: none. Abstention: none. Motion carried.

CONSIDER APPLICATION FOR RENTAL REHABILITATION APPLICANT FOR LOAN #101399 FOR 15-CR-003 GRANT

Moved by Member Goree and seconded by Member Fiala to waive the \$25 per square foot limit listed in the program guidelines and approve the applicant. Roll Call Vote. Ayes: Carlson, Fiala, Goree, and Nielsen. Nays: none. Abstention: none. Motion carried.

CONSIDER APPLICATION FOR RENTAL REHABILITATION APPLICANT FOR LOAN #101406 FOR 15-CR-003 GRANT

Moved by Member Fiala and seconded by Member Goree to waive the \$25 per square foot limit listed in the program guidelines and approve the applicant. Roll Call Vote. Ayes: Carlson, Fiala, Goree, and Nielsen. Nays: none. Abstention: none. Motion carried.

UPDATE ON PROGRAM

Judy stated that there are seven projects completed on the 15-CR-003 grant, 1 project ready for inspection, and that she will be mailing out an application today for another project. Two or three more applicants for Owner Occupied Rehabilitation for the 15-TFHO-15038 Grant are still needed.

ADJOURNMENT

Moved by Member Goree and seconded by Member Fiala to adjourn at 12:16 p.m. Roll Call Vote. Ayes: Carlson, Fiala, Goree, and Nielsen. Nays: none. Abstention: none. Motion carried.

Fremont Housing Board Agenda Item

Object: Recommendation to approve applicant # 101440 for Owner Occupied Housing Rehabilitation funds up to the amount of \$25,000.00

Contact Person: Martin Griffith

For: Action

Background: 100% Forgivable Loan up to 10 years

Property Location:	Fremont
House Square Footage:	984
Cost of Repairs:	\$25,000.00
Cost per Square Foot:	\$25.00
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

Replace roof coverings.

Clean gutters on entire house.

Install four ground fault circuit interrupter outlets.

Replace existing bathtub/shower with walk-in type.

Install combination bathroom light/exhaust vent fan.

Replace two storm doors.

Scrape and paint exterior door casings.

Stabilize small areas of deteriorated paint on interior of house.

Replace carpet in two bedrooms.

Replace concrete driveway and stoops to make both entry doors no-step and wheel chair accessible.

Install two smoke detectors.

Vent kitchen range hood and new bathroom vent fan to the exterior of house.

Replace two interior doors with wider size.

This property is currently valued at \$58,126.32
After rehabilitation property value \$76,876.32
Current Mortgage - None
City of Fremont Lien Position- 1st

After Rehab Property Value Calculation:

County: Dodge

Tax Valuation: \$55,220.00

% of Value: 95%

(Based on tax roll year) 2017

100% RE Tax Valuation: \$58,126.32

(Pre Rehab value)

Total Rehab Spent: \$25,000.00

75% of Rehab Spent: \$18,750.00

After Rehab Value: \$76,876.32

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), the after rehabilitation value of the house, and the lien position of the City of Fremont.

Motion: To approve applicant #101440 for housing rehabilitation funds up to the amount of \$25,000.00