



HUMAN SERVICES AND COMMUNITY PARTNERSHIP

DATE: December 5, 2017

TO: Chairman Mike Roger and the Housing Finance Authority of Leon County

FROM: Shington Lamy, Director of Human Services and Community Partnerships

SUBJECT: Request for Partnership between Leon County and Housing Finance Authority of Leon County on Housing Rehabilitation Projects

The purpose of this memorandum is to request that the Housing Finance Authority (HFA) partner with Leon County (County) to complete two housing rehabilitation projects. The County is requesting that HFA contribute \$12,163 as a match to the County's investment of \$38,698 to the two projects. The County's funding source for the projects is the Community Development Block Grant (CDBG) that was awarded in 2014. The addresses for the project sites are:

- 122 Ellis Road Tallahassee, FL 32317 (Homeowner: Rosemary Felix)
- 8123 Pin Oak Road Tallahassee, FL 32305 (Homeowner: Josephine Hill)

The mobile home of Ms. Rosemary Felix is located at 122 Ellis Road and requires installation of new flooring. The County has completed \$19,313 of rehabilitation work to the project which included roof replacement, water damage repair in the master bathroom, replaced cabinets in the kitchen and bathroom, and installed screens on the windows. The installation of new flooring was originally included as part of the project however, Ms. Felix decided not to move forward in order to avoid a 20-year lien on the property. The County's current CDBG Housing Assistance Plan requires a 20-year lien for projects \$20,000 or more; 10-year lien for projects between \$10,000 and \$20,000; and 5-year lien for projects up to \$10,000.

During our last Community Development Block Grant (CDBG) monitoring visit, this project site was visited by County staff and the Department of Economic Opportunity (DEO) which oversees the CDBG Grant. Despite the numerous rehabilitation that been completed to the home, DEO charged the County with replacing the flooring in Ms. Felix's home without increasing her lien. In order to accomplish DEO's direction would require another source of funding. As a result, the County is requesting \$5,238 for the installation of the new flooring. This would cover the cost for vinyl plank in bare plywood areas, the living room and the master bedroom (presently carpeted).

The mobile home of Ms. Josephine Hill is located at 8123 Pin Oak Road and is currently being rehabilitated. The County is investing \$19,385 into the project that includes roof replacement, repairing water damage, electrical repair, and replacement of windows and doors. The decks located in the front and rear of Ms. Hill's home are also in need of repair. The current condition of the decks are a safety issue as the boards are no longer sturdy due to wood rot and also the entire structure is unstable causing a safety issue for the family. Ms. Hill also does not want to incur a

20-year lien on her home and has not move forward with rehabilitating the decks. County staff anticipates that DEO will require that the decks be repaired. The contractor that is currently working on the home has estimated that the maximum amount needed to demolish and reconstruct both front and rear decks is \$6,925.

A partnership with the HFA would assist in addressing the housing needs of the two clients without require an increase in their respective liens. Ms. Felix and Ms. Hill’s liens would remain at 10-years each. Additionally, the HFA’s assistance would expedite the projects. The projects must be completed by January 31, 2018 when the CDBG funding is scheduled to expire. The following table illustrates the total project costs including the potential funding by the HFA.

Housing Projects	County Funding	Potential HFA Funding	Total Cost
122 Ellis Road Project Cost	\$19,313	\$5,238	\$24,551
8123 Pin Oak Road Project Cost	\$19,385	\$6,925	\$26,310
Total Funding	\$38,698	\$12,163	\$50,861

CC: Mark Hendrickson, Financial Advisor to the Housing Finance Authority of Leon County