City of Loma Linda Official Report

Robert Ziprick, Chairman
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Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA: July 17, 2006

TO: Agency Board Members

VIA: Dennis R. Halloway, Executive Director

FROM: Pamela Byrnes-O'Camb, Secretary/Housing Coordinator

SUBJECT: Request to Exceed Program Limits Relating to Rehabilitation of a Mobile Home at 25526 Redlands Boulevard

RECOMMENDATION

It is recommended that the Agency Board authorize an additional amount of up to $3,000.00 to accomplish the necessary repairs.

BACKGROUND

The Agency Board has approved several programs related to its affordable housing obligations, one of which provides for a $2,000 grant to income-qualified owner-occupants of mobile homes. An additional $1,000 for a total of $3,000 may be expended on health/safety issues for a total amount of $3,000.

The program is not meant to fix it all; however, it is meant to assist in providing a safe, healthy, and sanitary environment for qualified applicants. Licensed contractors are utilized. The building inspector inspects each dwelling and provides a list of items to be addressed, reviews the bids, and inspects all work prior to payment being made.

ANALYSIS

A situation has arisen where installation of a heating unit is needed because the old unit is not repairable and was not adequate in size to function at an efficient level. The Building Code requires a dwelling to be heated. A combination heat/air unit is proposed for installation. Because of necessary ductwork and because only certain units are approved for installation in mobile homes, the amount for the unit exceeds the expanded limit of $3,000. The heat/air unit is the only request of this participant. The mobile home is otherwise in sound condition.

FINANCIAL IMPACT

79-1800-1980 - $6,000.00