



City of Loma Linda Official Report

Ovidiu Popescu, Chairman
Ronald Dailey, Vice Chairman
Stan Brauer, Board Member
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Phillip Dupper, Board Member

CRA AGENDA: May 24, 2011
TO: Agency Board Members
VIA: T. Jarb Thaipejr, Executive Director T.J.T.
FROM: Pamela Byrnes-O'Camb, Secretary pbo
SUBJECT: Request to exceed Program Limits Relating to Rehabilitation of a Mobile Home at 24414 University Avenue

Approved/Continued/Denied By Redevelopment Agency Date _____
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RECOMMENDATION

It is recommended that the Agency Board authorize an additional amount of up to \$2,000.00 to repair plumbing and gas line leaks and to roof coat the existing roof.

BACKGROUND

The Agency Board has approved several programs related to its affordable housing obligations, one of which provides a \$5,000 grant to income-qualified owner-occupants of mobile homes. An additional \$1,000 may be expended on health/safety issues for a total grant amount of \$6,000.

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 bids, and inspects all work prior to payment being made.

The Program Participant is elderly; a wheelchair lift (there is insufficient area for a ramp per HCD) has been installed and some plumbing issues have been addressed. The remaining items are considered health/safety items in that a roof coat is needed to prevent further water damage to the interior; the bathroom waste line leaks under the mobile home, and a gas leak was discovered at the water heater, requiring new valves. The owner's annual income is categorized as "very low." Repairs required by the Building Inspector exceed the Program Limits.

ANALYSIS

Inspection revealed the need for a roof coat, installation of a vertical lift for a wheelchair, numerous plumbing and electrical repairs, and repair of a gas line leak.

The mobile home is structurally sound and with the listed repairs should provide a healthy, safe, and sanitary home for the residents for many years.

FINANCIAL IMPACT

59-1800-1980 - \$8,000.00