

TAB 3



City of Palmetto Agenda Item

Meeting Date

6/7/10

Presenter: Jeff Burton

Department: CRA

Title:

Residential Rehabilitation Program

Background:

FS 163.370 states:

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

1993 CRA Plan states:

ITEM II: RESIDENTIAL, Item 5c: Stengthen neighborhoods through rehabilitation incentives.

ITEM II: RESIDENTIAL, Item 6e: Encourage code Enforcement follow through to eliminate sub-standard housing units.

Actions:

The Palmetto CRA wishes to:

Engage the Code Enforcement Department to identify potential homesteaded single family residential structures within the CRA with maximum issues of slum and blight according to the International Property Maintenance Code (current city adopted edition) and identify the violations that afflict the properties.

Ask the Palmetto Police to perform a CPTED inspection and North River Fire District to Perform a Fire Safety Inspection.

Engage the Americorps-Vista Hands On America pilot program to evaluate the structures in order to determine fitness for rehabilitation.

Perform a random selection of three homes in 2010 for the rehabilitation. with the others being held in queue.

Consult with MCAA to perform income verification of property owner and occupants.

Contract a title search on the selected properties to identify encumbrances in order to limit the possibility of funding rehabilitation on financially at-risk properties. Solicit 3 quotes for materials to be used.

Consult with Americorps -Vista, Code Enforcement and others to develop a planned revitalization.

Fund up to \$20,000 in materials and fees (Permit and title search) per house for Residential Rehabilitation.

Budgeted Amount:	\$200,000.00	Budget Page No(s):	186	Available Amount:	\$200,000.00	Expenditure Amount:	\$60,000.00
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Additional Budgetary Information:

2011 Estimated Budget is part of attachment. These estimates are to be included during 2011 budget process

Funding Source(s): 190559821
4

Sufficient Funds Available: Yes
 No

Budget Amendment Required: Yes
 No

Source: FY 10

City Attorney Reviewed: Yes
 No
 N/A

Advisory Board Recommendation: For
 Against
 N/A

Consistent With: Yes
 No
 N/A

FS 163
CRA Plan

Potential Motion/Direction Requested: Motion to approve CRA Residential Rehabilitation Pilot Program for 2010.

Staff Contact: Jeff Burton Interim CRA Administrator

Attachments: Power Point Presentation, GIS Map, and per house program budget.



CRA Investment	
Per House Allowance	\$17,500.00
Reserve per house	\$2,500.00
Total CRA investment	\$20,000.00
CRA Service Expenses	
POLICE CPTED	\$500.00
CODE ENFORCEMENT INSPECTION	\$500.00
GIS Analysis	\$0.00
CRA/Americorp Insp	\$0.00
MCAA Age/Income Verification	\$500.00
Title Search	\$2,500.00
Building Permit	\$250.00
Contractor	\$2,500.00
Legal	\$500.00
Americorps workers	\$0.00
Total service fees	\$7,250.00
Estimated funds to be spent on House	\$10,250.00
	ESTIMATED




Materials and service fees
Only to be spent in emergency

Starting in 2010 -2011 budget
Starting in 2010 -2011 budget

See Inserted comment, based on Federal Weatherization program

Pending dicussion with Roger Titus
Prepare contract documentation, owners affidavits and final CRA release

Residential Rehabilitation Map

-  Enterprise Zone
-  CRA boundary MPAO 2009
-  Palmetto city limits



PID	ADDRESS	OWNER	HOMESTEAD	COMMENTS	CRA	ENT ZONE
2631200058	411 12TH ST W	Guerrero, Martin	Y		Y	Y
2631200108	409 12TH ST W	Baker, Joyce A	Y		Y	Y
2632110017	313 12TH ST W	Gibson, Fablan	Y		Y	Y
2632900003	207 12TH ST W	Peterson, Gwendolwn	Y		Y	Y
2618200006	320 12TH ST W	Sanders, Joyce	Y	Owners have been cooperative with Code Enforcement	Y	Y
2634700203	304 11TH ST W	Hammond, Betty Jean	Y	Homestead/Widow	Y	Y
2635800002	201 11TH ST DR W	Shannon, Clifford E JR	Y	Shannon property - owners have been cooperative with Code Enforcement	Y	Y

Community Redevelopment Agency
 GIS Staff
 City of Palmetto, FL
 This map was developed by the GIS Staff at the Palmetto CRA. It is provided for general reference and it is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The City of Palmetto, FL, the CRA and its employees shall be held harmless for any inappropriate or unintended use of this information.
 4/2010

Residential Rehabilitation Program

Palmetto Community Redevelopment Agency

AmeriCorps

North River Fire District

City of Palmetto:

Code Enforcement

Police Department

Building Department

Identification

- Code Enforcement identifies potential owner occupied single family homes using minimum housing maintenance standard*
- Code Enforcement prepares a list of potential violations for each residence, this defines the scope of the rehabilitation

Verification

- CRA GIS verifies the location relative to the CRA District and homestead exemption
- CRA/AmeriCorps performs a visual inspection to determine the viability of performing a residential rehabilitation

Selection

- Through a random methodology, the CRA selects the appropriate number of identified and verified homes in accordance to the CRA budget
- Police CPTED* and Fire Safety Inspections performed

* International Property & Maintenance Code



Residential Rehabilitation Program

Research

- CRA requests an income verification of owners through the Manatee County Action Agency (MCAA)
- CRA funds a title search of the property to verify its financial viability

Preparation

- CPTED* and Fire Safety improvements added to scope
- CRA funds an appropriate building permit(s)
- AmeriCorps creates a work order including material list

Rehabilitation

- CRA funds material for project
- AmeriCorps performs rehabilitation
- Building CO, CPTED, Fire Safety and Code Enforcement Certification authorized

* Crime Prevention Through Environmental Design



Residential Rehabilitation Program

Residential Rehabilitation Program

Other:

- ▣ CRA facilitates program and provides materials
- ▣ CRA does not perform work on structure
- ▣ Florida Licensed Contractor(s) may be required
 - Building Department has been contacted regarding permitting
- ▣ CRA attempting partnerships:
 - MCAA – weatherization
 - Habitat for Humanity – painting
- ▣ Starting in proposed 2010-2011 CRA budget
 - Police and Code Enforcement will be paid \$500 each per house
 - Fee paid in lieu of portion of existing entitlement