

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

Meeting Date: October 1, 2007

Subject: Public Hearing on 2005 Community Development Block Grant Close-out

Attachments: Powerpoint Presentation

SUMMARY OF REQUEST:

The 2005 Community Development Block Grant (CDBG) provided for the rehabilitation 5 homes in Henderson County. All work on the project is now complete and the grant requirements necessitate a public hearing to receive citizen input on the activities undertaken with grant funds. The grant resulted in the removal and replacement of two substandard housing units with two new modular housing units. It also resulted in the rehabilitation of 3 homes including lead hazard abatement in one home. Land-of-Sky Regional Council administered the grant for the Planning Department and will briefly present what was accomplished using the grant.

BOARD ACTION REQUESTED:

No action is required by the Board.

Suggested Motion: No motion suggested.

Henderson County – Small Cities Community Development Scattered Site Housing Rehabilitation (Program is designed to address housing deficiencies within the Community)

Timeline: June 2005 through October 2007

Total Grant Funds \$419,916.35

Funding Sources:

NC Dept of Commerce Div. of Community Assistance
Small Cities
Community Development Block Grant (CDBG)

United States Department of Agriculture –
Housing Preservation Grants (USDA-HPG)

Henderson County Scattered Site Housing Rehabilitation Project

ACTIVITIES – BUDGET

- Clearance -- \$7,044.00
- Relocation -- \$200,816.35
- Rehabilitation -- \$168,616.00
 - Planning -- \$3,500.00
- Administration -- \$40,000.00

Henderson County Scattered Site Housing Rehabilitation Project

Rehabilitation – Environmental and General

- Abate Lead – Exterior Siding and Windows
- Upgrade Electrical System
- Upgrade Plumbing System
- Repair all Interior Walls and Ceilings
- Rebuild Bathroom System and/or Kitchen Systems
- Install R-38 Attic Insulation
- Install R-19 Crawl Space Insulation and Vapor Barrier
- Parge and Repoint Foundation Wall
- Repair Piers
- Repair Front Porch Ceiling, Decking, and Staircase
- Install Independent Living Elements

Henderson County Scattered Site Housing Rehabilitation Project

Rehabilitation – 631 Taylor Road, Hendersonville
Before After



Henderson County Scattered Site Housing Rehabilitation Project

Rehabilitation – 6601 Bearwallow Mountain Road,
Gerton

Before



After



Henderson County Scattered Site Housing Rehabilitation Project

Rehabilitation – 240 Elson Ave., Hendersonville

Before



After



Henderson County Scattered Site Housing Rehabilitation Project

Clearance – 4456 Chimney Rock Hwy Road,
Hendersonville

Before



After



Henderson County Scattered Site Housing Rehabilitation Project

Relocation – 4456 Chimney Rock Hwy Road,
Hendersonville

Before



After



Henderson County Scattered Site Housing Rehabilitation Project

Clearance – 15 Andy Darity Drive, Hendersonville
Before



Henderson County Scattered Site Housing Rehabilitation Project

Relocation – 15 Andy Darity Drive, Hendersonville
Before



Henderson County Scattered Site Housing Rehabilitation Project

Outcomes:

Rehabilitation – 3 Owner-occupied Housing Units
(2 Elderly and 1 Disabled)

Clearance – 2 Blighted Housing Units

Relocation – 2 Modular Housing Units
(Both Elderly)

What's Next

North Carolina Housing Finance Agency Single-Family Rehabilitation

- Moderate-Rehabilitation of 9 Elderly and/or Disabled Owner-occupied Housing Single-Family
- Funding \$400,000.00 - Closeout March 2009

North Carolina Depart. Of Commerce, Div. of Comm. Assist.- Habitat For Humanity, Shuey Knolls Housing Dev.

- Street and waterline construction related to the development of 14 affordable housing units
- Funding \$250,000.00 - Closeout April 2010

Future Grants

- Develop 2008 CDBG Scattered Site Rehabilitation Grant Application
- Pursue a 2008 CDBG Concentrated Revitalization Grant Application