

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: Monday, December 5, 2011

SUBJECT: Public Hearing for the Closeout of the 2008 Scattered Site Housing Project
Grant No. 08-C-1826

PRESENTER: Parker Sloan, Planner
Alicia Broadway, Program Administrator, Benchmark CMR, Inc.

ATTACHMENTS: Power Point Slides

SUMMARY OF REQUEST:

Before the final paperwork can be submitted on behalf of the 2008 Scattered Site Housing funds that were awarded by the N.C. Department of Commerce, Division of Community Investment & Assistance, Henderson County is required to hold a closeout public hearing to receive public comments concerning the grant prior to completion.

PUBLIC NOTICE:

The Closeout Public Hearing Notice was published in The Hendersonville Tribune on Thursday, November 17, 2011, which is within the required time frame of publishing no fewer than 10 days before the scheduled hearing and no more than 25 days before the hearing.

BOARD ACTION REQUESTED:

After holding the closeout hearing to receive public comments, no further action is required by the Board.

Suggested Motion:

None.

Henderson County, North Carolina 2008 Scattered Site Housing Project



Closeout Public Hearing
December 5, 2011

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Project Goals

Henderson County was awarded \$400,000 of Community Development Block Grant funds from the N.C. Department of Commerce, Division of Community Investment & Assistance in November of 2008 to provide full, comprehensive rehabilitation to seven (7) units within the County and to assist five (5) units with grants of up to \$5,000.00 each on behalf of low and moderate income (LMI) residents.

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Accomplishments

- Henderson County assisted seven (7) families with full, comprehensive rehabilitation with deferred, forgiven loans ranging from \$31,320.00 to \$55,533.38
- Henderson County assisted five (5) families with emergency repair grants of up to \$5,000.00 each

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Total Expenditures

- Total Expenditures: Full Rehabilitation Units

Budget Line Item	Budgeted Amount	Amount Expended	Amount Returned to CI
Administration	\$36,000.00	\$36,000.00	\$0.00
Planning	\$4,350.00	\$4,350.00	\$0.00
Rehabilitation	\$333,844.00	\$324,906.88	\$8,937.12
Totals	\$374,194.00	\$365,256.88	\$8,937.12

- Total Expenditures: Emergency Repair Units

Budget Line Item	Budgeted Amount	Amount Expended	Amount Returned to CI
Administration	\$2,556.00	\$2,556.00	\$0.00
Rehabilitation	\$23,250.00	\$23,250.00	\$0.00
Totals	\$25,806.00	\$25,806.00	\$0.00

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Demographic Breakdown of Households

- Elderly Head of Household: 8 families
- Disabled Head of Household: 4 families

Total Number of Persons Assisted:

- Full Rehabs – 11 Persons (2 males and 9 females)
 - Emergency Repairs – 9 Persons (4 males and 5 females)
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- Disabled or Elderly Household Members: 12 families
 - Large Family (5 or more permanent residents): 0
 - Number of Caucasian Families: 12 families

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Rehabilitation Results

BEFORE

Full Rehab Exterior: 117 Hazelton Drive, Hendersonville



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Rehabilitation
Results

AFTER

Full Rehab Exterior: 117 Hazelton Drive, Hendersonville



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Rehabilitation
Results

BEFORE

Full Rehab Exterior: 117 Hazelton Drive, Hendersonville



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Rehabilitation
Results

AFTER

Full Rehab Exterior: 117 Hazelton Drive, Hendersonville



Rehabilitation
Results

AFTER

Full Rehab Interior:
117 Hazelton Drive, Hendersonville



Rehabilitation
Results

BEFORE

Full Rehab Exterior: 322 Spring Street, Hendersonville



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Rehabilitation
Results

AFTER

Full Rehab Exterior: 322 Spring Street, Hendersonville



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Rehabilitation
Results

BEFORE

Full Rehab Exterior: 322 Spring Street, Hendersonville



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Rehabilitation
Results

AFTER

Full Rehab Exterior: 322 Spring Street, Hendersonville



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Rehabilitation
Results

AFTER



Full Rehab Interior:
322 Spring Street, Hendersonville



Rehabilitation
Results

AFTER



Full Rehab Interior:
322 Spring Street, Hendersonville



Rehabilitation Results

AFTER



Full Rehab Interior:
322 Spring Street, Hendersonville



Assistance Provided

- Full Rehabs – Interior and Exterior Repairs including siding, repaired foundations, installed new vents, upgraded insulation, repaired plumbing systems, electrical upgrades, new windows, new doors, new central heating and air units, repaired floors, replaced, bath amenities, repaired and covered damaged flooring, added new exhaust fans (kitchen and bath(s)), new cabinets, new roofs, and new ceiling vents

Assistance Provided

- Emergency Repairs– Interior and Exterior Repairs including, upgraded insulation, repaired plumbing systems, electrical upgrades, new windows, new doors, new central heating and air units, repaired floors, replaced, bath amenities, repaired and covered damaged flooring, added new exhaust fans (kitchen and bath(s)), new cabinets, new roofs, and new ceiling vents

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Overall Results

- Total Full Rehabilitation Costs: \$324,906.88
- Total Emergency Repair Costs: \$25,806.00
- Average Cost Per Full Rehab: \$42,646.39
- Average Cost Per Emergency Repair: \$4,314.20
- Total Expended: \$391,062.88

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Special Thanks to Henderson County Staff

We want to extend a special thanks to Parker Sloan for his dedicated commitment to ensuring that the necessary paperwork was submitted to CI on time, for his numerous trips to homes for Pre-Construction Conference meetings, and for his willingness to obtain and secure proper signatures and notaries on documents as necessary on behalf of the SSH Project. His efforts, along with the assistance from Anthony Starr, Kathy Scanlan, Autumn Radcliff and Matt Cable made our job much easier. Although we administered this project, our success would not have been possible without the great support that we received from each of these individuals.

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Questions or Comments?

Thanks again for the
opportunity to assist you with
administering this grant!



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