AGENDA

Housing Review Board Meeting November 16, 2020

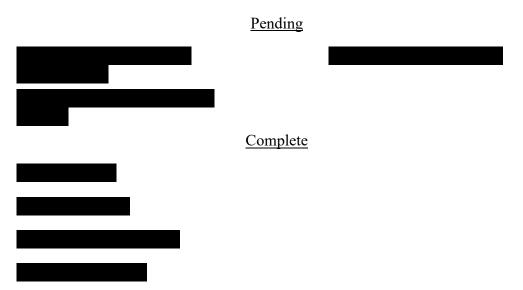
3:00 p.m. Worcester County Government Center First Floor Conference Room

OLD BUSINESS:

At the Board's last meeting on November 20, 2019 and upon review of an emergency septic application in September 2020, the following new cases were approved for grant funding:



Following are updates on progress of all grant projects approved to date:



NEW BUSINESS

Budget status as of 11/04/20:

Category	Budgeted	Committed	Spent	Available
Project	12,000	12,000.00	2,500.00	0
Administration 5c				
Relocation 3	8,345	2,710.05	2,710.05	5,634.95
Emergency	73,505	24,101	15,626	49,404
Repairs 5b				
General Rehab 5a	206,150	44,195	44,195	161,955
Program Income	19,539.90	0	0	19,539.90
TOTALS	319,539.90	83,006.05	65,031.05	236,533.85

^{*}Program Income received from pay-off of a MD-18-CD-21 grant; must be spent before County is permitted to draw any additional MD-20-CD-22 funds

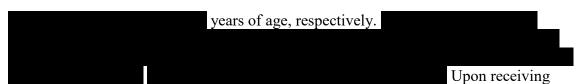
Reminder - New Requirements MD-20-CD-22

Beginning with this grant, properties with an estimated rehab cost that exceeds 49% of the tax assessment value are ineligible for CDBG funding. Costs associated with lead paint risk reduction may be deducted from this formula. For properties that have health or safety hazards, the County may request an exception to be allowed to eliminate the hazards. In my case write-ups I will identify any properties that need an exception in order to receive grant funding.

New Applicant Cases- CDBG

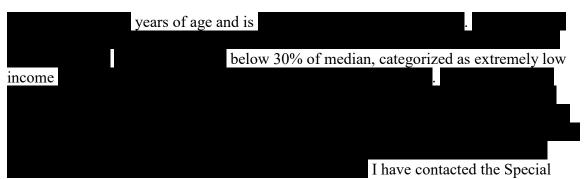
1522 Wesley Road, Stockton retiree with an annual household income of is a This places at below of median, classified as extremely current home was found to be structurally unsound by our low income. Program Inspector and was thus referred to the State Special Loans Inspector. This spring, the State Inspector confirmed the property to be eligible for their replacement program and I began the process of obtaining the site plan and necessary documentation to submit a loan underwriting package to the State. loan was approved last week in the amount of \$136,648 to cover the demolition of the current home and construction of a new replacement home and well. To complete project, grant funding is needed for a replacement septic system and we have an approved quote from Doug Vann excavating in the amount of \$14,249. Combining the approved State Special Loans funding with a CDBG grant award will additionally aid the County in meeting its leveraged funding obligations under the terms of our grant agreement.

7116 Scotland Road, Snow Hill



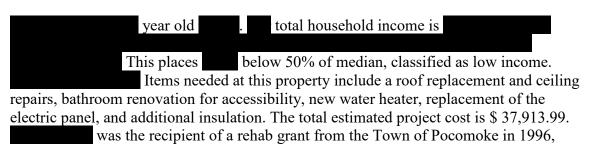
benefits, the household income is anticipated to continue to be below 30% of median, extremely low income. Items needed at this property include bathroom and kitchen plumbing repairs and floor replacement as part of a full remodel of these rooms. Three electric baseboard units need to be replaced and safety concerns such as GFIC outlets, smoke detectors and testing of ceilings for asbestos need to be addressed. Project cost is estimated at \$38,843.89.

5824 Evergreen Terrace Snow Hill

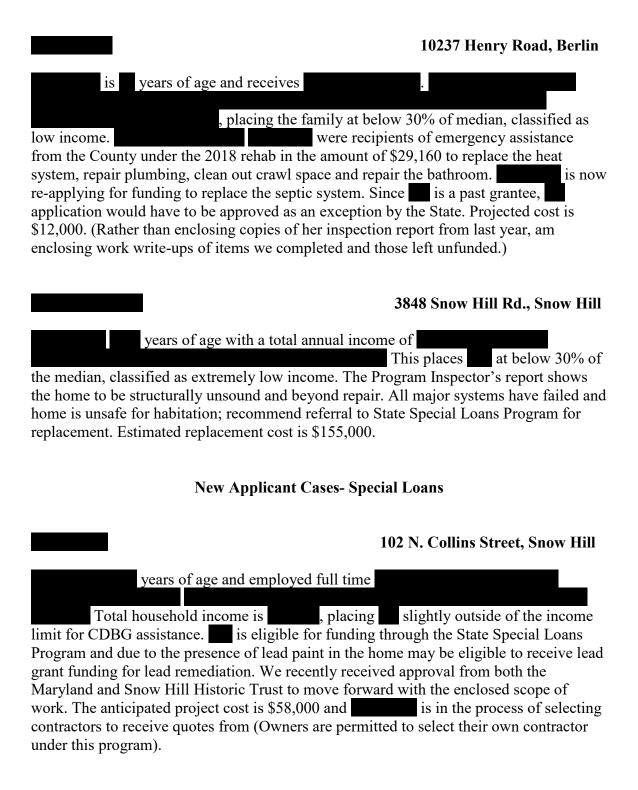


Loans Program to see if their assistance may be possible and will update the Board on its response at the meeting. Items needed at the property include a roof replacement and ceiling repairs, upgraded smoke detectors and GFCI outlets, replacement water heater, crawlspace insulation and possibly a larger HVAC unit. Estimated project cost is \$34,547.12.

810 Walnut Street, Pocomoke City



therefore the County would need to request an exemption from the State to provide assistance.



Replacement House Program

Group A: These dwellings urgent conditions such as a possible electrical fire hazard, sewer gas hazard, gas leaks, possibly leading to accidental death.

Group B: These have tasks that are still urgent by nature, such as possible electrical shock hazard, ongoing plumbing leaks, sewage leaks, visible mold, other environmental concerns, but would otherwise fit into the final group C.

- received loan commitment from SLP, will schedule settlement as soon as receive Title Insurance

Group C: Severe structural problems (as in former 2 groups), but none are thought to be possibly life ending. No particular order is meant to be implied in the list below.