

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: CDBG's Residential Rehabilitation Program

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Date: November 13, 2020

I. Action to Be Considered by The Board:

Approve adding \$20,943 to the \$25,000 spending limit for a total cost of \$45,943 for a residential rehabilitation project for a home in Wynnewood with a permanent lien from a previous CDBG funded project.

II. Why This Issue Requires Board Consideration:

The Lower Merion Township CDBG Residential Rehabilitation program regulations require staff to obtain approval from the Board of Commissioners when an applicant re-applying for CDBG rehabilitation funds for a property with an existing permanent lien is seeking additional funding in excess of \$25,000.

III. Current Policy or Practice (If Applicable):

A qualified applicant who meets all other eligibility criteria may receive assistance through the Housing Rehabilitation Program more than once. Applicants reapplying for funding on properties with permanent liens are limited to a maximum of \$25,000. Any amount in excess of \$25,000 must be approved by the Board of Commissioners

IV. Other Relevant Background Information:

This single-family residence in Wynnewood requires complete roofing and siding replacement. The roof consists of lath, (1) layer of cedar shingles and (2) layers of asphalt shingles, all of which are failing. The cedar siding is deteriorating and has significant holes which are allowing squirrels into the envelope of the building. Much of the rake, eave, window and door trim is rotted and requires replacement. This work is now critical in order to avoid further deterioration of the house. The estimated cost is in excess of \$25,000.

Additionally, some emergency plumbing and HVAC work was done on the house just after the homeowners qualified to participate in the program this time. The cost associated with this work is included in the additional funding request.

The homeowners applied for and participated in the program in 2007 and have a permanent lien on the house in the amount of \$13,172.

V. Impact on Township Finances:

There is no impact to the Township's finances. All funds are federal CDBG funds.

VI. Staff Recommendation:

Based on the current income of this property owner, they do not have the funds available to have this work performed and the house will continue to deteriorate if CDBG rehab funds are not approved. Staff recommends that the Board of Commissioners approve the additional funding request.