



AGENDA

Rock County Housing Authority

Monday, August 2, 2010 - 8:30 A.M.

Planning & Development Committee Meeting Room

Rock County Courthouse

51 S. Main Street

Janesville, WI

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Minutes of Annual Meeting on May 3, 2010**
- 4. Secretary's Report**
 - **Work items conducted by Community Development Staff**
 - **HOME Program**
 - **Hazard Mitigation Grant Program**
 - **Community Development Block Grant (CDBG) – Emergency Assistance**
 - **CDBG – Small Cities**
 - **Other**
- 5. Action Item – Loan Request #06076-CO**
- 6. Action Item - Loan Request #06078**
- 7. Action Item – Loan Request #06079**
- 8. Citizen Participation, Communications and Announcements**
- 9. Set Date for Next Meeting**
- 10. Adjournment**

ROCK COUNTY HOUSING AUTHORITY
51 SOUTH MAIN STREET
JANESVILLE, WISCONSIN 53545

CHANGE ORDER # 1

Date: June 30, 2010

Project Number: 06076-CO1

Property Location: _____

Loan Type: 0% Deferred

Assessed Value: 268,060

Total Pre-Rehab 234,000

Mortgages

Contractors: T. Galligan and Sons - \$1,485.00

CHANGE ORDERED: Additional amount for necessary porch roof truss repair and bathroom subfloor discovered by contractor that is beyond the usual specification requirements.

REASON for CHANGE ORDER: "Trusses" of large attached porch not connected to roof truss system so that porch roof slid 4" to 5" away from the house, resulting in additional leakage that rotted timbers. In addition, bathroom subfloor under shower was so deteriorated that the entire bathroom floor had to be replaced. This results in additional cost (\$1,485) but will also make a functioning roof, porch, and bathroom for this busy household. Corrected price is reasonable and customary.

Original Contract Amount \$ 12,680.00

Previous Change Orders \$ 0.00

Change Order Addition \$ 1,485.00

Change Order Deduction \$ 0.00

Revised Contract Amount \$ 14,165.00

This document shall become an amendment to the Contract and all stipulations and covenants of the Contract shall apply hereto.

T. Galligan and Sons
Signature of Contractor

Date

Signature of Owner

Date

Approved by: Brian Christianson - Chair - Rock Housing Authority Committee

**ROCK COUNTY HOUSING AUTHORITY
REQUEST FOR COMMITTEE ACTION ON A HOUSING REHABILITATION LOAN
0% DEFERRED PAYMENT - LOW INCOME**

Meeting Date: August 2, 2010
Household Size: 4

Applicants ID number: 06078
Annual Income: \$ 32,988

TYPE OF LOAN REQUESTED:
 0% Interest Payment Deferred
 3% Owner-Occupied Installment
 3% Rental Unit Installment

ASSESSED VALUE:
Land: 27,400 Bldgs: 87,600
Total: 115,000

PROJECT LOCATION: Town of Spring Valley

APPRAISED VALUE: _____
WHEN APPRAISED: _____

PROPOSED ACCOUNT FOR LOAN FUNDS: 2009 HOME Funds & HOME Revolving Funds

VERIFICATIONS MADE:
 Income
 Insurance
 Title and Taxes

MORTGAGES OR LIENS:
First \$ 64,100
Second \$ _____
Total \$ 64,100

Is there 5% owner equity in the property? Yes No

***** PROPOSED WORK ***** BIDS RECEIVED *****

Contractors / Amounts: A. Sam's Well Drillers - \$ 7,342 B. Govert Bros. Well Drillers - \$7,935
Drill new well, install new well pump and tank.

Contractors / Amounts: A. Heilsberg Construction - \$9,225 B. R & K and Sons Const. - \$ 9,800 C. Selvog Excavating - \$10,100
Install new septic system.

Comments: The house is a 1 story wood frame house, about 60 years old. The well is a shallow point well. The house was built before current septic system requirements were enacted. It is served by a dry well. It needs to have a septic system installed. The project proposes to have a new well drilled to 180 feet. If the well is not drilled to this depth, the project price will be reduced. A new pump and tank will be installed. A new septic system will be installed per approved soil evaluation. Final grading and seeding will be conducted. Conducting this project will address several health and safety concerns. The loan will be at 0% interest to be repaid upon sale of the house.

Project Recommended By: David Somppi

Disclosure of Potential Conflict of Interest: Yes None

Recommend Lowest Qualified Bid of \$ 7,342 + 9,225 = \$ 16,567

***** HOUSING AUTHORITY ACTION *****

DENY **APPROVE** **Accepted Bid Total \$** _____

Signature of Housing Authority Chair

Date

**ROCK COUNTY HOUSING AUTHORITY
REQUEST FOR ACTION ON A HOUSING REHABILITATION LOAN
0% DEFERRED PAYMENT - LOW INCOME**

Meeting Date: August 2, 2010
Household Size: 1
Location of House: Town of Beloit

Applicants ID number: 06079
Annual Income: \$ 16,844

TYPE OF LOAN REQUESTED:
 0% Interest Payment Deferred
 3% Owner-Occupied Installment
 3% Rental Unit Installment
 Housing Rehabilitation Grant

ASSESSED VALUE:
Land: 18,200 Bldgs: 80,800
Total: 99,000
APPRAISED VALUE: N / A
WHEN APPRAISED: _____

VERIFICATIONS MADE:
 Income
 Insurance
 Title and Taxes

MORTGAGES OR LIENS:
First \$ _____
Second \$ _____
Total \$ _____

Is there 5% owner equity in the property? Yes No

***** PROPOSED WORK ***** BIDS RECEIVED *****

Contractors / Amounts: A. DBR Builders - \$ 5,865 B. D & K Home Improvements - \$ 6,180
C. Rock River Construction - \$ 6,898 Replace roof, replace garage door.

Comments: The house is a 2 story wood frame house, about 40 years old, with an attached garage. The roof leaks around the chimney and valleys, and has curling shingles. The garage door is uninsulated. The project proposes to have the shingles removed. Damaged decking will be replaced. New edging, valley material, and 30-year shingles will be installed. The garage door will be replaced with an insulated model. Conducting this project will correct several existing defects and health & safety hazards. The loan will be at 0% interest to be repaid upon sale of the house.

Project Recommended By: David Somppi

Disclosure of Potential Conflict of Interest: Yes None

Recommend Lowest Qualified Bid of \$ 5,865

***** HOUSING AUTHORITY ACTION *****

DENY **APPROVE** **Accepted Bid Total \$** _____

Signature of Housing Authority Chair

Date