

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION**

Date: July 22, 2010

SUBJECT: Owner-Occupied Housing Rehabilitation Program Guidelines

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Ruth Mayday, Planner, for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Amended Program Guidelines

SUMMARY/BACKGROUND: In April of 2009, The Town of Prescott Valley was awarded \$250,000 in HOME funds for the Owner-Occupied Housing Rehabilitation program. This program repairs code deficiencies in owner-occupied homes for those who meet certain income benchmarks. Currently, the program will make repairs to a single unit at a minimum of \$7,500, not to exceed \$25,000.

At the time the funds were awarded, the State of Arizona's Housing Trust Fund subsidized an Emergency Repair program for projects under the \$7,500 threshold. However, budget deficits at the State level have caused those funds to be swept. The need, of course, remains in the community for the emergency repair program. There are a number of elderly and disabled households in the community with failed or failing heating systems, leaking roofs, and other critical repairs that cannot be funded using OOHR funds (since the total project costs generally do not exceed the \$7,500 minimum).

The Owner-Occupied Housing Rehabilitation Program Guidelines were previously amended by the Town Council to increase the per-unit expenditure in order to be able to fund replacement of functionally obsolete mobile homes in the community. Staff is now proposing that the Council consider amending the lower threshold from \$7,500 to \$2,500 in order to accommodate the need for smaller repairs to owner-occupied units throughout the Town.

OPTIONS ANALYSIS: Town Council may amend the Program Guidelines, table the item and direct staff to make further modifications to the Program Guidelines prior to approval, or decline to amend Program Guidelines.

ACTION OPTION: Motion to approve an amendment to the Owner Occupied Housing Rehabilitation Guidelines to reduce the lower threshold to \$2,500, **OR** Motion not to amend the Owner Occupied Housing Rehabilitation Guidelines. **VOTE.**

RECOMMENDATION: Lowering the threshold to \$2,500 will enable the Housing Rehabilitation program to better meet the critical needs of our neediest citizens. Therefore, staff recommends approval of the proposed amendment to the Program Guidelines.

FISCAL ANALYSIS: This project will provide additional TPT through the purchase of materials by contractors who perform work related to the Housing Rehab program.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____