

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: NEIGHBORHOOD SERVICES

ITEM DESCRIPTION: Approval of a Deferred Loan Agreement to expend \$100,000 of Home Partnership Program (HOME) funds for housing rehabilitation activities at 17 Harvard Street, Annette Rocco, owner - Ward 1 (Tarkanian)

This house has had no heat or air conditioning for approximately three years. The roof leaks badly and needs replacement. Asbestos and lead containing materials have been discovered in the house and need to be removed. Temporary relocation of the three inhabitants of the house, while the environmental remediation and other construction activities take place, will be required. As this house is constructed of cement block with a flat roof, insulation is minimal. 2 of polystyrene foam with a stucco finish will be applied to the exterior of the house to produce an approximate insulation R-value of 15. 3 of polystyrene foam on the roof will produce an approximate insulation R-value of 23. New dual pane low-e windows will be installed. The new windows combined with the foam/stucco siding and foam roofing will greatly enhance the heating and cooling abilities for this structure. All of the proposed scope of work activities are similar to other housing rehabilitation projects, however the amount of work in this house is much greater than previous projects and the cost to remove the asbestos and lead containing materials and subsequent temporary relocation of the household members is costly.