



Delphi Stellar Communities
 City Council Update
 July 15, 2013



Agenda

- Detailed review: Owner Occupied Housing Project
- General Update on Stellar Projects





Detailed Review -
 Owner Occupied Housing Project

Vision



Improve quality of life in near downtown neighborhoods by helping low income home owners make needed repairs.



Scope

The project allows improvements to be made to around 20 properties, at an average cost of \$15,000 to \$20,000 each

Program priorities set by IHADA:

- Health and safety
- Structural stabilization
- Aging in place
- Energy efficiencies



Eligible Work

Examples of eligible work:

- HVAC
- Roofs
- Electrical
- Siding
- Doors and windows
- Insulation
- Lead hazards
- Accessibility



Requirements

- Owner-occupied property (no rentals)
- Meet income requirements
- Maintain occupancy for 1-3 years (cost dependent)
- Location in target area





Phase 1 Eligible Area Map

- This was the eligibility map used by the City for Round 1
- It focused on near-downtown neighborhoods along the historic walking tour route





Phase 1 Eligible Area Map (Continued)

- This had been expanded from a smaller area initially considered
- Eligible area may be expanded for Round 2
- Focus will remain on near-downtown neighborhoods



Process

1. Target area map developed during Stellar application
2. Homeowner applications accepted and reviewed for eligibility
3. Application prioritization by KIRPC and OOR Sub-committee (based on formula)
4. Recommendation for properties made to Board of Works



Process (Continued)

5. Home Inspections (By Rensselaer Home Inspections, Inc)
6. Lead testing (by Greentree Environmental Services)
7. Scope drafted by KIRPC and reviewed on site with IHEDA inspector
8. Revised scope submitted to IHEDA for approval



Process (Continued)

9. Bids obtained based on scope
10. KIRPC and IHEDA recommended a revised scope to the Board of Works to meet budget - exceptions were recommended by IHEDA
11. Contracts executed for construction



Frequently Asked Questions

Why is lead work included in some projects?

Lead remediation is required by the agency if lead is impacted.

Are additional grants available?

Yes, the second round will be announced this Fall.



Frequently Asked Questions

Can properties outside the map be considered?

Round 1 properties have been identified. Round 2 will include a wider area encompassing most of the City north of Deer Creek.

Were properties hand picked?

No, a scoring formula was implemented before applications were taken.



Frequently Asked Questions

Why did the City not initially disclose information on the properties in the program?

- The intent of the program is to help low-income residents
- The City must respect both Open Door laws, as well as required HUD privacy regulations.
- The City took additional time to confirm what should be disclosed, and what personal information is not allowed to be revealed



Frequently Asked Questions

Are we remodeling kitchens and baths?

This is generally not a target of this program. However, for one property, IHEDA mandated that we address health and safety issues for related to a kitchen and bath.



Current Status

- Project is within budget
- Project is slightly behind schedule
- Work is underway on 8 properties.
- Applications for Round 2 will be taken this fall





Questions and Answers
