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**City of Las Cruces**<sup>®</sup>  
 PEOPLE HELPING PEOPLE

**Council Action and Executive Summary**

Item # 7 Ordinance/Resolution# 12-200

For Meeting of \_\_\_\_\_  
 (Ordinance First Reading Date)

For Meeting of June 4, 2012  
 (Adoption Date)

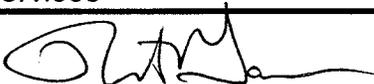
Please check box that applies to this item:

QUASI JUDICIAL       LEGISLATIVE       ADMINISTRATIVE

**TITLE:** A RESOLUTION APPROVING AN EXCEPTION TO THE CITY'S HOME REHABILITATION HANDBOOK FOR THE PROPOSED REHABILITATION PROJECT LOCATED AT 1944 LA JOLLA AVENUE.

**PURPOSE(S) OF ACTION:**

Approve an exception to the City requirements.

<b>COUNCIL DISTRICT: 1</b>		
<b><u>Drafter/Staff Contact:</u></b> Ray Sartin	<b><u>Department/Section:</u></b> Community Development / Planning & Neighborhood Services	<b><u>Phone:</u></b> 528-3027
<b><u>City Manager Signature:</u></b>		

**BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:**

Ms. Isabel Golden, who owns the residence located at 1944 La Jolla Avenue, has applied to participate in the City's Home Rehabilitation Program. The family consists of Ms. Golden and one daughter. The family has an annual income that is 39% of the area median income for a family of two.

Staff evaluated the dwelling for rehabilitation and decided that due to deficiencies with the home (summarized below); rehabilitation is needed to make the home, decent, safe, energy efficient, and healthy.

**Structural condition:**

1. Deterioration of utility and mechanical systems installed circa 1958.
2. Multiple electrical, plumbing, and health hazards.
3. Need of weatherization upgrades.
4. Deteriorated plumbing fixtures.

Due to the extent of the repairs needed, the present Home Rehabilitation Program guidelines do not allow sufficient funding to make the needed repairs to the structure for Ms. Golden; therefore, staff is requesting that the City Council authorize the use of funds in excess of the Home Rehabilitation Program guidelines. This exception can be granted by the City Council in approving the proposed, attached Resolution.

Attachment "B" provides an outline of the exception proposed, along with detailed structural information on the home. If approved, Ms. Golden's home will provide a healthy, safe, decent, and energy efficient environment for her family and comply with all Zoning and Building Code requirements.

**SUPPORT INFORMATION:**

1. Resolution.
2. Attachment "A", Draft work write-up.
3. Attachment "B", Home Rehab Program exception.
4. Attachment "C", Pictures of the current home.

**SOURCE OF FUNDING:**

<b>Is this action already budgeted?</b>	Yes	<input checked="" type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from:
		<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
		<input type="checkbox"/>	Proposed funding is from fund balance in the _____ Fund.
<b>Does this action create any revenue?</b>	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____ in the amount of \$_____ for FY_____.
	No	<input checked="" type="checkbox"/>	There is no new revenue generated by this action.

**BUDGET NARRATIVE**

The staff is proposing to use uncommitted balances from the Program Year 2011 CDBG funds that were set-aside for home rehabilitation projects.

**FUND EXPENDITURE SUMMARY:**

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
Community Development	20184330-722195-10211	\$72,000.00	\$133,085.95	\$61,085.95	Other home rehab projects.

**OPTIONS / ALTERNATIVES:**

1. Vote "Yes"; this will approve the Resolution to grant the necessary exception to the City's Home Rehabilitation Program and provide funding to allow for rehabilitation to Ms. Golden's home.
2. Vote "No"; this will not approve the Resolution to grant the necessary exception to the City's Home Rehabilitation Program, nor will it provide funding to allow the rehabilitation of Ms. Golden's home.
3. Vote to "Amend"; this could allow City Council to provide further direction.
4. Vote to "Table"; and provide direction to staff.

**REFERENCE INFORMATION:**

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. N/A

**RESOLUTION NO. 12-200****A RESOLUTION APPROVING AN EXCEPTION TO THE CITY'S HOME REHABILITATION HANDBOOK FOR THE PROPOSED REHABILITATION PROJECT LOCATED AT 1944 LA JOLLA AVENUE.**

The City Council is informed that:

**WHEREAS**, the Home Rehabilitation staff has processed the application for the Home Rehabilitation Program for Ms. Isabel Golden, whose house is located at 1944 La Jolla Avenue; and

**WHEREAS**, the homeowner and her family have an annual income of \$13,581.60, which is 39% of the area median income for a family of 2; and

**WHEREAS**, the homeowner qualifies for the program; and

**WHEREAS**, the house is in need of extensive rehabilitation; and

**WHEREAS**, to determine the cost of the rehabilitation, staff received six bids from qualified contractors, five of which are acceptable bids, from \$65,613.12 to \$78,735.75; per HUD and City regulations, acceptable bids should not be greater than 10% or less than 15% of staff estimate, which is \$76,369.38; and

**WHEREAS**, staff took an average of the three lowest bids, as the homeowner will not make a choice of contractors until City Council acts upon this Resolution; and

**WHEREAS**, Home Rehabilitation staff estimates the total cost will be approximately, \$69,000.00 for construction plus \$3,000.00 for soft cost and relocation; and

**WHEREAS**, the Home Rehabilitation Program guidelines do not allow funding in excess of \$57,000.00 per project; and

**WHEREAS**, Home Rehabilitation staff is requesting City Council approval for additional funding in the amount of approximately \$15,000.00 to rehabilitate the

structure and pay for soft cost and relocation expenses per the City-adopted Home Rehabilitation Program Handbook, as amended; and

**WHEREAS**, the City Council has the authority to approve additional funding and to grant exceptions to the Home Rehabilitation Program guidelines.

**NOW, THEREFORE**, Be it resolved by the governing body of the City of Las Cruces:

**(I)**

**THAT** the Home Rehabilitation Project is hereby granted the following Home Rehabilitation Handbook exception, which will allow the project at 1944 La Jolla Avenue to receive additional funding under the program guidelines for the following activity, dollar amounts and program exception:

- a) An exception to Chapter VIII, Part B-4 of the City's Home Rehabilitation Handbook, for a rehabilitation project above the maximum funding limits of \$57,000 set in Chapter VII, Part E-1-5 and Chapter VIII A-B, for the rehabilitation of the Golden home at 1944 La Jolla Avenue for a total investment of approximately \$72,000.00.

**(II)**

**THAT** City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

**DONE AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

APPROVED AS TO FORM:

*By [Signature]*  
\_\_\_\_\_  
City Attorney

VOTE:

Mayor Miyagishima: \_\_\_\_\_

Councillor Silva: \_\_\_\_\_

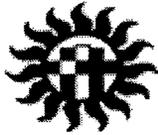
Councillor Smith: \_\_\_\_\_

Councillor Pedroza: \_\_\_\_\_

Councillor Small: \_\_\_\_\_

Councillor Sorg: \_\_\_\_\_

Councillor Thomas: \_\_\_\_\_



# City of Las Cruces

Owner: Isabel Golden Date : April 3, 2012  
 Address: 1944 La Jolla Ave. Application #: 1507  
 Home Rehab. Coordinator: Ray Sartin  
 Date of walk- thru: \_\_\_\_\_ Phone #'s Home: 571-5013 Deanna: 650-2867

## TO ALL CONTRACTORS:

All work must conform to the general specifications, all Building Codes, and Zoning Laws. **All required permits** in accordance with the Municipal Code of the City of Las Cruces must be secured prior to the start of any demolition or construction on this project.

**WARNING:** Due to the presence of **LEAD BASED PAINT** in this project, the Home Rehabilitation staff shall provide a copy of the Lead Paint Inspection Report to the contractor awarded the bid. Contractors are required to be an EPA Certified Firm, use certified workers, follow all EPA and HUD requirements and pass a clearance after the removal of the items listed on the report. The program pays for the first clearance, subsequent test required due to failure are the responsibility of the contractor.

**WORKMANSHIP:** All work shall be neatly done in a workmanlike manner and shall be uniform in appearance. All work and materials must conform to the Construction Standards of the Home Rehabilitation Handbook. Contractors shall be responsible for any work that does not meet Home Rehabilitation Standards. The Contractor will provide all material unless otherwise specified. Changes in material and/or work requirements will not be accepted for payment unless given prior approval in writing by Rehab Coordinator, Homeowner, and Supervisors. No work is to be performed before receiving such approval.

At the time of Final Inspection all warranties and guarantees for any new appliances that have been installed shall be filled out and dated to include name, address, and dealer where appliances were purchased. All inspection permits shall be delivered and all building debris and trash must be removed from the job site before final inspection. The Contractor, Home Rehab. Coordinator and Homeowner shall be present at final inspection.

**General for all work:** Provide any hardware, equipment, fixtures, labor, or materials required to complete as a new installation, meeting all minimum code requirements and the Home Rehabilitation Standards. Replace or repair any elements of the structure affected by the installation of new work

### Work Write-up

**Contractor to verify all information at job site. All measurements and / or estimations are for staff use only. Bidding contractors are responsible for taking their own measurements for the purpose of calculating their bids. Failure to do so may result in disqualification.**

Accepted by Home Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Roofing:**

**Re-Roof of Existing Roofs:** Remove all the existing roofing down to the deck. Remove the A/C and all unused appurtenances penetrating the roof. Attic insulation will be installed by Green Works. Replace all roofs decking with 7/16" plywood, or 7/16" OSB wafer board decking with clips. Install all new necessary metal edgings, flashings, ventilation caps, roof jacks, fire blocking, etc., as required for a new roof. No Turbine vents. Roof penetrations must be kept to a minimum.

**Low Slope Roof (less than 2:12):** Nail one (1) layer of 75 pound, fiberglass, asphalt coated, base sheet (ASTM D 4601), and install two (2) layers of, 15 pound fiberglass Ply sheathing paper (ASTM D 2178), properly mopped with hot tar. Apply hot mop to include white, **Mineral Surfaced Cap Sheet (ASTM 3909)**, on roofing, firewalls, and parapets. The use of 90# Mineral Surfaced Rolled Roofing will not be accepted.

The contractor is to request a Deck Inspection from the Building Inspector and notify the Home Rehab Staff at the time of the deck inspection, before applying the new roof.

**TOTAL: \$ \_\_\_\_\_**

**ALTERNATE #1.**

Clean, prep, seal the joints, and coat the back porch roof with a rubberized, white, Energy Star®, roof coating. Like, "Henry 287F Solarflex White Roof Coating".

**DO NOT INCLUDE IN TOTAL:** Additional price to prep, seal and Cool Coat the back porch roof.

**TOTAL: \$ \_\_\_\_\_**

**Insulation:**

**Interior Air Barrier:** Seal all open penetrations in the, ceiling, walls and around windows. Seal all openings in all abandoned and new electrical boxes air tight prior to installing fixtures, switches, or receptacles. Ensure the interior Air Barrier is complete. Fill unused boxes in exterior walls with insulation prior to sealing.

**Attic Insulation:** Remove all old insulation and prepare for insulation. Blown in or batt insulation will be installed by GreenWorks New Mexico. Contractor is to coordinate with GreenWorks to insure timing and schedule so there is no delay and the insulation is not compromised. Contractor is responsible for weather proofing roof in case of rain and re-decking and sealing immediately after insulation is applied.

**Exterior Insulation:** Install 1" Extrude Polystyrene Ridged Foam Insulation on the outside of all cinder block exterior walls. R-5 minimum insulation value per one inch thickness required and the material must be listed for the intended use. **(Only building thermal insulation that has the manufacturers R-value identification mark factory applied to the material will be accepted.)** Installation methods must meet the manufactures installation requirements and code minimums.

**TOTAL: \$ \_\_\_\_\_**

**ALTERNATE # 2.**

Install blown fiberglass insulation in the attic space, after the air barrier is sealed and a vapor barrier is installed, to yield the highest R-value possible in the space provided between the ceiling and the free air space below the deck, up to R-38. Complete as new installation. Ensure one (1) inch clearance above insulation at attic wall vent locations by installing baffles.

**DO NOT INCLUDE IN TOTAL:** This price is to be used in the event that Greenworks cannot fulfill their obligation and this price will be added to the price provided above.

**TOTAL:           \$**

**Windows & Doors:**

**Windows:** Replace all windows and install new Low-E, vinyl, Energy Star® Rated windows with screens. The sizes and locations of the windows will be as existing. Exceptions: One window in each bedroom must meet Emergency Escape and Rescue requirements, per. the IRC (Egress). The bathroom windows will be opaque glass. Owner is to choose color of window frames. Window installation must meet or exceed the manufactures installation requirements and all applicable codes.

**Exterior Doors: (1)** Install (1) one, metal, 1 ¼" thick, insulated, raised six-panel, pre-hung, door, with threshold, vinyl sweep, and aluminum sills, in the front entrance. **(2)** Install (1) one, metal, 1 ¾" thick, insulated, raised panel, pre-hung, door, with threshold, vinyl sweep, and aluminum sills, in place of the backdoor. The door will be "Ranch Style" with window. The doors, all molding and trim around doors, are to be installed and prepared for paint. Install new, door levers handles, bolt locks and matching lock sets on all exterior doors. Remove and replace the front storm door.

**Interior Doors:** Replace all interior doors with, 1-3/8" thick, hollow core, raised six-panel, pre-hung, Masonite®. Replace all closet doors, doors will be 1 3/8" thick, hollow core, raised six panels, bi-fold Masonite® doors. Include all hardware and handles on doors. Install new doorknobs and privacy lock sets on bathrooms and bedrooms.

**General:** Molding and trim around new doors is to be installed and prepared for paint. All units are to be hung plum, true and square with equal margins. Include all necessary adjustments and repairs to walls and all will be finished, and painted to meet home rehab standards.

**TOTAL:           \$**

**Electrical:**

**Wiring:** Provide a complete new electrical system. Including the installation of a new service (relocate service as necessary to meet code requirements), switches, receptacles, and light fixtures, with no reduction in existing lighting fixture locations, and approved by the owner. Provide for and connect to all existing, relocated, or new equipment. Include the installation of two (2) 240 volt receptacle outlets, one for the dryer and one for the range. Install fan listed ceiling boxes, one in the living room and one in each bedroom.

**Fixtures:** Replace lighting fixtures as needed and as requested by the owner. Fixture Allowance is \$350. All fixtures are to be selected by owner and meet the "Energy Efficiency Requirements" of the NM Electrical Code. (GreenWorks NM will provide 27 CFL light bulbs to the homeowner.)

**Detectors:** Install new, 120 volt, smoke detectors to meet current code. Install at least one (1) carbon monoxide detector. **Ventilation:** Provide and install ENERGY STAR rated exhaust fans, one in each bathroom. Fans in bathrooms are to be switched to operate with the light. **Other:** Install a hard wired door bell at the front entrance. Connect all equipment and appliances to the electrical system. All existing low voltage wiring removed during construction must be replaced to the original location.

**General for new work:** The equipment and systems installations are to meet or exceed the manufactures installation requirements and applicable codes. Exposed raceway will be allowed for the new wiring, only where necessary on CMU walls. Use accessible spaces, cut open walls, open ceilings, attic, etc, when ever possible.

**TOTAL:**     \$ \_\_\_\_\_

**ALTERNATE #3:**

**Electrical, Exposed Raceway.** Exposed raceway allowed throughout the building as needed to avoid cutting open ceilings and walls. Spaces opened for other work should always be used for new wiring, if possible. Raceway must be approved by Home Rehab staff prior to installation, and installed as inconspicuous as possible. No round galvanized conduit allowed in the interior of the building.

**DO NOT INCLUDE IN TOTAL:** This Alternate is to include all the work listed above in the base bid, the difference is the allowance of raceway throughout the home.

**TOTAL:**     \$ \_\_\_\_\_

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## HVAC:

**Air Conditioner:** Install new evaporative air conditioner on the roof with a new stand and flashing. \*A/C is to be a 12" single pad type, minimum 5,500 cfm, with a minimum 3/4 horse power, two-speed motor and new THERMOSTATIC switch. \* A/C must be on the El Paso Electric list for the High Efficiency Cooling Program for rebate. Contractor will provide all documentation to home owner to apply for rebate.

**Heating:** Install a new, *Energy Star*® rated, forced air, direct vent, natural gas furnace, and heating system. Furnace to be a sized by the contractor, with a minimum 90% efficiency rating complete with new DIGITAL, PROGRAMMABLE thermostat.

**Duct System:** Remove the entire existing duct system and install a complete new, metal, duct distribution system, flex runs must be no more than 15 feet. Ensure duct extends to all rooms. Install new adjustable air supply registers, and return air duct to hallway, with register. Connect duct of the furnace and A/C with vibration free connectors and dampers for season change. Clean, line, and seal the interior of the return air plenum. All environmental ducts must be in chases provided by contractor and insulated to with R-6 insulation.

**Exhaust:** Install ducts for the new exhaust fans and a new dryer vent. Connect ducts to all equipment and extend to outdoors, regardless of which roof option is chosen.

\*New furnace and duct work will be properly sized by the Contractor for existing conditions meeting the standards of ACCA Manual's D and J and will include load calculation. Include drawings and calculations with plans to the Home Rehab staff, for review, prior to construction.

**General:** The equipment and systems installations are to meet or exceed the manufactures installation requirements and all applicable codes. Provide one seasonal start up of the new furnace and one for the new A/C, one at the final of the Rehab project, for the current season, and the other at the next seasonal change when requested by the owner.

**TOTAL:**     \$ \_\_\_\_\_

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## Plumbing:

**Water Distribution:** 1) Connect cold and hot water lines to all new plumbing fixtures and appliances. Install a new copper water supply, with winter drain, to A/C. Install vacuum breakers on all hose-bibs.

**Sewer:** Replace the sewer from the building to the street with PVC, include clean outs at the building. Clean all drains and building drains with appropriately sized, mechanical drain cleaning equipment.

**Bathrooms:** Remove the existing shower and tub/shower faucets. Replace with new, single handle, chrome faucets. Remove the waste/overflow from the bathtub and replace with a new, PVC, solvent weld, waste/overflow and p-trap. Install a new p-trap and drain to accommodate a new site-built shower. Replace both lavatory faucets with new, lever handle faucets, with P.O. All new faucets are to be Delta®, complete with new angle stops, supplies, P-traps, drains, and all necessary piping. Install (2) two new white, round, 17" tall, toilets, complete with matching new plastic seats, bowl wax rings, bolts, angle stops, and any necessary piping to complete as new installation, including flanges if needed.

**Kitchen:** Install a new, stainless steel, deep, double bowl, kitchen sink. Minimum 18 gauge and 8" deep. Install a new single handle, Delta®, chrome, faucet, complete with new angle stops, supplies, P-trap, and all necessary piping to complete as new installation.

**Laundry:** Provide and install one (1) washer box with faucets, replace existing p-trap and drain and connect to the 2" vertical drain.

**Water Heater:** Remove existing water heater and install a new, 40 gal., natural gas, Energy Star rated, water heater with new water flexes, full-way ball valve, include pan, drain, and temp/press relief valve, vent, and combustion air.

**Gas piping replacement:** Install a new gas piping system to provide for the water heater, furnace, dryer, and kitchen range. System is to be sized by the contractor for the new appliances and locations. Coordinate with other contractors for BTU usage needs. Install new gas stops and flexible gas connectors on all gas appliances. Remove or cap abandoned gas outlets in the walls.

**General:** Remove or cap off any unused piping. The equipment and systems installations are to meet or exceed the manufactures installation requirements and all applicable codes. Gas piping shall not be exposed on interior walls except in the furnace closet and laundry room.

**TOTAL:** \$ \_\_\_\_\_

### Interior Finish:

**Drywall:** **1)** Remove, replace, and finish any sheet rock needed to allow for rehab. **2)** All existing walls and ceilings, in the home shall be free from defects. Defects shall be repaired to meet Home Rehab Standards. **3)** Remove the ceiling in the hall and seal the ceiling above the duct work with sheet rock and seal. Replace the duct enclosure and finish after the new duct work is installed. **4)** Finish the interior of the furnace closet and return air plenum. Remove the paneling in the laundry room and sheet rock.

**Master Bath Shower:** Remove the existing shower base and build a new shower enclosure at the bathroom floor level, with ceramic tile, to include soap dish, including tile for the ceiling. Inspect all studs, insulation, etc. and replace or repair defects.

**Grab Bars:** Install 1 ½" chrome grab bars in the master bathroom. One (1), 24", horizontally across the back wall of the shower, one (1), 36" vertically, one on the control wall of the shower, one (1), 24", horizontally above the toilet, and one (1), 24", on the side wall next to the toilet.

**Hall bath:** **1)** Remove existing wall finish around the tub and install 1/2" cement board, Inspect all interior of walls after removing old wall finish, replace or repair defects. **2)** Install a ceramic tile enclosure around the tub, to include soap dish, **4)** Finish the remainder of the bathroom walls to Home Rehab Standards, to be painted.

**Install 1 ½" chrome grab bars in the hall bathroom.** One (1), 24", horizontally across the back wall of the shower, one (1), 36" vertically, one on the control wall of the shower, one (1), 24", horizontally above the toilet, and one (1), 24", on the side wall next to the toilet

**Paint:** Paint all interior walls and ceiling surfaces throughout the living area, storage room, (one color). Bedroom and closets are to receive satin latex to cover for a neat appearance. The bathrooms, kitchen and utility rooms are to receive semi-gloss latex enamel. Paint all woodwork including trim, doors, doorframes, baseboard, kitchen cabinets, etc., with high-gloss latex enamel, the same color as the remainder of the interior. Owner to select color.

**TOTAL:** \$ \_\_\_\_\_

**ALTERNATE # 4:**

**Interior Finish.** Complete all the work listed above anticipating that most of the electrical will be ran primarily in conduit to avoid most sheetrock cuts and repairs.

**DO NOT INCLUDE IN TOTAL:** This is a total price for all the work listed in the base "Interior Finish" price listed above and will be used if the electrical alternative #2 is used.

**TOTAL: \$** \_\_\_\_\_

**Flooring:**

**Flooring: 1)** Provide a landing and ramp in the den from the kitchen. Consisting of at least a 3'X3' landing into the Den and a 3' wide ramp down to the den floor, allowing a 3' landing between the wall and the end of the ramp

**(2)** Remove all existing floor covering; prep all floors, all must be smooth and free of cracks or holes. Install new VCT throughout the entire house. New tile will be no-wax, vinyl composite tile (VCT) meeting FHA specifications for residential use. The owner will select the color from a maximum allowance of \$16.00 per yard, installed.

**TOTAL: \$** \_\_\_\_\_

**Cabinets:**

**Kitchen:** Remove the kitchen counter tops. Install a new plastic laminate counter top, with rolled edge and 4" back splash. Provide cutout for sink and secure to base cabinets.

**Bathroom: 1)** Install (2) two, 24" two piece vanity/lavatory combination cabinets. Owner will pick out cabinet.

**TOTAL: \$** \_\_\_\_\_

**ALTERNATE # 5.**

Remove and replace all the kitchen cabinets, meeting Home Rehab Standards and complete all as new construction.

**DO NOT INCLUDE IN TOTAL:** Additional price for removing and replacing all kitchen cabinets, does not include cabinet work listed above.

**TOTAL: \$** \_\_\_\_\_

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**Exterior:**

**Paint for metal and wood surfaces:** Replace both dilapidated support posts on the front porch with similar material. Repair any holes and cracks and finish as close to existing as possible. Prepare all surfaces for paint by caulking, scraping, sanding, and priming. Paint all exterior wood, and metal surfaces with one (1) coat primer, and with two (2) coats exterior latex enamel as required for a neat appearance. To include fascia, soffit, doors, doorframes, posts of porches, etc. Include any sealers or pre-treatments required. Paint will be Wellborn®, Hanly®, or pre-approved equal. Owner is to select colors.

**Stucco:** To include all exterior walls and parapets. Provide complete stucco coverage of the structure by applying an approved elastomeric stucco system over the foam insulation. Install stucco to meet all applicable codes, and the manufactures installation requirements as a complete system. Color coat with elastomeric synthetic stucco or approved substitute. Include any sealers or pre-treatments required. Paint will be Wellborn®, Hanley®, or pre-approved equal. Owner to select the color and texture of the finish.

**Ramp:** Provide a concrete landing and ramp at the front door. Consisting of at least, a 5'x5' landing at the front door level, no more than 1/2" lower that the entry. With a 3' wide ramp down the sidewalk, at no more than 1 in 12 grade. Insure all IRC code requirements are met.

**TOTAL:** \$ \_\_\_\_\_

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**Clean up:**

Clean exterior and interior of all windowpanes and frames. Clean all plumbing fixtures. Vacuum all carpeting, clean all vinyl, and leave all porches and walks in a broom clean condition. Remove all paint spills, drywall mud, plaster, etc., from all surfaces. **CLEAN FOR LBP CLEARANCE TESTING.**  
**NO PRICE ADDED FOR THIS ITEM.**



**City of Las Cruces**  
**Community Development**  
**Memorandum**

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To: Mayor and City Council

From: Ray Sartin, Housing Development Coordinator *RS*

Subject: Home Rehabilitation Exceptions and Detailed Structural Information  
(Isabel Golden)

Date: May 16, 2012 File No.: M-12-107

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Ms. Isabel Golden, who owns the home located at 1944 La Jolla, has applied to participate in the City's Home Rehabilitation Program. Ms. Golden has an annual income of \$13,581.60; which is 39% of the area median income for a family of two and therefore, qualifies for assistance from the City's Home Rehabilitation Program.

Staff evaluated the dwelling for rehabilitation and determined that due to deficiencies with the structure, summarized below, the home meets the requirement to qualify for the City of Las Cruces, Home Rehabilitation Program.

Existing Structural Deficiencies:

1. Most of the mechanical systems: gas (potential hazard), sewer (sanitation), and electrical (potential hazard), are original and in very poor condition, from 1958, leading to the necessity for their replacement or major repair.
2. Roofing is aged beyond its expected useful lifetime.
3. Little attic insulation and no insulation in the cinder block exterior walls.
4. Single pane windows.
5. Interior damage to ceilings, walls and floors coverings, from water intrusion.
6. Deteriorated plumbing fixtures.
7. Need accessibility ramps and grab bars.

To determine the cost of the rehabilitation, staff requested and received six bids from qualified contractors. Per HUD and City regulations, acceptable bids should not be greater than 10% or less than 15% of staff estimate, which is \$76,369.38. Five of the bids fell within this parameter, the lowest being \$65,613.13 and the highest was \$78,735.75. For the purpose of this Resolution staff is using a rounded average of the three lowest bids to determine price. The homeowner will make the final decision on which contractor will be chosen to do the project. The contractors will honor their bids until June 19, 2012.

The City of Las Cruces, Home Rehabilitation Program is also partnering with a local non-profit organization, Green Works New Mexico, who will be providing the attic insulation, a new refrigerator, and light bulbs to the project at no cost to the owner or the program, in an effort to keep down the rehabilitation cost. Green Works New Mexico utilizes utility company incentives to cover their cost.

Staff estimates the total cost to rehabilitate the home to be \$72,000 as follows:

1. Rehabilitation of the homeowner's dwelling at a cost of approximately \$69,000, per bids received on April 20, 2012.
2. Soft cost \$2,000.
3. Relocation cost of approximately \$1,000.

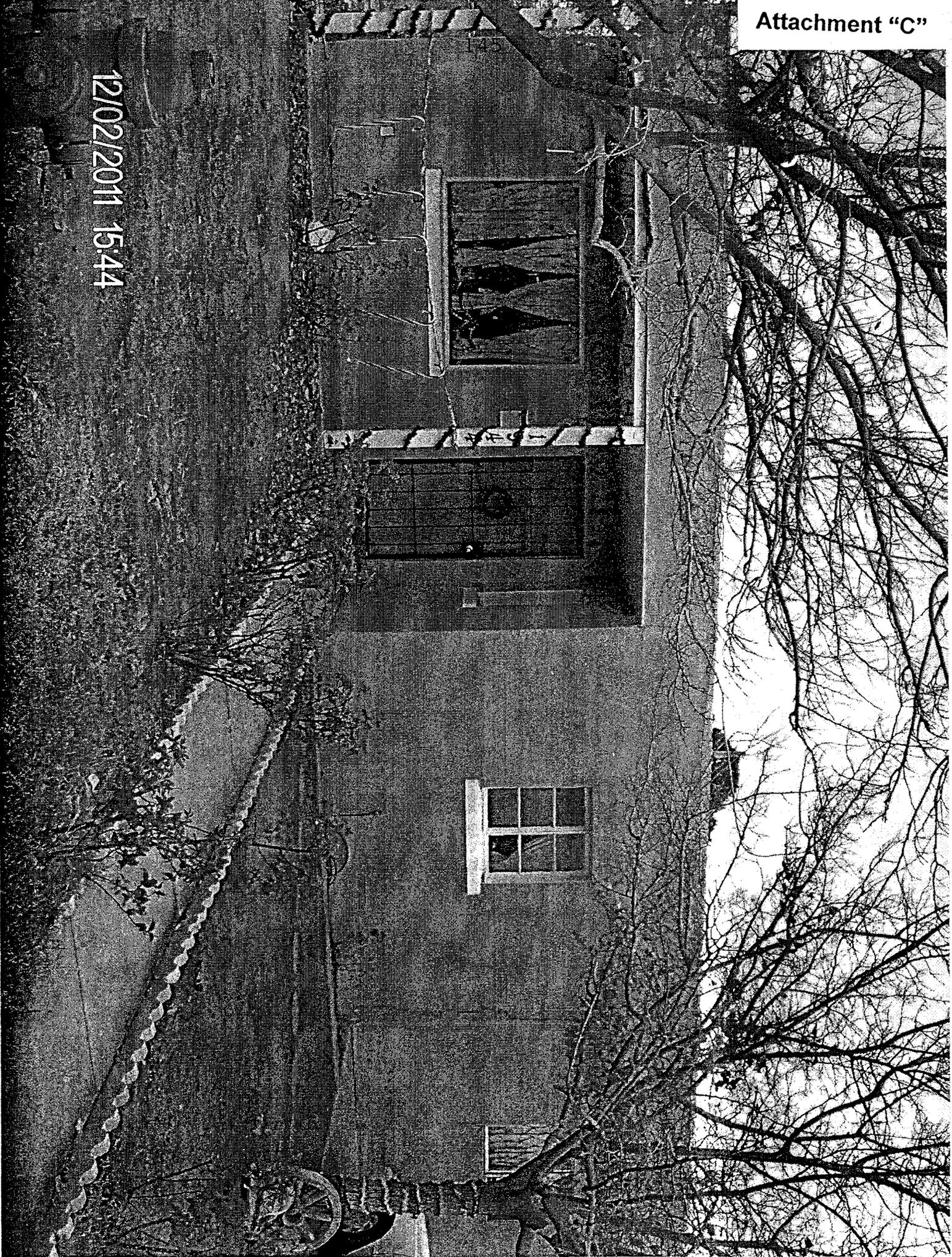
Since the present home rehabilitation guidelines do not allow funding in excess of \$57,000 per project, which is insufficient to improve the living conditions of Ms. Golden's home, staff is requesting that the City Council authorize the following exception to be able to assist the Golden family with a decent, energy efficient, safe and sanitary home:

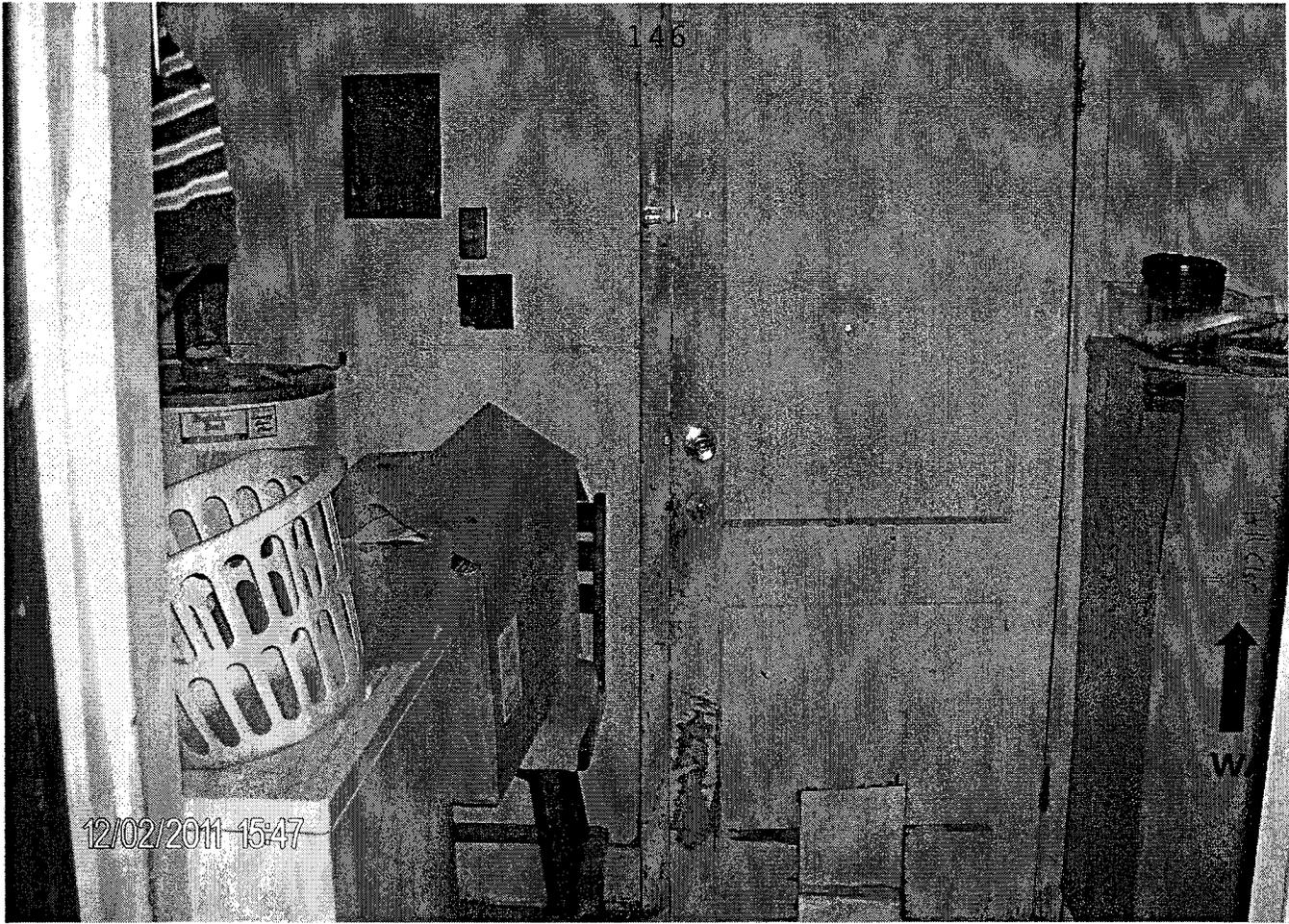
1. An exception in accordance with Chapter VIII, Part B-4 of the City's Home Rehabilitation Handbook which allows City Council to grant an exception to allow for a rehabilitation project above the maximum funding limits of \$57,000 set in Chapter VII, Part E-1-5 and Chapter VIII A-B, for the rehabilitation of the Golden home at a total investment of approximately \$72,000. Any surplus funding will be refunded to the Home Rehabilitation Program account.

Staff is requesting that the approximate amount of \$72,000 be provided to Ms. Golden, \$55,000 be given as a Deferred Payment Loan (DPL) due upon sale or transfer; and a grant for \$17,000 to be forgiven at a rate of \$1,000 a year, rounded to the next highest \$1,000.

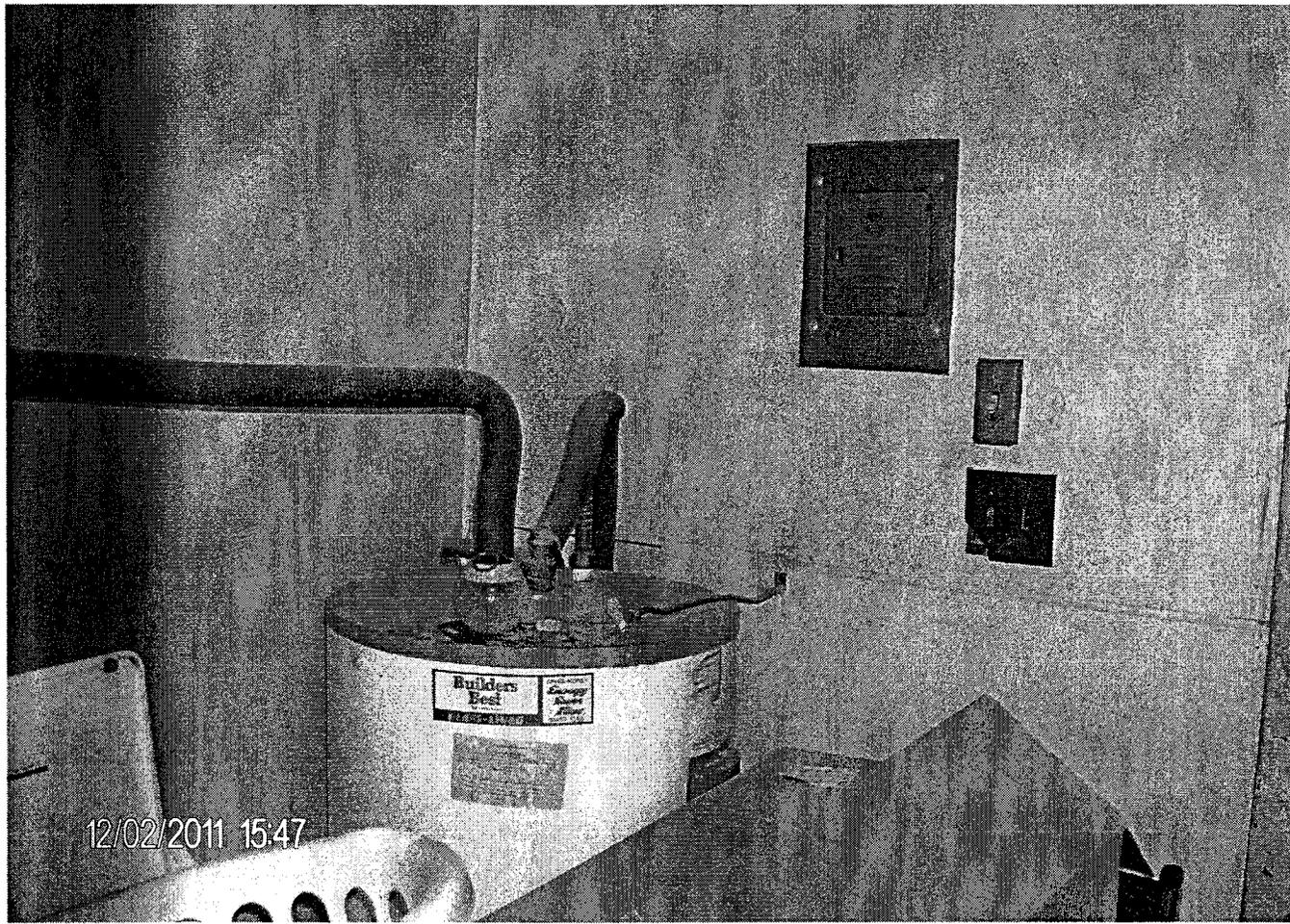
cc: David Weir, Community Development Director *DW*  
 David Dollahon, Chief Planning Administrator *DD*  
 Paul Michaud, Senior Planner *PM*

12/02/2011 15:44





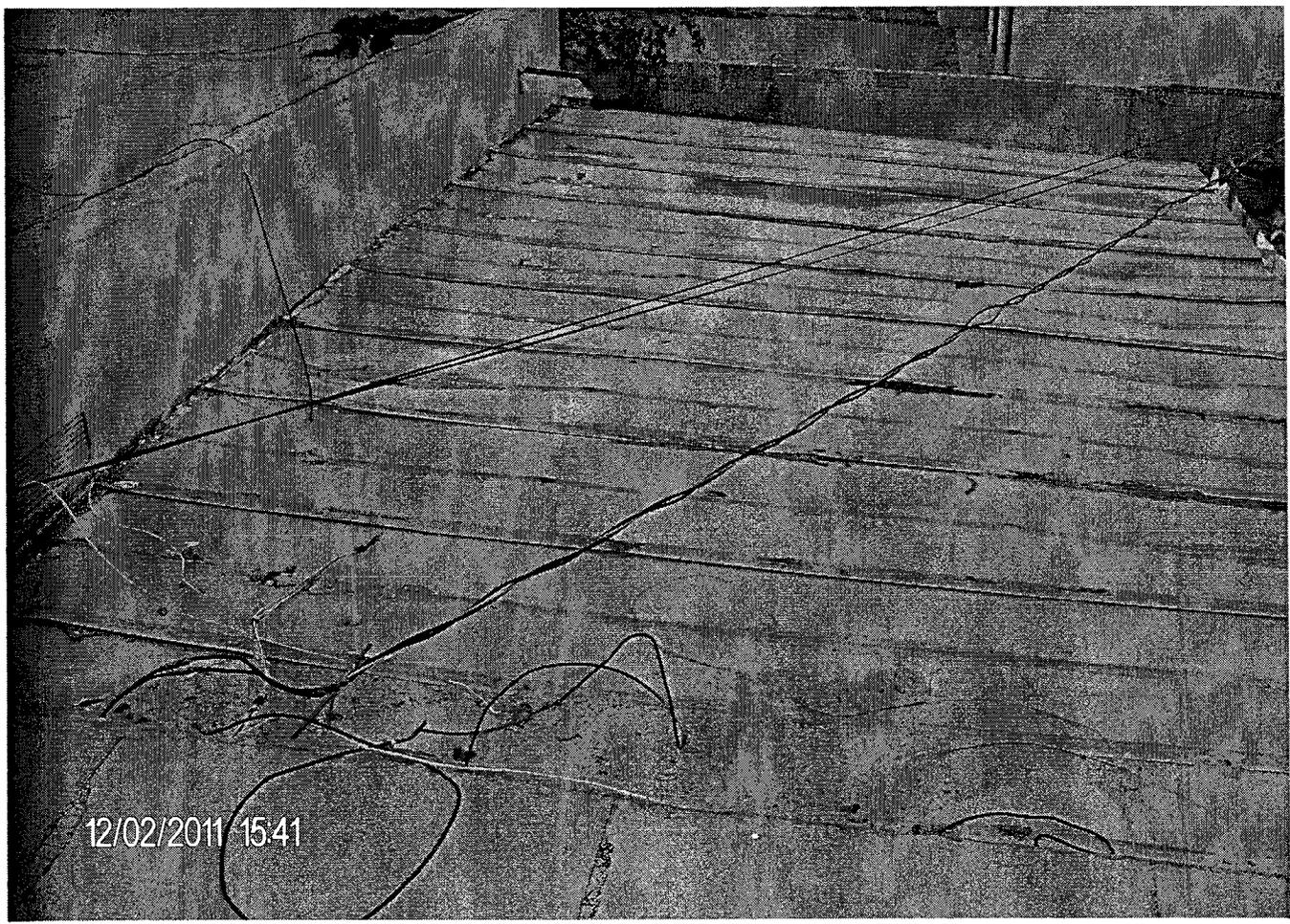
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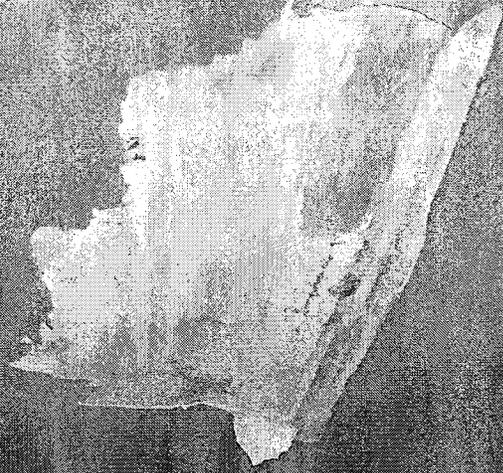
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