

The City of Rockland Multi-Family Housing Rehabilitation Program 2007

Community Development Block Grant (CDBG)

Tuesday, September 14, 2010

Before and After Photographs of Apartments:

22 Rockland St (4 Units)

49 Brewster St (2 Units)

204 Main St (Brunswick House) (20 SRO)

22 Masonic St (2 Units)

Participants

**Rockland Community Development
Department, Rodney Lynch, Director**

Property owners:

**Dale Martin, Lyman and Efi Marine and
Colin Wentworth**

**Contractors: Robert Emery, Adam Ackor,
and Colin Wentworth**

**Technical Support: Eric Galant, Mid-Coast
Regional Planning Commission**

Rehab Technicians: Penquis CAP

2007 CDBG Housing Assistance Application Program Statistics for the City of Rockland

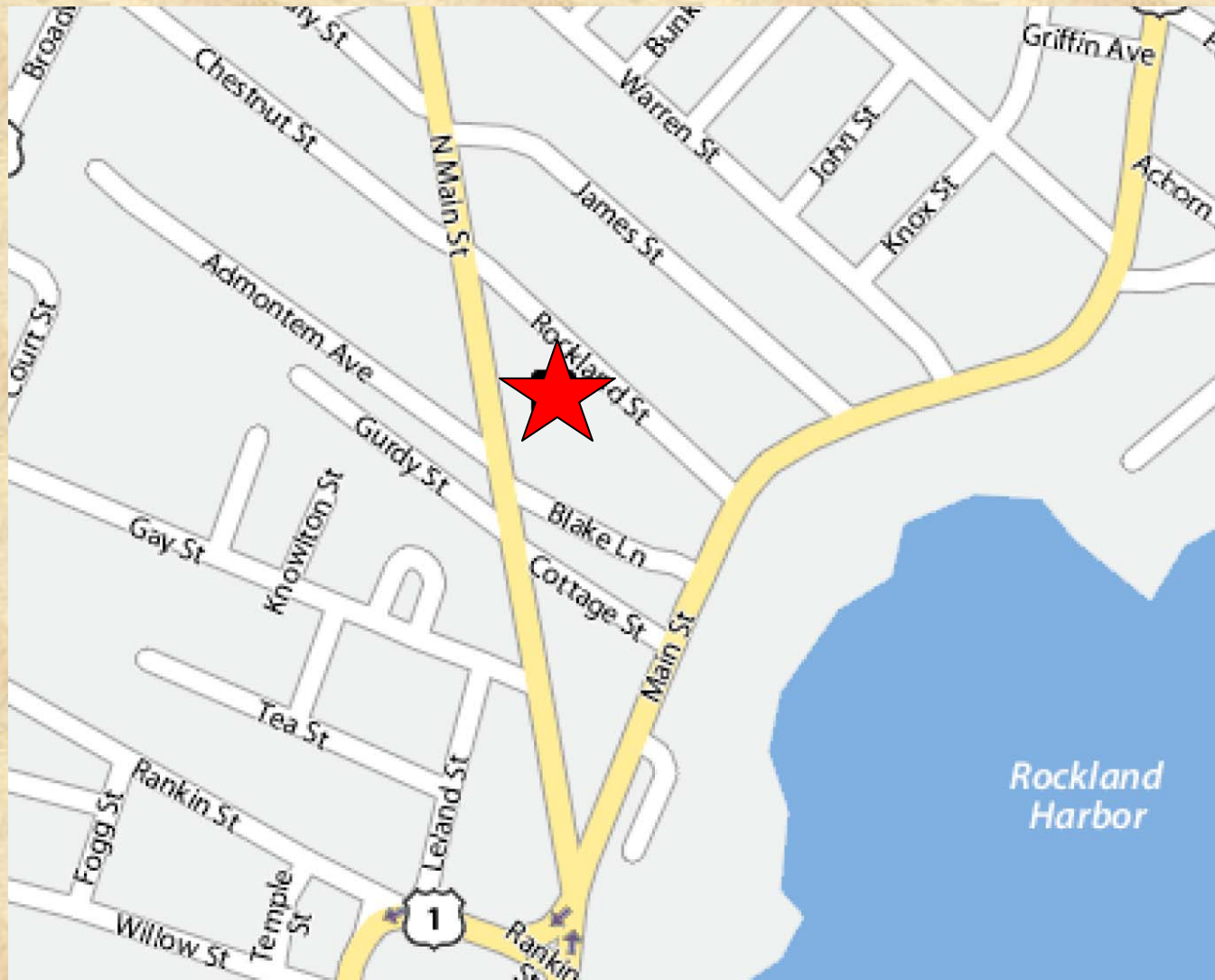
- Number of apartment buildings rehabilitated: **4.**
- Number of apartment units rehabilitated: **8.**
- Number of Single Room Occupancy Units rehab: **20.**
- Number of units occupied by LMI persons: **27.**
- Number of LMI persons assisted: **33.**
- Codes: Building codes, Life Safety codes.
- Minimum housing quality standards.
- Examples of substantial rehabilitation work:

Sprinklers, interior/exterior stairway egress/ingress, energy efficient windows, insulation, new electrical, new plumbing, new kitchens, siding, new bathrooms, wired fire alarms, roof re-shingling, lead based paint remediation, new flooring.

2007 CDBG Housing Assistance Application Program Statistics for the City of Rockland

- **Amount of CDBG funds invested: \$210,000.**
- **Amount of private funds invested: \$25,700.**
- **Estimated added property valuation: \$116,000.**
- **Estimated annual property tax income: \$2,000.**

22 Rockland St



22 Rockland St

Before Construction



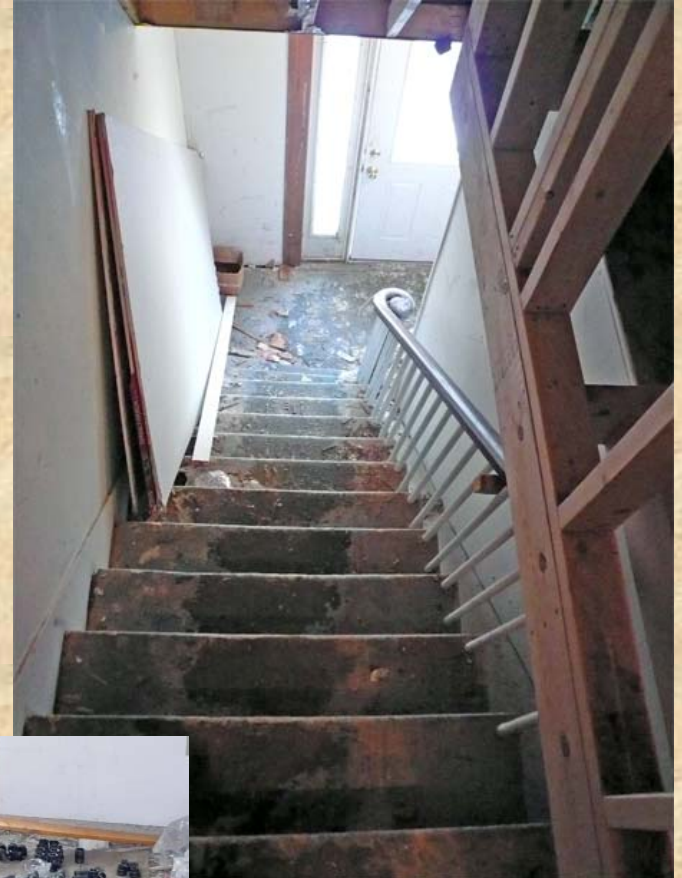
22 Rockland St

During Construction



22 Rockland St

During Construction



22 Rockland St

During Construction



22 Rockland St

After Construction



22 Rockland St

After Construction



22 Rockland St

After Construction



22 Rockland St

After Construction



22 Rockland St

After Construction



22 Rockland St

After Construction

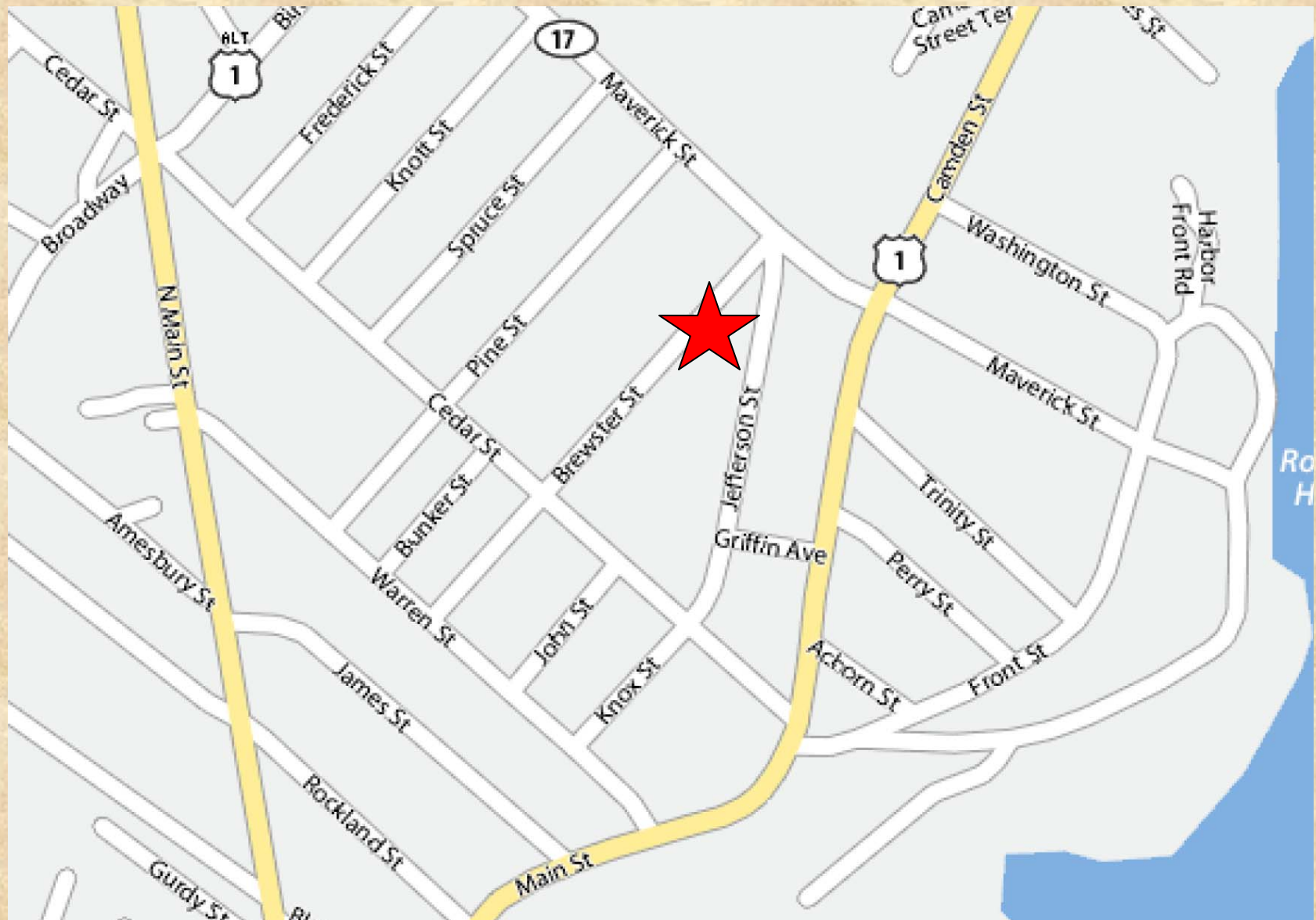


22 Rockland St

After Construction



49 Brewster St



49 Brewster St

Before Construction



49 Brewster St

Before Construction



49 Brewster St

Before Construction



49 Brewster St

During Construction



49 Brewster St

During Construction



49 Brewster St

After Construction



49 Brewster St

After Construction



49 Brewster St

After Construction



49 Brewster St

After Construction



49 Brewster St

After Construction

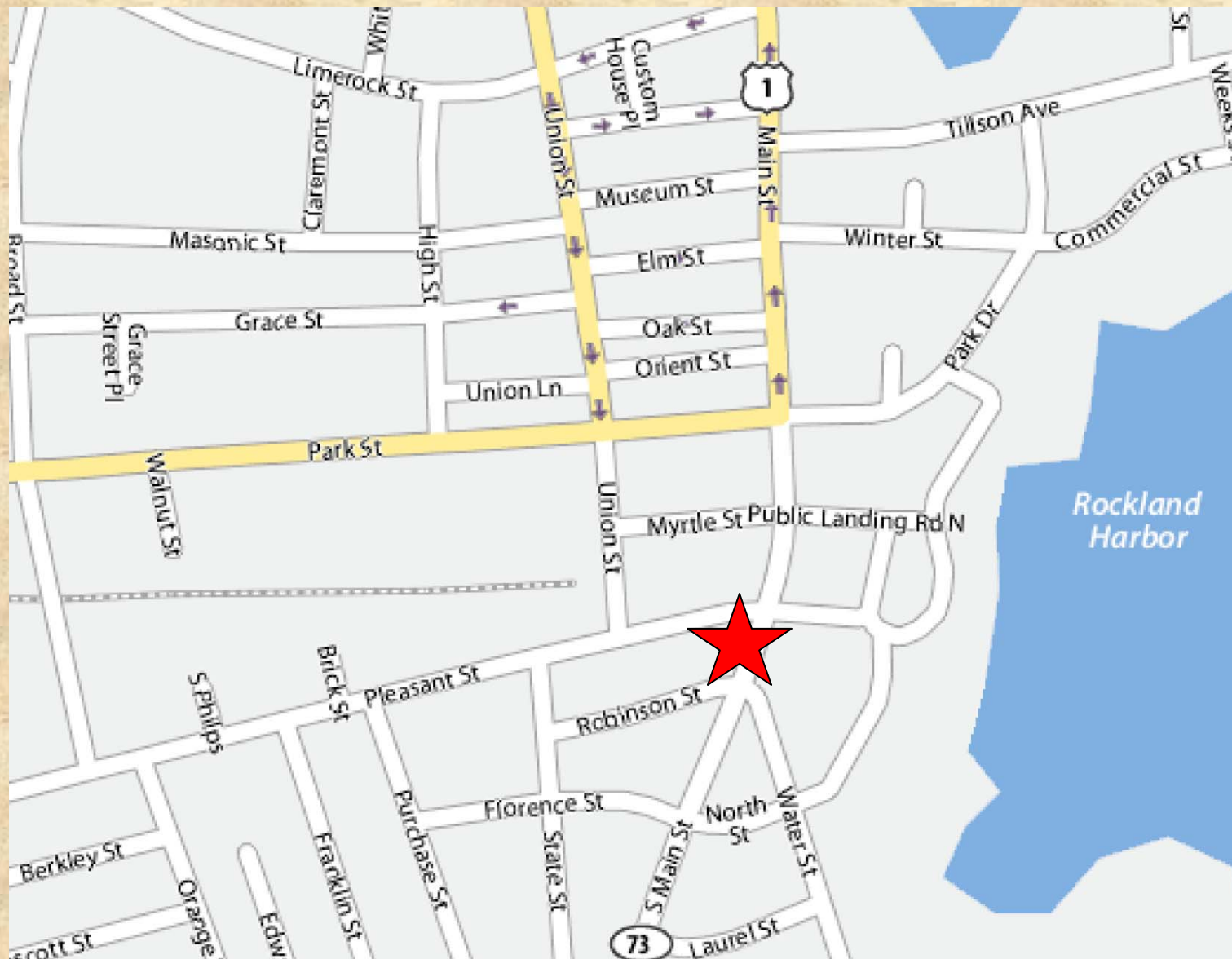


49 Brewster St

After Construction



204 Main St (Brunswick House)



204 Main St (Brunswick House)

During Construction



204 Main St (Brunswick House)

During Construction



204 Main St (Brunswick House)

During Construction



204 Main St (Brunswick House)

During Construction



204 Main St (Brunswick House)

During Construction



204 Main St (Brunswick House)

During Construction



204 Main St (Brunswick House)

After Construction



204 Main St (Brunswick House)

After Construction



City of Rockland 2011 CDBG Multi-Family Housing Assistance Application

**Due Date of April 1, 2011 to the
Department of Economic and Community Development**

For Substantial Rehabilitation to 2 or more unit Apartment Buildings Only:

- **CDBG Application request for up to \$300,000 to rehabilitate up to 13-15 apartment units in 2-family and multi-family dwellings.**
- **Up to \$30,000 per unit for correcting building and Life Safety code violations, plumbing, heating, electrical, lead based and other hazardous removal, foundation, siding, windows, doors, egress/ingress, fire alarms, sprinkler systems, energy efficiency, roof re-shingling.**
- **All units must meet Section 8 Minimum Housing Quality Standards when completed and all code violations corrected.**
- **All Buildings must be inspected by the Code Enforcement Office and the Rockland Fire Department to determine code violations and corrections.**

- **Contractors (painters, electricians, plumbers, and general contractors) who renovate residential buildings need to become EPA Certified in Lead Abatement.**

- **A 90%, no interest, loan for up to 10 years, with a 10% property owner match.**
- **Deferred principal payments for the first 5 years of the loan.**
- **Up to a 50% grant if the building is held for up to 10 years.**
- **Only a majority, or 51%, of the units in the apartment building must be occupied by Low to Moderate Income (LMI) persons at Fair Market Rents for the duration of the loan. The remaining can be market rate units.**

Next Step: If you are interested in participating in the program, we would appreciate the submission of a Letter of Intent and a Letter of Commitment containing the following information:

Sample Letter of Intent

(Date)

**Rodney Lynch, AICP
Community Development Department
City of Rockland, 270 Pleasant St
Rockland, ME 04841**

Re: Letter of Intent for the City of Rockland 2011 CDBG Housing Assistance Application for a Multi-Family Housing Rehabilitation Loan Program

Dear Mr. Lynch:

The purpose of this letter is to serve as a Letter of Intent for the City of Rockland Community Development Block Grant (CDBG) Housing Assistance Application for a Multi-Family Housing Rehabilitation Loan Program for the ____unit apartment building located at ____Rockland, Maine.

In doing so, (I/we) give permission to the Rockland Code Enforcement Office and Rockland Fire Department to enter and inspect the building for Building Code and Life Safety Code violations and to prepare an inspection report.

Presently there are ____ persons living in the apartment building. It is estimated that ____ units are occupied by low to moderate income persons for an estimated total of ____LMI persons living in the building.

(I/we) give permission to the Rockland Community Development Department to perform an income survey of the tenants and to interview at least one tenant household as to the condition of the building.

Sincerely,

(Property Owner's Name and address and signature)

**Please submit the letter by Friday,
October 8, 2010 by 4:00 PM to the
following address:**

**Rodney Lynch, AICP
Community Development
Department
City of Rockland
270 Pleasant St
Rockland, ME 04841**

Letter of Commitment: Name of property owner and the location of the apartment building and number of units.

Project Description: including plumbing, heating, and electrical improvements, sprinklers, egress/ingress, lead base paint, and other hazardous material removal, foundation, roofing, siding, energy savings and efficiency, windows, entrances, and the Building and Life Safety code issues that will be addressed by the project. Must be a substantial rehabilitation project.

- **Estimated total project cost.**
- **Estimated amount of CDBG grant funds requested and the use of CDBG funds.**
- **Estimated amount of private and/or bank financing, and sources, which will be committed to the project.**

Sample Letter of Commitment

(Date)

**Rodney Lynch, AICP
Community Development Department
City of Rockland, 270 Pleasant St
Rockland, ME 04841**

Re: Letter of Commitment for the City of Rockland 2011 CDBG Housing Assistance Application for a Multi-Family Housing Rehabilitation Loan Program

Dear Mr. Lynch:

The purpose of this letter is to serve as a Letter of Commitment for the City of Rockland Community Development Block Grant (CDBG) Housing Assistance Application for a Multi-Family Housing Rehabilitation Loan Program for the ____unit apartment building located at _____Rockland, Maine.

The rehabilitation project will consist of _____for a total estimated project cost of \$____. This cost was prepared by _____. The estimated amount of CDBG loan funds requested is \$____, The CDBG loan funds will be used for_____. The private match in the amount \$_____ will be provided by _____ and will be used for _____. Upon completion of the substantial rehabilitation project, the building will meet minimum housing quality standards. Building and Life Safety Code violations cited by the Rockland Code Enforcement Office and Fire Department will be corrected to their satisfaction.

If Community Development Block Grant loan funds for the rehabilitation project are approved, I/we are committed to renting a majority of the units to LMI persons for the duration of the loan at Fair Market Rents.

Sincerely,

(Property Owner's Name and address and signature)

**Please submit this letter
to the following address:
by Monday, November 15, 2010**

**Rodney Lynch, AICP
Community Development Department
City of Rockland
270 Pleasant St
Rockland, ME 04841**

2011 CDBG Housing Assistance Application Timeline

- Advertise program - 2007 CDBG Program Power Point Presentation: September 14, 2010.
- Letter of Intent to participate: October 8, 2010.
- Letter of Commitment due: November 15, 2010.
- Public Hearing: December 13, 2010
- Write grant application: February/March 2011.
- Application submission: April 1, 2011.
- Start Rehab Work: September 2011.