



Loan Summary

The Village of Oak Park
Neighborhood Services Division
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Single Family Housing Rehabilitation Program

I. Identification Number: SFR-062

II. Project Cost:

Deferred Rehab Loan
\$24,999.00 (\$22,500 + \$2,499 contingency)
(Fund 20, CDBG Revolving Loan Fund)

Lead Hazard Reduction
\$33,360.00 (\$29,860 + \$3,500 contingency)
Grant (Fund 83, CDBG Fund)

Total Project Cost \$58,359.00

III. Loan/Mortgage Amount: \$24,999 (\$22,500 + \$2,499 contingency)

First Mortgage: ±\$67,276

Second Mortgage: none

VOP Mortgage (this loan): \$24,999

Post-Rehab Encumbrance: ±\$92,275

Estimated Market Value/
Current Market Value: \$265,480 (Cook County Assessor's estimate)

Post-Rehab Equity: \$173,205 (65.24% equity)

IV. Obligations

Property Taxes: Current \$4,407 paid 02/23/2015
(1st installment 2014 taxes)
Verified 3/6/2015. No other taxes owed.

Water Bill: Current

V. Housing Code Violations:

None

VI. Use of Loan Funds:

The program will touch both the exterior and interior of the house. The exterior work is primarily environmental rehab funded through the lead hazard reduction grant. The interior work is mainly replacing the basement floor and adding a drain tile, which is funded through the rehab loan.

Exterior

- Wet scrape, prime and paint entire house, including front and side doors and window sashes.
- Wet scrape, prime and paint floor, ceiling and windows in the interior of the front porch.
- Repair broken front porch window glass.
- Cap all windows with aluminum.
- Enclose soffit and fascia with aluminum.
- Add new mulch around exterior of house.

Interior

- In den, laminate ceiling with 3/8" drywall and install new ceiling fan with light.
- Install new GFCI outlets in bathroom and kitchen.
- In kitchen, remove existing suspended ceiling and laminate 1/2" drywall, followed by prime and paint, and install new light fixtures.
- Install a new handrail with balusters on staircase going up stairs.
- Remove and replace a new glass block window in the second floor bathroom with vent.
- Basement
 - Break up and remove existing concrete floor.
 - Dig a trench around perimeter and install drain tile which will drain into a new sump pump pit with new sump pump discharging to the exterior.
 - Remove existing basement stair case to allow for pouring a new basement floor, and rebuild stair case after concrete has cured.
 - Stabilize and paint wood support posts.

VII. Comments:

This is a one-story frame bungalow owned and occupied by a single mother and two children over the age of eighteen. One of the children is a full-time student, the other is unemployed. The household qualifies as low-income. Last income verification was conducted on 11/05/2014 and will be recertified before the Board meeting.

A lead inspection and risk assessment were done before the start of specification writing. In accordance with federal requirements for projects with a rehab cost below \$24,999, interim controls will be used to address all lead paint hazards.

Four contractors bid on the project, and two were within the acceptable bid range established by the Village. The owner intends to move forward with C&J Home, which is the lowest bidder at \$53,359 for the entire project. The rehab loan and lead grant will have a \$2,499 and \$3,500 contingency, respectively.

The post-rehab equity meets the program guideline requiring post-rehab equity of at least 15%. For purposes of determining equity, staff used the Assessor's estimated market value of \$265,480. With total debt of \$92,275 [\$67,276 first mortgage and \$24,999 second (Village) mortgage], there will be 65.24% post-rehab equity. The Village's investment is protected.
