

**Progress Report  
MD-18-CD-21**

14 out of 15 rehabilitation projects funded under this grant have been completed and the [REDACTED] replacement home is currently under construction and projected to be completed by 5/1/2020. All funds were expended by the grant deadline of 07/31/19. The final report on this grant will be filed with the State CDBG Office upon completion of the [REDACTED] project.

**Progress Report  
MD-20-CD-22**

On July 19 of this year, subsequent to my grant application, Worcester County received approval from DHCD for an additional \$300,000 in funding from CDBG for the continuation of the Housing Rehabilitation Program. I completed the Environmental Review and submitted the record and our request for release of the funds to CDBG on September 20. As of this date, we still have not received an official release of funds, however, following my inquiry on October 31 as to the status of the release I received authorization to begin the procurement process. The next deadline in the County’s grant agreement (which at this juncture has not been fully executed by the State) is the required expenditure of 5% of the total funding by January 15, 2020. In preparation of meeting the spend down requirement when the funds are released we will review and discuss awards on the following cases. For your reference, below is a chart of the budget categories and commitments to date.

Category	Budgeted	Committed	Spent	Available
Project Administration	12,000			12,000
Relocation	8,345			8,345
Emergency Repairs	73,505			73,505
General Rehab	206,150			206,150
<b>TOTALS</b>	<b>300,000</b>			<b>300,000</b>

**New Requirements  
MD-20-CD-22**

Beginning with this grant year, properties with an estimated rehab cost that exceeds 49% of the tax assessment value are ineligible for CDBG funding. Costs associated with lead paint risk reduction may be deducted from this formula. For properties that have health or safety hazards, the County may request an exception to be allowed to eliminate the hazards. In my case write-ups I will identify any properties that need an exception in order to receive grant funding.

**New Applicant Cases**

████████████████████ **2018 Coulbourn Mill Rd., Salisbury**  
**(address is Salisbury but property is in Worcester County)**

████████████████████ is a disabled veteran and recently retired. Total household income is \$████████████████████. This exceeds the income limit for CDBG funding. The home has been deemed to be in need of replacement by the Program Inspector, but, unfortunately, their income also exceeds the limit for the STAR replacement home program. I requested an exception from the State Special Loans Program to attempt to gain either rehab or replacement from other funding sources that they have but the request was denied. Will be sending ██████████ a denial letter following the Board meeting.

████████████████████ **5502 Teaberry Lane, Snow Hill**

████████████████████ of age and has an annual income of ██████████ and a part-time job ██████████. This places her at below 50% of median, classified as low income. Items needed at this property include a roof replacement, replacement windows, and replacement kitchen cabinet and counters. A final scope of work is attached; estimated project cost is \$31,103.

████████████████████ **10313 Dinges Road, Berlin**

████████████████████ with an annual income of ██████████. This places her at below 30% of median, classified as extremely low income. We provided CDBG funding under the previous grant to relocate ██████████ during the demolition of their home and subsequent construction of a replacement home. Mrs. ██████████ has re-applied to the Program to obtain funding for a water conditioner as the iron and sulfur content of the new well render the water undrinkable. She is also requesting funds to replace her half-glass entry doors with solid steel doors as she is concerned about security now that she lives alone. A scope of work is attached; estimated project cost is \$5,400.

████████████████████ **410 W. Market St., Snow Hill**

████████████████████ respectively and are disabled. The ██████████ household income is ██████████, placing them at below 50% of median, classified as low income. The ██████████ were referred to our program by Habitat for Humanity for repairs to a sewage leak under their home. Upon visiting the property, our inspector found repairs needed in several areas, including roof replacement, HVAC system and floor repairs. The estimated rehab cost is \$45,644, which places them over the CDBG 50%

threshold in comparison to the assessed home value. Due to the serious health hazard presented by the sewage leak, both to the occupants and neighboring properties, it is my recommendation that the Board approve a request to the State for an exception to remove this and any other health and safety hazards present at the property. Inspection report and cost estimate for a complete rehab are attached.

**805 Eighth Street, Pocomoke City**

██████████ widow. Her son ██████████, also presently resides at the property. The combined household income is ██████████ placing them at below 80% of median, classified as low to moderate income. ██████████ was the recipient of a CDBG grant from Pocomoke in 2004 in the amount of \$7,525 for home repairs. Due to the time elapsed, Pocomoke has no record of the work that was done; ██████████ recollection is that the roof was repaired. In order to receive additional CDBG assistance, we would need to request an exception from the State. Repairs needed at this property include a roof replacement and insulation and vapor barrier in the crawlspace. Total cost of repairs is estimated to be \$19,380.52. Although this property meets the State's 50% cost benefit requirement (assessed value is \$68,200), there is a debt to value issue in ██████████ Cost estimate and inspection report are attached.

**3848 Snow Hill Rd., Snow Hill**

██████████ with an annual income of ██████████ This places her at below 30% of median, classified as extremely low income. ██████████ was previously approved for funding under the 2018 grant, but when placed out for bids the quotes received were in excess of 35% over the inspector's cost estimate. ██████████ was given the option of obtaining Special Loans program money to fund the balance of the rehab or to be placed on the grant waiting list and have the project re-bid under the 2020 grant. ██████████ declined loan assistance and asked to be placed on the wait list. Early this fall she left a message for me that she had found a contractor and was funding the roof repair herself. Upon notification we have permission to begin bidding projects I contacted ██████████ to see if she was interested in having her case reviewed to see if we could fund the remaining repairs. She expressed interest and I had the inspector re-visit the property to make sure the roof met our criteria before we proceeded with a new work write-up. There are various items of concern noted in his report; letter to homeowner is attached. We will need to discuss her case and determine how to proceed at this point.

**6905 Scotland Rd., Snow Hill**

██████████ retiree with a household income of ██████████, placing her at below 30% of median, classified as extremely low income. The inspector has identified many deficiencies at this property, including roof replacement, electric issues, water heater, furnace, siding, windows, and other interior surface repairs. The estimated rehab cost is \$72,900, which exceeds the 50% cost benefit limit as compared to the assessed

value of the property. A request for an exception to address the health and safety concerns only would need to be requested from the State. Estimated cost of emergency repairs only is \$28,473. Cost estimate, inspection report attached.

### **Replacement House Program**

**Group A: These dwellings urgent conditions such as a possible electrical fire hazard, sewer gas hazard, gas leaks, possibly leading to accidental death.**

[REDACTED] - under construction

**Group B: These have tasks that are still urgent by nature, such as possible electrical shock hazard, ongoing plumbing leaks, sewage leaks, visible mold, other environmental concerns, but would otherwise fit into the final group C.**

[REDACTED] site plan  
[REDACTED] - site plan  
[REDACTED] - site plan

**Group C: Severe structural problems (as in former 2 groups), but none are thought to be possibly life ending. No particular order is meant to be implied in the list below.**