

RESOLUTION NO. 4024

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ADOPTING
THE RESIDENTIAL FAÇADE PROGRAM AND PROGRAM GUIDELINES**

WHEREAS, after a successful rehabilitation program that addressed interior repair work related to health and safety code, the next step in the rehabilitation process would be to address the exterior of the homes through a Residential Façade Program.

WHEREAS, the intent of the City of Soledad's Residential Façade Program is to provide financial incentives to residential property owners of low/moderate income, to improve the exterior appearance of their homes with improvements in exterior painting and paint removal, replacement of windows and window frames, weatherization, landscape, removal of concrete (front yard), and fencing.

WHEREAS, the City of Soledad makes available through its Residential Façade Program, Grants up to \$10,000 for exterior improvements made to eligible homeowners.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad that the Council adopts the Soledad Residential Façade Program and Program Guidelines.

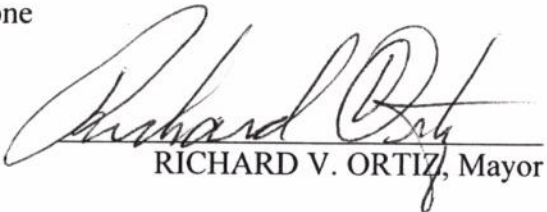
PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 6th day of June, 2007, by the following vote:

AYES, and in favor thereof, Councilmembers: Martha Camacho, Juan Saavedra, Patricia Stephens, Mayor Pro Tem Christopher Bourke, Mayor Richard Ortiz

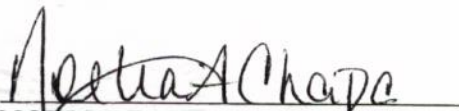
NOES, Councilmembers: None

ABSTAIN, Councilmembers: None

ABSENT, Councilmember: None


RICHARD V. ORTIZ, Mayor

ATTEST:


NOELIA F. CHAPA, City Clerk

Attachment A
THE CITY OF SOLEDAD RESIDENTIAL FAÇADE PROGRAM
PROGRAMGUIDELINES

RESIDENTIAL FAÇADE GRANT PROGRAM THE CITY OF SOLEDAD

The intent of the City of Soledad Residential Façade Program is to provide financial incentives to residential property owners, of low/moderate income, to improve the exterior appearance of their homes with improvements in exterior painting, windows/weatherization and landscape.

The Residential Façade Program will be funded by two sources; the Redevelopment Agency and CDBG Program Income.

PROGRAM DESCRIPTION

The Residential Façade Grant program mitigates visual blight and improves the community appearance. This program provides up to \$10,000 in conditional grants to qualified homeowners. All improvements must be physically attached to the property and permanent in nature. City Staff will recommend specific improvements based on site analysis which will typically include more than one of the following components:

1. Exterior Painting and Paint Removal
2. Replacement of windows and window frames
3. Weatherization
4. Landscape
5. Removal of Concrete (front yard)
6. Paint
7. Fencing

The money will be disbursed on a first come first served basis. Priority will be given to properties which have a significant visual and economic impact on the surrounding streetscape.

Funds can be used for the purchase of related materials, paint, and costs to retain a licensed and insured contractor. Re-stucco or re-stucco repairs with trim painting to existing stucco buildings may qualify if the property is not designated as a historic building.

The Paint Program provides reimbursement for paint and paint supplies to low and moderate income City residences who are interested in painting the exterior of their home and doing the

work themselves. Reimbursement will occur after City staff has verified that the work has been completed based on the scope of work.

APPLICANT ELIGIBILITY

Residential property owners may qualify for the program provided that the building is structurally sound, does not require extensive rehabilitation, and the City has not cited the owner for code violations. Residential property owners within the Redevelopment Area may apply. If the program is successful, and subject to Agency and City Council Approval, the program may be extended.

Grants through the Residential Façade Program are available to low/moderate households. Income limits are based on the California Department of Housing and Community Development 2007 Annual Income Limits:

California Department of Housing and Community Development 2007 Annual Income Limits								
Persons in Household	1	2	3	4	5	6	7	8
Very Low	\$22,600	\$25,800	\$29,050	\$32,250	\$34,850	\$37,400	\$40,000	\$42,550
Low	\$36,100	\$41,300	\$46,450	\$51,600	\$55,750	\$59,850	\$64,000	\$68,100
Moderate	\$53,300	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300	\$94,400	\$100,500

Conflict of Interest

No member of the City Council or the Redevelopment Agency of the City of Soledad and no other official, employee or agent of the City Government who exercise policy, decision-making functions, or responsibilities in connection with the planning and implementation of the program shall directly or indirectly be eligible for this program, unless the application for assistance has been reviewed and approved according to applicable City Conflict of Interest Laws.

A contractor with a vested interest in the property cannot bid on a program job. Such a contractor may act as owner/builder.

APPLICATION PROCESS

The applications are evaluated on the basis of funding availability, degree of positive impact on the surrounding area, readiness of applicant to begin construction and extent to which low/moderate income residents are served.

A. Application

The applicant will submit a *Housing Program application [Exhibit A]* to the City.

B. Documentation

Applicant will need to submit the following documentation with application:

- ∞ Proof of homeownership.
- ∞ Proof of current and paid fire liability insurance.
- ∞ Copy of the latest property tax bill and proof of payment.

TERMS AND REPAYMENT OF GRANT

The City of Soledad makes available through its Residential Façade Program, grants up to \$10,000 for exterior improvements made to eligible homeowners.

The loan may take the form of a 100% grant, provided the property owner does not convey title of the property for the five (5) years following the *Grant Agreement [Exhibit B]* execution date. Twenty percent (20%) of the total grant amount will be forgiven on the yearly anniversary date of the executed Grant Agreement. On the occurrence of the five year maturity date a Grant Agreement Cancellation will be recorded with the Monterey County Recorder's Office

Residential Façade grants are targeted to homeowners that plan to continue living in the home for a period of at least five (5) years. Grant recipients changing residency or changing title to the unit with grant funds in less than five (5) years will result in forfeiture of the grant funding and require repayment of the grant funds issued according to the following schedule:

Change of Residency or Title of Rehabilitation Unit Under:	
1 Year	100 percent refunded
2 Year	80 percent refunded
3 Year	60 percent refunded
4 Year	40 percent refunded
5 year	20 percent refunded

Should title of the residence change to a household that is qualified to also obtain a Residential Façade Grant as specified under the program guidelines, the grant and its remaining term may also be transferred to said household upon review of qualifications and certification of eligibility.

Limits to Participants

A property receiving Residential Façade Program funds is not eligible for additional funding within three years of completion of the façade improvements.

Use of Funds

Site Improvement costs beyond the maximum Grant amount shall be borne by the Recipient. The Recipient understands that the Grant funds will be solely and exclusively used for the Site Improvements expressly authorized in the *Improvement Certificate [Exhibit C]* and the Grant Agreement.

CONTRACTOR SELECTION/BID PROCESS

If contractor will be hired to do the façade work, the following process will need to be followed:

Contractor Selection

Homeowner will need to obtain three (3) bids from a licensed and insured contractor. The City has established a list of contractors who are qualified to complete façade work. Minority and Women Owned Enterprises are encouraged to apply for pre-qualification. Owners may solicit bids from contractors not on the list, provided the contractors submit all required information. All contractors wishing to be added to the approved contractors list will have the following requirements:

1. Maintain required insurance, including liability and workers compensation, and meet bonding requirements identified by the City.
2. Provide a copy of their Certificate of Insurance.
3. Submit State of California contractor's license number, and be in good standing.
4. Provide at least three references for similar work performed in the past.

Bid Process

1. The property owner or the City staff will send bid packages to all approved contractors with the appropriate skills, as well as to other contractors of the owner's choosing. The property owner and City Staff may arrange a time for contractors to inspect the property and go over the bid specifications. The bid period will be no less than three weeks.
2. The goal is to have a minimum of three bids. If we receive less than three bids, staff will assure that the bids submitted are competitive and in line with the bid estimates. After bids are received from contractors, the bids will be reviewed by the Housing Department staff and the property owner. The contract will be awarded to the lowest bidder, unless a compelling reason for selecting another contractor is provided. An explanation of the rationale for not selecting the lowest bidder must be included in the property owner's file. In the event that no bids are received, or if no bids are received within the fifteen percent of the façade estimate, the project will be re-bid.

General Restrictions

1. Except in the case where the homeowner is acting as builder, the homeowner will be reimbursed for materials only which are verified by invoice or receipt. Reimbursement will occur after Agency staff has verified that the work has been completed based on the scope of work.
2. Owners may not enter into a separate contract with the selected contractor or another contractor during the façade process, nor may they request that the contractor perform work not identified in the specifications. Upgrades to materials are prohibited. Violation of these provisions may void the Contract.

Exhibit A

THE CITY OF SOLEDAD RESIDENTIAL FAÇADE PROGRAM

**THE CITY OF SOLEDAD
HOUSING PROGRAM
APPLICATION**



- HOME Owner Occupancy Housing Rehabilitation Loan Program
- RDA Single Family Rehabilitation Loan Program
- RDA Rental Rehabilitation
- RDA Rehabilitation Grant Program
- Residential Façade Program

APPLICANT INFORMATION					
Last Name:		First Name:		M.I.:	Home Phone:
Street Address:		City:	State:	Zip Code:	Work Phone:
Social Security Number:					
CO-APPLICANT INFORMATION					
Last Name:		First Name:		M.I.:	Home Phone:
Street Address:		City:	State:	Zip Code:	Work Phone:
Social Security Number:					
PROPERTY INFORMATION					
Property Address:		City: Soledad		State: CA	Zip Code: 93960
Mobile Home: <input type="checkbox"/> Y <input type="checkbox"/> N	Duplex: <input type="checkbox"/> Y <input type="checkbox"/> N	Year Built:		Year Purchased:	
Average Cost of Monthly Utilities:		Annual Homeowners' Insurance:		Annual Property Taxes:	
Electricity \$ _____	Garbage \$ _____	\$ _____		\$ _____	
Water \$ _____	Gas \$ _____	Estimated Current Value of Property: \$ _____			
Sewer \$ _____	Other \$ _____				
<input type="checkbox"/> DESCRIPTION OF REPAIRS NEEDED – HOUSING REHABILITATION PROGRAM <input type="checkbox"/> FAÇADE WORK PROPOSED – ESTIMATED COST \$ _____					

HOUSEHOLD COMPOSITION (List the head of your household and all members who live in your home. Give relationship of each family member to head.)

Full Name	Relationship	Date of Birth

Does anyone who is not listed above live with you now? ___ Y ___ N	If so, give name and relationship:
Does anyone who is not listed above plan to live with you in the future? ___ Y ___ N	If so, give name and relationship:

Does anyone in your household have a severe vision or hearing impediment, including blindness or deafness? ___ Y ___ N

Does anyone in your household have a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting or carrying? ___ Y ___ N

Does anyone in your household have a physical, mental, or emotional condition lasting six months or more that makes it difficult to perform certain functional activities, such as learning, bathing, or working? ___ Y ___ N

INCOME INFORMATION

	Applicant - Monthly	Applicant - Annual	Co-applicant - Monthly	Co-applicant - Annual
Wages, Salaries, etc.	\$	\$	\$	\$
Tips or Commission	\$	\$	\$	\$
Social Security	\$	\$	\$	\$
Retirement Funds	\$	\$	\$	\$
Unemployment Benefits	\$	\$	\$	\$
Worker's Compensation	\$	\$	\$	\$
Alimony, Child Support	\$	\$	\$	\$
Welfare Payments	\$	\$	\$	\$
Other:	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

FOR OFFICE USE ONLY

Eligibility Release Form - Applicant is a participant of a housing program that requires verification of income and/or Benefits.

ASSET INFORMATION				
Type	Cash Value	Annual Income from Assets	Bank Name	Account No.
Checking Accounts	\$	\$		
	\$	\$		
Savings Accounts	\$	\$		
	\$	\$		
Stocks	\$	\$		
Investment Real Estate	\$	\$		
Other:	\$	\$		
	\$	\$		
	\$	\$		
TOTAL	\$	\$		
LIABILITY INFORMATION (list outstanding obligations including auto loans, credit cards, charge accounts, credit union loans, personal loans, real estate loans, etc.)				
Type	Monthly Payment	Unpaid Balance	Creditor's Name	Due Date
Mortgage	\$	\$		
	\$	\$		
	\$	\$		
	\$	\$		
	\$	\$		
	\$	\$		
	\$	\$		
	\$	\$		
TOTAL	\$	\$		

FOR OFFICE USE ONLY

Credit History

A copy of the applicant's credit history must be obtained, along with documentation of the past twelve months of mortgage payment history, if not included in the credit report.

Credit Release Form – Applicants authorization, allowing the City of Soledad to obtain a copy of the applicant's consumer credit report.

FINANCING INFORMATION			
First Mortgage Lender:		Second Mortgage Lender:	
Account #:		Account #:	
Lender Name:		Lender Name:	
Street Address:		Street Address:	
City, State, Zip:		City, State, Zip:	
Monthly Payment:	\$ _____	Monthly Payment:	\$ _____

The information provided above is true and complete to the best of my/our knowledge and belief. I/We consent to the disclosure of such information for purposes of income verification related to my/our application for financial assistance. I/We understand that any willful misstatement of material fact will be grounds for disqualification.

Applicant

Date

Co-Applicant

Date

Exhibit B

THE CITY OF SOLEDAD RESIDENTIAL FAÇADE PROGRAM
GRANT AGREEMENT

RECORDING REQUESTED BY:

THE SOLEDAD REDEVELOPMENT AGENCY
POST OFFICE BOX 156
SOLEDAD CA 93960

WHEN RECORDED MAIL TO:

Soledad Redevelopment Agency
Post Office Box 156
Soledad CA 93960

NO FEE DOCUMENT (GOV. C 6103)

SPACE ABOVE LINE FOR RECORDER'S USE

APN: _____

FAÇADE GRANT AGREEMENT

This Residential Façade Program Grant Agreement ("Agreement") is entered into as of _____, 2007 is entered into between _____ ["Grantee(s)"] and Soledad Redevelopment Agency ["Agency"] for a residential façade rehabilitation grant of residence located at _____, Soledad CA 93960 ["Grantee's Residence"].

RECITALS

A. The Grantee holds title to a certain parcel of real property located at _____, Soledad, California (the "Property"). The Property is located in the Redevelopment Project Area for the Soledad Redevelopment Agency, in which the Agency is conducting a Residential Façade Improvement Program.

B. The Property is of residential use and the improvements constructed by Grantee include the following: _____, as more particularly described in Exhibit A, attached hereto and incorporated herein (the "Improvements").

C. The Grantee seeks the Agency's assistance financing the Improvements, and the Agency seeks to provide redevelopment funds to finance improvements to the Project Area.

D. The rules and regulations under which the Agency grant is being administered require that as a condition of said grant, Grantee execute an agreement restricting the transfer of ownership in said property for a period of five (5) years from the date of execution. Any change in residency or title to said property in less than five (5) years will result in forfeiture and repayment to Agency of grant funding.

E. The Grantee and the Agency have agreed to enter into this Agreement subject to its terms, conditions and covenants.

AGREEMENT

NOW, THEREFORE, the parties to this Agreement agree as follows:

Section 1.1 Bidding. Grantee agrees to obtain at least three (3) bids for each Improvement.

Section 1.2 Construction.

A. Commencement of Rehabilitation. Not later than _____, 200_, the Grantee shall promptly begin and thereafter diligently prosecute to completion the work described in Exhibit A. Notwithstanding anything in this Agreement to the contrary, the Executive Director of the Agency may authorize, in writing, an extension of time for commencement of rehabilitation.

B. Completion of Rehabilitation. The Grantee hereby agrees to complete the construction and installation of all Improvements by _____, 200_.

C. Maintenance of Rehabilitation. The Grantee hereby agrees to maintain the Improvements for five (5) years.

ARTICLE 2 GRANT PROVISIONS

Section 2.1 The Grant. The Agency agrees to provide a grant to the Grantee from [Soledad Redevelopment Agency/CDBG Program Income] in the amount of _____ Dollars (\$_____.00) for the façade Improvements (the "**Grant**"). All costs incurred by the Grantee in connection with the design, installation and/or construction of the Improvements in excess of the Grant shall be the sole responsibility of the Grantee.

Section 2.2 Conditions Precedent to Agency's Obligation. The obligation of the Agency to provide the Grant under this Agreement is subject to the Grantee providing the following to the Agency on or before the Effective Date:

A. If applicable, a copy of all of the Grantee's contract(s) with architects, design professionals and any other consultants with which the Grantee contracts, or may contract, for the provision of services which will be paid from Grant proceeds; and

B. Evidence that this Agreement does not violate any of the Grantee's agreements with any other lenders.

Section 2.3 Use of Grant Funds. The Grant funds must be used to improve the facades of residential buildings.

ARTICLE 3
TRANSFER OR SALE OF PROPERTY

Section 3.1 Transfer or Sale. Grantee hereby agrees that as a condition of the grant described herein, the Grantee agrees to repay to the Agency the grant funds (according to the schedule below) provided to them under this Agreement in the event of a transfer, change in title, or sale of the Property within five (5) years of the Effective Date. Any change in residency, change in title, transfer or sale of the Property within five (5) years of the Effective Date will result in forfeiture and repayment to the Agency of the grant funding according to the following schedule:

Change of residency or title, transfer or sale:

1 year = 100 percent refunded
2 years = 80 percent refunded
3 years = 60 percent refunded
4 year = 40 percent refunded
5 years = 20 percent refunded

ARTICLE 4
INDEMNITY REQUIREMENTS

Section 4.1 Indemnity. The Grantee shall defend, hold harmless and indemnify the Agency and Agency from and against all claims, liability, costs, expenses, loss or damages of any nature whatsoever, including reasonable attorney's fees, arising out of or in any way connected with its failure to perform its covenants and obligations under this Agreement and any of its operations or activities related thereto, excluding the willful misconduct or the gross negligence of the person or entity seeking to be defended, indemnified, or held harmless.

ARTICLE 5
MISCELLANEOUS

Section 5.1 Relationship of Parties. Nothing contained in this Agreement shall be construed as creating the relationship of employer and employee or principal and agent between the Agency and the Grantee or the Grantee's agents or employees, and the Grantee shall at all times be deemed a Grantee and shall be wholly responsible for the manner in which it or its agents, or both, perform under this Agreement.

Section 5.2 No Third Party Claims. Nothing contained in this Agreement shall create or justify any claim against the Agency by any third person whom the Grantee may have employed or contracted or may employ or contract relative to the purchase of any material, supplies or equipment, or the furnishing or the performance of any work or services with respect to any programs or projects being undertaken by Grantee.

Section 5.3 Conflict of Interest. Except for approved eligible administrative or personnel costs, no employee, agent, consultant, officer or official of the City, the Agency or the Grantee who exercises or has exercised any function or responsibilities with respect to activities assisted by redevelopment funds in whole or in part, or who is in a position to participate in a decision-

making process or gain inside information with regard to such activities assisted under this Agreement, may obtain a personal or financial interest in or benefit from the activities assisted under this Agreement, or have an interest, direct or indirect, in any contract, subcontract or agreement with respect thereto, or in the proceeds thereunder either for himself/herself or for those with whom he/she has family or business ties, during his/her tenure and for one year thereafter.

Section 5.4 Notices. Any notice, request or consent required pursuant to this Agreement shall be deemed given when delivered personally or () business days after being deposited in the U.S. mail, first class postage prepaid, return receipt requested, addressed as follows or to other such addresses as the parties may designate by notice as set forth herein:

Grantee: [NAME]
[ADDRESS]
[ADDRESS]
Attention: _____

Agency: Soledad Redevelopment Agency
Post Office Box 156
Soledad, CA 93960
Attn: Executive Director

Section 5.5 Successors and Assigns. All of the terms of this Agreement shall apply to and be binding upon, and inure to the benefit of, the successors and assigns of the Agency and Grantee, respectively, and all persons claiming under or through them.

Section 5.6 Attorneys' Fees. If any action is instituted by any party to this Agreement to enforce the terms of this Agreement or to collect any sums due hereunder, the prevailing party in such action shall be entitled to recover its costs and reasonable attorneys' fees as awarded by the court in that action.

Section 5.7 Severability. If one or more provisions of this Agreement are found invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, the remaining provisions shall not in any way be affected, prejudiced, disturbed or impaired thereby, and all other provisions of this Agreement shall remain in full force and effect.

Section 5.8 Amendments/Entire Agreement. The Agency and the Grantee reserve the right to amend this Agreement by mutual consent. It is mutually understood and agreed that no amendment, modification, alteration or variation of the terms of this Agreement shall be valid unless in writing and signed and acknowledged and approved by both parties. This Agreement constitutes the entire agreement of the parties and no oral understandings or agreement not incorporated herein shall be binding on either party.

Section 5.9 Joint and Several Liability. If the Grantee consists of more than one person or entity, each shall be jointly and severally liable to the Agency for the performance of this Agreement.

Section 5.10 Time. Time is of the essence in the performance of the terms and conditions of this Agreement.

Section 5.11 Governing Law. The laws of the State of California shall govern this Agreement.

Section 5.12 Non-Liability of Agency and City Officials, Employees and Agents. No member, official, employee or agent of the Agency or the City of Soledad shall be personally liable to the Grantee, or any successor in interest to the Grantee, in the event of any default or breach by the Agency or for any amount which may become due to Grantee or any successor under the terms of this Agreement.

Section 5.13 Agency's Rights and Consent. No forbearance, failure or delay by the Agency in exercising any right, power or remedy, nor any single or partial exercise by the Agency of any right or remedy hereunder shall preclude the further exercise of such right, power or remedy. The Agency's consent to any act or omission by the Grantee may not be construed as the Agency's consent to any other or subsequent act or omission or as a waiver of the requirement to obtain the Agency's consent in any other instance. All of the Agency's rights, powers and remedies are cumulative and shall continue in full force and effect until specifically waived in writing by the Agency.

Section 5.14 Duration/Survival. This Agreement shall continue in full force and effect until the Improvements have been completed and the certificate of occupancy has been issued.

Section 5.15 Headings. The headings within this Agreement are for the purpose of reference only and shall not limit or otherwise affect any of the terms of this Agreement.

IN WITNESS WHEREOF, the Agency and the Grantee have executed this Agreement as of the date first above written.

AGENCY:
Soledad Redevelopment Agency

GRANTEE:
[NAME]

By: _____
Its: _____
Date: _____

By : _____
Date: _____

ATTEST:

Agency Secretary

APPROVED AS TO FORM:

Agency Counsel

**STATE OF CALIFORNIA
COUNTY OF MONTEREY**

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Public in Notary and for said County State

(SEAL and)

Exhibit A

Improvements

Item:

Cost Estimate:

1. _____

\$ _____

Estimated Total:

\$ _____

Attachment No. 3

**The City of Soledad Residential Façade Program
Property Management and Maintenance Plan**

For Property Located at _____

I. Introduction

The purpose of the Management and Maintenance Plan is to provide guidelines for minimum property standards to residential owners who participate in the Agency's Residential Façade Grant Program" in order to maintain their property in an attractive and well-maintained manner. The Management Plan identifies Minimum Property Standards for maintaining decent, safe, and sanitary conditions on their property. The Plan also outlines an inspection procedure and a process for responding to Agency comments regarding the results of the inspection. Residential property owners who maintain their property consistent with Agency's Minimum Property Standards for five years will qualify for the full benefits of the Program.

II. Minimum Property Standards

The standards are minimum, acceptable guidelines for maintaining the homeowner's property in a decent, safe, and sanitary manner:

- a) Maintain all landscape areas including the lawn and shrubs in a neat and clean manner.
- b) Remove all graffiti from dwelling(s) and touch up paint on walls, woodwork (trim) and other areas.
- c) Keep all trash stored in an area, which is not visible from the street or alley.

III. Annual Inspection

City staff will conduct an exterior inspection of the residential property once a year to determine if the property owner is meeting the Minimum Property Standards as set forth in City's Municipal Code. The inspection will be scheduled at a mutually convenient time between City Staff and the Owner. The results of the inspection will be forwarded to the owner in a timely manner.

If City Staff determines, as a result of the annual inspection that the owner has failed to maintain the Minimum Property Standards, the owner will be notified in writing from the City within ten (10) days of the annual inspection. The owner will have thirty (30) days from receipt of the letter to respond and make the necessary improvements to correct the outstanding item(s). Failure to remedy the problem will be deemed a default under the terms of the Grant Agreement.

Property Owner

Date

Property Owner

Date