

CITY OF SANTA ROSA
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS
FROM: NANCY MANCHESTER, PROGRAM SPECIALIST II
HOUSING & COMMUNITY SERVICES
SUBJECT: HABITAT FOR HUMANITY AGING IN PLACE HOME REPAIR
PROGRAM

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Housing & Community Services Department that the Housing Authority, by resolution, approve a Professional Services Agreement in the amount of \$12,000 with Habitat for Humanity for administration of a program to provide funding to assist low-income senior homeowners with repairs to the exteriors of their homes, the source of funds being Fund 2282 (Housing Grant Fund)/Key 340110 (General Fund Match for Local Housing Trust Fund).

EXECUTIVE SUMMARY

Habitat for Humanity of Sonoma County has requested funding in the amount of \$12,000 to create a program to provide repairs to homes owned and occupied by low-income senior citizens in the City of Santa Rosa. If approved, the Housing Authority's funds would pay for staff and material costs that cannot be met with in-kind donations or volunteer labor.

BACKGROUND

Habitat for Humanity of Sonoma County (Habitat) has proposed a partnership between the Housing Authority and Habitat to create a program that would provide repairs to the exterior of homes owned and occupied by low-income (80% Area Median Income or less) senior citizens (age 62+) in the City of Santa Rosa. The proposed program would allow seniors to retain their housing and age in place by providing critical exterior home repairs that might include wheelchair ramps, porch and deck repairs, water heater upgrades, fence replacement, or painting. The goal of the program is to assist these low-income senior citizens with continuing to live safely and independently in their homes.

Funds are available in Key 340110 – General Fund Match for Local Housing Trust Fund (Fund 2282 – Housing Grant Fund).

PRIOR HOUSING AUTHORITY REVIEW

Not applicable.

ANALYSIS

1. Habitat's proposal for the Aging in Place (AIP) Home Repair Program has been created in response to a need in Santa Rosa to provide low-income senior homeowners with critical repairs to the exterior of their homes so that they may continue to live safely and independently.
2. By leveraging donated materials and labor, Habitat will be able to assist at least six homeowners with exterior rehabilitation that might include wheelchair ramps, porch and deck repairs, water heater upgrades, fence replacement, or painting. Households receiving Habitat's assistance must contain at least one member who is 62 years or older and be owner-occupied. The household may earn no more than 80% of the Area Median Income (AMI) adjusted for family size.
3. While the Santa Rosa area is experiencing a shortage of skilled labor and contractors that will likely be exacerbated by the recent wildfires, Habitat can provide the services of skilled volunteers from all over the United States who travel to assist with Habitat projects and therefore may not be impacted by the shortage.
4. Habitat will publicize and administer the program and be reimbursed for completed projects by the Housing Authority after the fact, upon submission of adequate documentation.
5. Program participants must contribute to their project's success by being available to Habitat staff throughout the application, verification, and work processes. Habitat further requires all able-bodied members of the participant's household to work with Habitat's staff and the project's volunteer labor force for a minimum of eight hours to complete the required repairs.
6. Habitat possesses a General Contractors license and will ensure that all work is done with proper permits, if permits are required.
7. Funds will be used to pay for staff and material costs that cannot be met with in-kind donations or volunteer labor.

FISCAL IMPACT

Approval of this action will encumber \$12,000 from Key 340110 (Fund 2282) of the Housing Authority's Fiscal Year 2017/2018 budget.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

COUNCIL/BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Che Casul (c.casul@habitatsoco.org) – Habitat for Humanity of Sonoma County
Kathy Hayes (k.hayes@habitatsoco.org) – Habitat for Humanity of Sonoma County
Kylie Dayton (k.dayton@habitatsoco.org) – Habitat for Humanity of Sonoma County

ATTACHMENTS

- Attachment 1 – Habitat for Humanity of Sonoma County Proposal
- Resolution

CONTACT

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