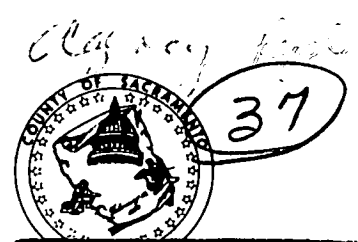




SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



Redevelopment Agency of the CITY MANAGER'S OFFICE February 6, 1985
City of Sacramento
Sacramento, California

RECEIVED
MAR 6 1985



Honorable Members in Session

SUBJECT: Proposed Policy Changes Housing Rehabilitation Program

APPROVED
BY THE CITY COUNCIL

SUMMARY

Proposed policy changes affecting the Housing Rehabilitation Programs and the Emergency Repair Programs for both the City and County of Sacramento.

MAR 12 1985

OFFICE OF THE
CITY CLERK

I. RETROFITTING GRANT

A. Increase in Retrofitting Grant Maximum to \$5,000.

BACKGROUND

The Retrofitting Grant Program allows a maximum of \$2,500 in Community Development Block Grant (CDBG) grant funds for modifications to make a house more accessible for the disabled home owner or renter. Rising material costs have rendered the \$2,500 maximum ineffective in assisting the needs of the disabled. Often disabled persons need a combination of modifications to meet their basic requirements. The following are typical retrofitting installations and price ranges:

Grab Bars	\$150-\$400
Shower Conversions	\$1,500-\$2,000
Widening Doors (each)	\$200-\$350
Kitchen Sink/Counter top modifications	\$400-\$1,000
Garage Door Openers	\$350
Bath/Sink Counter modifications	\$250-\$450
Lifts:	
Tub	\$600
*Wheelchair (48")	\$3,600
*Wheelchair (48+")	\$4,800
Ramp (each) Concrete slab	\$400
Raised	\$200

*The cost of ramps is determined by the height of the house. Code limits a rise to 1/4 inch for every foot of ramp length. In some instances, either the person's disability or the property will negate the possibility of using a ramp, making the installation of lifts a necessity.

3-12-85
All Districts

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Staff recommends increasing the Retrofitting Grant to a \$5,000 maximum. While the \$5,000 would allow a minimum funding of a ramp plus door widening and bathroom modifications or for an outdoor lift to be installed when necessary.

FINANCIAL IMPACT

Approximately 40 Retrofitting Grants were completed in 1984, which is almost double the 1983 Retrofitting effort. This increase can be attributed to an intensive outreach effort by CDBG and Rehabilitation staff to senior centers, hospitals, community center activity groups, and many special organizations for the disabled. Staff estimates assisting another 30--40 Retrofitting cases during 1985. Even with an increase in the maximum grant amount to \$5,000 per property, there still are sufficient 1985 funds budgeted to meet this need.

II. EMERGENCY REPAIR PROGRAM (ERP)

BACKGROUND

July 1984, saw the initiation of a SHRA operated City/County Emergency Repair Program (ERP). Rehabilitation staff performed intake screening, qualified owners, made site inspections, and assigned work on a rotating basis to three general contractors under contract to the Agency. This general program design and mode of operation has been approved to continue through 1985. The ERP contractor agreements will be rebid for the 1986 operation. This program has been operating smoothly, with quick staff response and relatively short work completion time. Initial contractor work quality difficulties have been resolved. The quality of work has been satisfactory. However, during the past six months, staff has found that a number of the existing adopted ERP policies have been somewhat limiting and require some modification. Staff is recommending the following:

A. Amend the existing \$2,000 maximum ERP assistance to include the words, "per property and/or per person". The administrative interpretation of this amendment shall mean that one property and/or one person may be entitled to a maximum of \$2,000 of ERP assistance. For example, if \$1,000 of assistance is rendered during one visit, the homeowner would still be eligible for \$1,000 of additional repairs at some other time. This policy is consistent with other loan program guidelines.

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B. Establish an ERP set-aside amount from the 1985 ERP CDBG allocation for making certain specialized emergency repairs. Staff is recommending that the Agency have the authority to contract directly with certain specialty contractors, such as might be required for the repair of septic or cesspool systems or water well problems. While not anticipating a large number of cases in these categories, this step could provide both a better and more expeditious service and one that should see a minor cost savings. An amount of \$30,000 is recommended to be set aside for this purpose. Staff anticipates the majority of septic problems to occur in the County, for example, the Delta towns and portions of Rio Linda. Therefore, of the \$30,000 set-aside funds, \$25,000 would be from County 1985 CDBG, and \$5,000 from the 1985 City CDBG.

FINANCIAL IMPACT

- A. \$2,000 maximum per property and/or per person policy would clarify existing policy and further encourage applicants to consider participation in the low-interest loan program.
- B. The ERP set-aside amount of \$30,000 is to be utilized from the existing 1985 CDBG allocation. No additional funding would be required.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of March 4, 1985, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Luttrell, Moose, Pettit, Sanchez,
Teramoto, Wooley, Angelides

NOES: None

ABSENT: Lopez, Ose, Walton

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POLICY IMPLICATIONS

The actions proposed in this staff report represents policy changes from the previously approved policies. Staff recommends these changes, however, because they are consistent with the CDBG programs' objective of providing housing assistance throughout the City and County to low income (80% of median and below) residents. The proposed policies will more fully address low-income housing needs and reduce unnecessary program restrictions.

RECOMMENDATION

The staff recommends adoption of the attached resolution authorizing the Agency to:

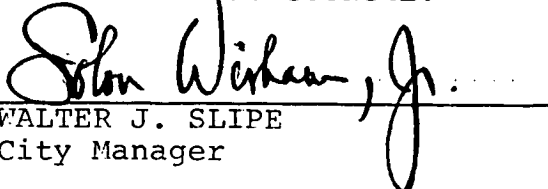
- a. Increase the Retrofitting Grants for the disabled to \$5,000.
- b. Amend the existing Emergency Repair Program policy \$2,000 maximum to include the words "per property and/or per person."
- c. Allow \$30,000 from the 1985, ERP allocation to be used for direct contracting for certain specialty repairs including but limited to cesspool, septic system and water well repairs.

Respectfully submitted,



ANDREW J. PLESCIA
Acting Executive Director

TRANSMITTAL TO COUNCIL:

for: 
WALTER J. SLIPE
City Manager

Contact Person: Michael Hanamura

RESOLUTION NO. 84-017

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

March 12, 1985

POLICY CHANGES
HOUSING REHABILITATION PROGRAM



BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO:

Section 1. The Executive Director of the Sacramento Housing and Redevelopment Agency is authorized to implement the following policy changes in the Retrofitting Grant Program:

- a. Increase the Retrofitting Grant from \$2,500 to \$5,000 per case.

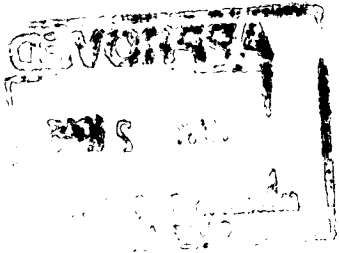
Section 2. The Executive Director is authorized to implement the following policy changes to the Emergency Repair Program:

- a. Amend the existing Emergency Repair Program policy \$2,000 maximum to include the words "per property and/or per person."
- b. Reserve \$5,000 from 1985 allocated CDBG Emergency Repair Program funds to be used for direct contracts for cesspool, septic and water repairs.

CHAIRMAN

ATTEST:

SECRETARY



RESOLUTION NO. 85-193

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 12, 1985

POLICY CHANGES
HOUSING REHABILITATION PROGRAM

APPROVED
BY THE CITY COUNCIL

MAR 12 1985

OFFICE OF THE
CITY CLERK

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

SACRAMENTO:

Section 1. The Executive Director of the Sacramento Housing and Redevelopment Agency is authorized to implement the following policy changes in the Retrofitting Grant Program:

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Section 2. The Executive Director is authorized to implement the following policy changes to the Emergency Repair Program:

- a. Amend the existing Emergency Repair Program policy \$2,000 maximum to include the words "per property and/or per person."
- b. Reserve \$5,000 from 1985 allocated CDBG Emergency Repair Program funds to be used for direct contracts for cesspool, septic and water repairs.

MAYOR

ATTEST:

CLERK

