DATE: May 9, 2023

TO: Mayor and Council Members

FROM: Section 8, Housing, and Community Development Block Grant Department

SUBJECT: Fiscal Year 2022-2023 Minor Home Repair Grant Program Implementation and Amendment No. 1 to Agreement No. 22-190 with Habitat for Humanity of Greater Los Angeles

RECOMMENDATION:
It is recommended that the Mayor and Council Members take the following actions:

1. Approve Amendment No. 1 to Agreement No. 22-190 with Habitat for Humanity of Greater Los Angeles (Habitat), extending the term of the agreement by one (1) year and increasing the funding by $500,000 to cover the additional year (maximum amount not to exceed $1,000,000) (Grant Funds); and

2. Adopt a resolution amending the Fiscal Year 2022-2023 Budget to increase Community Development Block Grant (CDBG) funds for the Minor Home Rehabilitation Program (Program) in the amount of $500,000 to continue the Program for an additional year.

BACKGROUND:
On July 27, 2022, the City Council approved the 2022-2023 Annual Action Plan (Plan), as required for Grantees of CDBG funds, regulated by the United States Department of Urban Development (HUD). In approving the Plan, the City received authority to allocate CDBG funds for the Minor Home Rehabilitation Grant Program (“the Program”), for qualifying Inglewood homeowners of single-family homes. The Program allows up to $15,000 per qualifying household for minor home rehabilitation and repairs, such as painting, roofing, plumbing, heating, electrical system repairs, accessibility related items, window repair or replacement, and health and safety modifications and upgrades. To qualify for the Program, applicants must be low-income City households with valid proof of income.

On May 10, 2022, the Mayor and Council Members approved a one-year Agreement (Agreement No. 22-190) with Habitat. The not-to-exceed compensation amount for the first year of the agreement is $500,000. The current Agreement allows the City the option to extend the agreement with Habitat for up to three years, in one-year increments, as funding is available.

Since the launch of the Program in May of 2022, Habitat has assisted 22 households with minor and moderate home repair and rehabilitation projects. Projects included such items as exterior and interior painting, driveway and concrete repair, electrical upgrades, plumbing repair, bathroom rehabilitation for accessibility and safety, window replacements, termite fumigation and remediation, installation of ramps to accommodate wheelchair access, mold remediation, fire
Mayor and Council Members

FY2022-2023 Minor Home Repair Grant Program Implementation
Amendment No. 1 to Agreement No. 22-190 with Habitat for Humanity
May 9, 2023

damage repairs, interior door replacements, roof replacements, and other improvements to make homes safer for its occupants. This report contains before and after pictures of some of the completed projects (Attachment No. 3).

DISCUSSION:
Each year, Habitat assists approximately 25-30 households. Amendment No. 1 extends the current Agreement with Habitat for one year, effective May 10, 2023, through May 9, 2024, and increases the Program budget by $500,000 to continue the Program for qualified homeowners for the additional year. The amendment also allows any unexpended funds from Year 1 of the agreement to roll over for use in Year 2, and caps the maximum not-to-exceed amount at $1,000,000 for both years. With the increase in the budget and the additional year to perform, the Program is poised to assist another 25-30 homeowners with minor home repairs and rehabilitation.

Habitat has a waiting list of 132 applicants seeking minor home repairs and rehabilitation. Habitat has assisted 22 homeowners during the term of Agreement No. 22-190, exhausting nearly eighty percent (80%) of the funding.

Each household approved to receive rehabilitation service must have a total income that does not exceed eighty percent (80%) of the area median income. HUD updates the income limits on an annual basis. The current income limits below represent the Median Family Income (MFI) for Los Angeles-Long Beach-Glendale, Metropolitan Statistical Area (MSA). The MFI for the Los Angeles-Long Beach-Glendale MSA is $91,100, as of April 1, 2022. The income limits below are based on household size:

<table>
<thead>
<tr>
<th>FY 2023 Household Size</th>
<th>Low (80%) Income Limits</th>
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</thead>
<tbody>
<tr>
<td>1 Person</td>
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<tr>
<td>2 Person</td>
<td>$76,250</td>
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<td>3 Person</td>
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<td>8 Person</td>
<td>$125,800</td>
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Source: [https://www.huduser.gov/portal/datasets/il/fi2022/2022summary.odn](https://www.huduser.gov/portal/datasets/il/fi2022/2022summary.odn)
These limits will be updated and distributed to Habitat once the 2023-2024 Income Limits are released by HUD. It is anticipated HUD will release the new limits by May 15, 2023.

FINANCIAL/FUNDING ISSUES AND SOURCES:
There is no impact to the General Fund for the administration of the Program, or to extend the current Agreement with Habitat and to amend the annual Budget. Sufficient funds in the amount of $500,000 are available to the City in the United States Treasury CDBG account for such Programs.

Upon adoption of the attached resolution amending the Fiscal Year 2022-2023 Budget, funds will be transferred to Account Code No. 221.031.3156.45095.00 (HUD [CDBG] Fund Housing, Section 8, & CDBG-Capital Programs-Minor Home Rehabilitation Program), as shown in Exhibit A.

DESCRIPTION OF ANY ATTACHMENTS:
Attachment No. 1 – Amendment No. 1 to Agreement No. 22-190
Attachment No. 2 – Budget Resolution
Attachment No. 3 – Rehabilitation Pictures

PREPARED BY:
Roberto Chavez, HUD Programs Manager
Lori Jones, Sr. Programs Specialist, Housing Programs

COUNCIL PRESENTER:
Roberto Chavez, HUD Programs Manager
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL/ DEPUTY CITY MANAGER APPROVAL: Harjinder Singh, Deputy City Manager

CITY MANAGER APPROVAL: Artie Fields, City Manager
ATTACHMENT NO. 1
AMENDMENT NO. 1 TO AGREEMENT NO. 22-190

THIS AMENDMENT NO. 1 TO AGREEMENT NO. 22-190 is made and entered into this ______ day of ____________, 2023, by and between the City of Inglewood, a municipal corporation and charter city (hereinafter referred to as “City” and/or “Grantee”) and the Habitat for Humanity of Greater Los Angeles, a nonprofit domestic corporation (hereinafter referred to as “Subrecipient”), with a California license number of C1665677, a Contractors State License Board of B907613, a California Public Works Registration number of 1000705071, a Federal Identification Number of 330416470, a Unique Entity Identifier of Number 826543472, and a business address of 8739 Artesia Boulevard, Bellflower, California 90706. This Agreement is subject to funding availability from the Grantee and the U.S. Department of Housing and Urban Development (“HUD”) under Federal Award Identification number B-19-MC-06-0520, Catalogue Federal Domestic Assistance (CFDA) number 14.218, Community Development Block Grant program for Entitlement Communities.

WHEREAS, on May 10, 2022, the Parties entered into Agreement No. 22-190 for Subrecipient administer the Grantee’s Minor Home Rehabilitation Program; and

WHEREAS, the Agreement allows for extensions by mutual written consent of the Parties subject to funding from the U.S. Department of Housing and Urban Development; and

WHEREAS, funding is available from HUD and the Parties desire to extend the Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, and for good and valuable consideration, the Parties mutually agree as follows:

1. Term of Extension

   Agreement No. 22-190 is extended for one additional year as follows:

   Year 2: May 10, 2023 to May 9, 2024.
2. Compensation for Year 1 and Year 2

The maximum compensation amount for this agreement is amended as follows:

Subject to funding availability from HUD, the maximum not-to-exceed amount available for Subrecipient's use during Year 2 is Five Hundred Thousand Dollars ($500,000, CDBG Funds) plus any unexpended/roll over funds from Year 1. The maximum not-to-exceed amount for Year 1 and Year 2 combined is One Million Dollars ($1,000,000).

3. No Other Changes

All other terms in Agreement No. 22-190 shall remain the same.

IN WITNESS THEREOF, the Parties have executed this Agreement as of the date and year first written above.

CITY OF INGLEWOOD

[Signature]

James T. Butts, Jr., Mayor

ATTEST:

[Signature]

Aisha L. Thompson, City Clerk

HABITAT FOR HUMANITY

OF GREATER LOS ANGELES

[Signature]

Erin Rank, President & CEO

APPROVED AS TO FORM:

[Signature]

Kenneth Campos, City Attorney

[File Path: C:\\ING-DATA3\\Legal\\MPAN\Contracts\2023\(CDBG) Amendment No 1 to Agreement No 22-290 MHRP.doc]
ATTACHMENT NO. 2
RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, AMENDING THE FISCAL YEAR
2022-2023 BUDGET TO ADD $500,000 FOR THE MINOR HOME
REHABILITATION GRANT PROGRAM

WHEREAS, the City receives grant funds from the U.S. Department of Housing
and Urban Development for the City’s Minor Home Rehabilitation Grant Program
(“Program”); and

WHEREAS, the City entered into Agreement No. 22-190 with Habitat for
Humanity of Greater Los Angeles to oversee the Program; and

WHEREAS, the Parties entered into Amendment No. 1 to Agreement No. 22-
190 to add an additional year of service for $500,000; and

WHEREAS, the Fiscal Year (FY) 2022-2023 Budget needs to be amended to
allocate funding for the Program;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
INGLEWOOD DOES RESOLVE AS FOLLOWS:

Section 1. The FY 2022-2023 Budget is amended as shown in Exhibit A,
attached hereto and incorporated herein by reference.

Section 2. The City Clerk shall certify to the adoption of this resolution and the
same shall be in full force and effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _________ 2023.

James T. Butts, Jr., Mayor

ATTEST:

Aisha L. Thompson, City Clerk
### Exhibit A

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<th>Revenue Source</th>
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<td>FY2022-23 Budget</td>
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ATTACHMENT NO. 3
Extterior Window and Porch Repair Project (E1 1.1) - Before
Bathroom Renovation - Project (EG 1.2) - Before

Bathroom Renovation - Project (EG 1.2) - After
Exterior ADA Ramp Project (EG 1.3) Before  Exterior ADA Ramp Project (EG 1.3) - After

Roof Project (EG 1.4) - Before
Roof Project (EG 1.4) After
Exterior Painting Project (EG 1.5) – Before

Exterior Painting Project (EG 1.5) - After