

**2017 STAFF REVIEW OF PROPOSALS FOR  
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS**  
(Housing Development Funds, Affordable Housing Trust Funds, Facility Acquisition/Rehab Funds, Futures Funds)

---

1. **Project Name/Title:** 2017 Home Repair contract increase  
2. **Agency Name:** Project Home  
3. **Requested Amount:** \$50,000  
4. **Project Type:**  New  Continuing

5. **Framework and National Objective Addressed by Proposed Activity:**  
Framework objective: Housing – Existing Owner-Occupied  
National objective: Low-income residents

6. **Product/Service Description:** Project Home has requested an increase in funding for their 2017 Home Repair contract to accommodate larger demands on their program funds. The Home Repair program provides for repairs to homes of low-income home owners in the City to ensure their homes are adequately maintained and safe. Typical repair work includes plumbing, general carpentry, accessibility modifications, window and door replacements, minor electrical, small roof repairs, and energy efficiency repairs. Typically, 70% or more of the homeowners served through the Home Repair program have incomes below 50% of the area median income. Without access to this affordable home repair option, many of these homeowners might otherwise opt to defer needed repairs, causing further damage to the home.

Project Home has seen a steady increase in the size of repair projects during the last two years, and as a result, by July 2017 had already expended 75% of their 2017 Home Repair contract funds. The request for additional funding will support home repairs for low-income home owners through the end of the year. With the requested increase, Project Home anticipates being able repair an additional 15 to 20 homes for low-income home owners.

Project Home had intended to submit a request for additional 2017 program funds if the Division had offered a funding application process. Without that option they had hoped to be able to use additional funds to support the Home Repair program through the end of the year, but demand has been greater than expected, including the steady increase in the size of the home repair projects.

7. **Anticipated Accomplishments (Numbers/Type/Outcome):** 15 – 20 homes repaired.

**Staff Review:**

The request reflects an increase in the size of repair jobs Project Home has been providing for low-income home owners during the last two years. The program serves homeowners with modest and often fixed incomes. The requested funds will allow the program to complete the contract year without denying significant number of repair requests, allowing these home owners to maintain their properties in a code-compliant and safe manner.

**Total Cost/Total Beneficiaries Equals:** \$70,000 / 20 homeowners = \$3,500 per homeowner

**CD Office Funds/CD-Eligible Beneficiaries Equals:** \$50,000 / 20 homeowners = \$2,500 per homeowner

**CD Office Funds as Percentage of Total Budget:** 71%

9. **Staff recommendation:** Fund at \$50,000.