

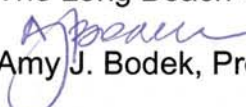


333 W. Ocean Blvd., 3rd Floor • Long Beach, CA 90802 • 562.570.6949 • lbicic.org

M E M O R A N D U M

DATE: August 19, 2015

TO: Board of Directors
The Long Beach Community Investment Company

FROM: 
Amy J. Bodek, President

SUBJECT: **Agreement with Rebuilding Together Long Beach To Fund a Mobile Home Health & Safety Repair Grant Program for Extremely-Low Income Mobile Home Owners with \$172,096 from the Housing Trust Fund (Citywide)**

RECOMMENDATION:

1. Approve a grant of up to \$172,096 in Housing Trust Funds to Rebuilding Together Long Beach for the creation of a Mobile Home Health & Safety Repair Grant Program for extremely low income mobile home owners;
2. Authorize the President to negotiate a Grant Agreement with Rebuilding Together Long Beach; and,
3. Authorize the President to execute any and all documents necessary to implement the Agreement.

DISCUSSION

Rebuilding Together Long Beach (RTLBB) is a Long Beach based 501(c)(3) non-profit organization whose mission is to bring volunteers and communities together to improve the homes and lives of homeowners in need. RTLBB has over 20 years of experience performing home repair services to lower-income households. Since 1992, they have rehabilitated over 250 homes in Long Beach and neighboring communities. Additional information about the organization is attached (Attachment A).

In the spring of 2015, Rebuilding Together Long Beach submitted a proposal to administer a Pilot Mobile Home Health & Safety Repair Grant Program(Program), which would provide rehabilitation assistance to extremely low-income mobile home owners. The repair services included in the proposed Program includes installing handicap/accessibility enhancements, such as wheel-chair or other access ramps, grab bars, lever door handles and faucets; installing seismic straps and relief valves on water heaters; installing smoke and carbon monoxide alarms; energy efficiency upgrades

such as caulking windows, re-hanging doors, upgrading or replacing electrical service systems, repairing or replacing roofs, and upgrading or replacing plumbing and HVAC systems; mitigating mold and re-plastering where needed; replacing rotted wood on sub floors, porches, and stairs; installing GFI receptacles where needed; and other health & safety related repairs as needed based on each applicant's rehabilitation work write-up. It is anticipated that each grant would range from \$2,500 to \$11,000 and would receive final approval by City staff prior to commencement of work. A summary of the proposed Program is attached (Attachment B).

There are currently funds available in the Housing Trust Fund (HTF), which was established on June 20, 2006 when the City Council approved Ordinance ORD-06-0021. The Ordinance requires that, to the greatest extent possible, 50% of the funds deposited into the trust fund be used to provide housing assistance to above moderate income households, and the other 50% be used to serve extremely low income households. A total of \$344,192 has been deposited into the HTF, including interest. Two second mortgage assistance loans totaling \$122,493 were previously provided to above moderate-income homebuyers (35.6% of HTF deposits). The current balance in the HTF is \$221,699. Based on the income-targeting requirement of the Ordinance, a total of \$172,096 (50% of HTF deposits) must be spent to assist extremely low-income households, and the remaining \$49,603 (14.4% of HTF deposits) can be spent to assist above moderate-income households.

In addition to the \$172,096 in LBCIC grant funds, RTLB will provide additional resources in the form of donated materials and both skilled and unskilled volunteer labor. RTLB anticipates that, as a result of their ability to leverage additional resources, the proposed LBCIC investment will translate into an estimated economic impact of between \$220,000-\$245,000.

In the past, the City and LBCIC have operated a Mobile Home Rehabilitation Loan Program funded with HOME and CalHome funds. Due to severe cutbacks in HOME funding, and reductions in staffing, the program has not been offered for the past three years. In addition, staff feels that a grant program would be more appropriate than a loan program to assist mobile home owners, since it is difficult to secure and collect on mobile home loans.

The proposed Program will provide an opportunity to assist vulnerable and extremely low-income mobile home owners who do not have the resources to address health and safety issues in their homes. The Program will also implement Program 3.1 d (Mobile Home Repair Grant) of the City's Certified Housing Element. For these reasons, staff supports and recommends approval of this proposal.

SUGGESTED ACTION:

Approve Recommendations.

AJB:PU:KS

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Attachments:

- A. Information on Rebuilding Together Long Beach
- B. Summary of Mobile Home Health & Safety Repair Pilot Program



Rebuilding Together Long Beach Working for the Community

Who is REBUILDING TOGETHER LONG BEACH (RTLBB)???

RTLBB is a Long Beach California based non-profit organization whose mission is to bring volunteers and communities together to improve the homes and lives of homeowners in need. In doing so, we provide opportunities for local community involvement and ensure that low-income homeowners, older adults, veterans and those living with disabilities are able to live in health, safety and with independence.

WHO WE HELP & WHY

- Older adults and people living with disabilities, safely allowing them to remain in their homes whenever possible
- Low-income families, improving their quality of life with safe housing
- Veterans deserving help, so they may remain in their homes in comfort
- Homeowners displaced by natural disaster, ensuring they enter back into safe housing

WE NEED YOUR SUPPORT

Monetary

With your contribution, we are able to leverage each dollar donated up to four times its value in services given back to the community.

Volunteers

Your volunteer time further ensures that funding is leveraged to the fullest extent possible.

RTLBB MAKES A DIFFERENCE

For over 22 years, RTLBB has been in the community helping to keep people in their homes. Starting with a few friends with good hearts, over the past 2 decades the support from the community has made it possible to grow each year and help more people in need. Since our inception, we have completed 349 projects helping over 695 people.

Since 1992...

12,941 Volunteers have made a difference in the Long Beach community, dedicating nearly **105,000 Hours of Volunteer Service** directly assisting those in need.

293 Homes and 56 Non-Profit Facilities have been successfully renovated, serving:

188 Elderly Persons

233 Women

113 Children, and

161 Individuals with Disabilities!

Promotional Video #1: Morgan Freeman Supports Rebuilding Together
https://www.youtube.com/watch?v=xQ_uF5aGmEA&feature=player_embedded

Promotional Video #2: Cheryl's Story
<https://www.youtube.com/watch?v=w3vknjruCME>

Happy Homeowners Thank RTLB for Helping Them Stay in Their Home!

"It was amazing and beautiful to see all of the people that came to work on my home. To see so many people that gave of their time and talents to help others was truly inspiring. To realize so many people care brought tears to my eyes. It really touched my heart. To know that community members, city officials, including members of our police department, spent their personal time to volunteer to get my home not only up to code, but beyond, it is beautiful! I can't put into words how grateful I am, truly blessed to live in such a warm, friendly, and caring community. My entire family and I truly thank you from the bottom of our hearts!"

"4th Generation Female Head of Household and Former RTLB Recipient"



Contact us today to learn more about Event Sponsorship and Group Volunteer Opportunities!

**Special programs exist for those businesses and individuals in the real estate, construction and healthcare industries.*

(562) 490-3802 • INFO@RTLB.ORG • WWW.RTLB.ORG

RTLB BOARD OF DIRECTORS

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Debbie Marr-Leisy (Treasurer) • Deborah Slaney (Secretary)

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Curtis Sanders

Historian:

Kirsten Larsen

RTLB STAFF

Daryl James — Executive Director
Tanya Bermudez — Administrative Specialist



Rebuilding Together Long Beach

PO Box 3823 • Long Beach CA 90803 • T: (562) 490-3802 • INFO@RTLB.ORG • WWW.RTLB.ORG

MAKING A DIFFERENCE DAY



In 2009 Leonard Bowens, a Long Beach resident, collapsed from a life threatening aortic aneurysm. Miraculously Leonard lived, but as a result of the lack of blood to his spinal cord, he became a C-5 paraplegic. After 10 months in the hospital, Leonard went back to his home with his mother, where he continues to make strides towards the independence he cherished.

On National Make A Difference Day 2011, volunteers from Clark Construction and Glaeser Builders went to work reinforcing the deck to support the weight of Leonard's wheel chair and transforming the bathroom for wheelchair accessibility.

With a will for regained independence, Leonard is a true model of determination and hope. Now with the assistance from Rebuilding Together Long Beach, he has a home that supports his daily life.

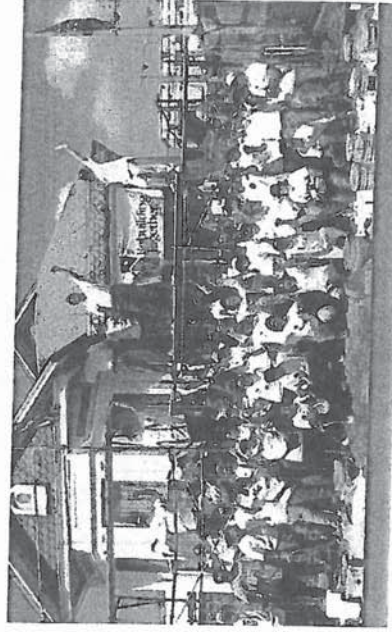
DONATE TODAY

Rebuilding Together Long Beach accepts monetary, materials and in-kind donations, as well as skilled and unskilled volunteer hours. All contributions are tax deductible.

JOIN US

Make a difference today by getting involved. Sign up on our website at www.rtlb.org

Questions? Please email info@rtlb.org



*Making a difference
in the lives of those
who need it most*



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OUR MISSION

Bringing volunteers and communities together to improve the homes and lives of low-income homeowners.

OUR FOCUS

Rebuilding Together is the nation's largest nonprofit working to preserve affordable homeownership and revitalize neighborhoods, by providing free home repairs to homeowners in-need.



OUR SERVICES

Workdays are typically in April and October, but RTLB works year round evaluating projects that require varying levels of skill, such as:

- Installing wheelchair ramps
- ADA approved bathrooms
- Lever door handles
- Plumbing and electrical repairs
- Yard clean up and painting



OUR DEDICATION

Thanks to the hard work of our volunteers and the generosity of our donors, our work positively impacts the community through:

- Facility rehabilitation
- Energy efficient upgrades
- Partnerships with other organizations
- Volunteer action



OUR HISTORY

Since its inception in 1992, over 12,000 Rebuilding Together Long Beach (RTLB) volunteers have:

- Repaired, renovated and rehabilitated 250+ homes in Long Beach and neighboring cities
- Provided work with an estimated market value of \$4.2 million+ benefitting those in need

OUR PASSION

Our passion stems from the people we serve and the impact we make. Home by home, block by block we are rebuilding lives, families and neighborhoods.

"I had never experienced a time where my work had so obviously impacted another's life before or after that day, but thanks to Rebuilding Together Long Beach I was able to have the opportunity to feel what it was like to truly help other people"

~COA Men's Transitional Facility Project Volunteer

Summary of Mobile Home Health & Safety Repair Program

The repair services proposed by Rebuilding Together Long Beach (RTLb) includes installing handicap/accessibility enhancements, such as wheel-chair or other access ramps, grab bars, lever door handles and faucets; installing seismic straps and relief valves on water heaters; installing smoke and carbon monoxide alarms; energy efficiency upgrades such as caulking windows, re-hanging doors, upgrading or replacing electrical service systems, repairing or replacing roofs, and upgrading or replacing plumbing and HVAC systems; mitigating mold and re-plastering where needed; replacing rotted wood on sub floors, porches, and stairs; installing GFI receptacles where needed; and other health & safety related repairs as needed based on each applicant's rehabilitation work write-up. It is anticipated that each grant would range from \$2,500 to \$11,000 and would receive final approval by City staff prior to commencement of work. The roles and responsibilities of RTLb and the LBCIC are outlined below:

Rebuilding Together Long Beach

- Market and promote the program in existing Long Beach mobile home communities;
- Receive and review all applications for assistance;
- Verify income eligibility;
- Verify property Titles;
- Conduct initial property inspection;
- Prepare scope of work write-up and budget;
- Prepare a project budget for each grant application;
- Submit conditionally-approved applications to LBCIC/City staff for final review and approval.

Long Beach Community Investment Company /City Staff Upon Receipt of Applications from RTLb

- Confirm income eligibility of applicant;
- Approve scope of work write-up and budget.

Rebuilding Together Long Beach Upon LBCIC/City Staff Approval of Each Application

- Complete all work described in the approved write-up;
- Conduct final walk-through (with LBCIC/City staff upon request);
- Compile report documenting completion of all work, to include all proof of payment receipts and photographs of finished work;
- Submit draw requests to LBCIC with no more than 70% being distributed prior to completion of all work.

Long Beach Community Investment Company /City Staff Upon Approval of Each Application

- Process payment (draw) requests submitted by RTLb.