



CITY COUNCIL AGENDA REPORT

Meeting Date: March 7, 2024

From: John Swiecki, Community Development Director

Subject: Authorize a \$10,000 grant to Rebuilding Together Peninsula for rehabilitation of a home in Brisbane owned by low-income households

Community Goal/Result

Safe Community - Residents and visitors will experience a sense of safety

Fiscally Prudent - Brisbane's fiscal vitality will reflect sound decisions which also speak to the values of the community

Purpose

To assist low-income homeowners in Brisbane with needed home repairs.

Recommendation

Authorize the City Manager to provide a \$10,000 grant to Rebuilding Together Peninsula for funding the rehabilitation of a residence owned and occupied by a low-income household in Brisbane.

Background

The City Council received a presentation on February 15, 2024 from Robert Skelton of Rebuilding Together Peninsula (RTP) to introduce the organization. In brief, RTP is a local nonprofit that provides renovation and repair services for low-income homeowners in the Peninsula. To be eligible to receive these services, a household must qualify as a low-income household under San Mateo County's current household income limits. Homeowners submit applications for repair work to RTP, and RTP determines what scope of repairs can be funded for that particular application. The work itself is completed by both skilled and non-skilled volunteers. Most projects are completed during biannual National Rebuilding Days. The next National Rebuilding Day is April 27, 2024.

RTP's work is funded from grants from a variety of sources, including foundations, corporate sponsors, and jurisdictions. Following Mr. Skelton's presentation on February 15, it was the direction of the Council to schedule this item for a future Council agenda to consider providing funds to directly sponsor the work of RTP to fund home repairs for a project in Brisbane.

Discussion

RTP has approved one application for repairs to a Brisbane home, work which will be completed during the upcoming National Rebuilding Day. While the application has already been approved by RTP, the actual scope of repairs without a dedicated sponsorship would depend on the overall

funding available to non-sponsored projects throughout the RTP's service area. Mr. Skelton confirmed to staff in an email that sponsorship funds in the amount requested would allow RTP to perform multiple and deeper repairs on the home. Due to the complexity of needed repairs, most of the work must be performed by skilled volunteers (contractors) as opposed to non-skilled lay volunteers. Mr. Skelton confirmed that the final scope of work would depend on the contracting team assigned and what 'in-kind' materials they may provide, their capabilities, and the urgency of specific line-item requests relative to health and safety of the occupants.

Should Council approve the requested \$10,000 grant, the City would be recognized as a sponsor of National Rebuilding Day on April 27. After completing the work, RTP would invoice the City including a complete scope of work and proof of work completion, including before/after photos. The City would also be recognized as a partner in RTP's Annual Report, e-newsletter, and social media accounts.

Fiscal Impact

Adoption of the recommended action would program \$10,000 from the General Fund. Funds cannot be programmed from the Low and Moderate Income Housing Asset Fund. Rehabilitating housing that is occupied by low-income households is consistent with several Housing Element and Affordable Housing Strategic Plan policies as a key strategy to prevent displacement and maintain a safe housing stock. However, despite the overall consistency of the project with the City's Housing Element and Affordable Housing Strategic Plan, small-scale rehabilitation projects like this fall outside the permissible expenditures from the Low and Moderate Income Housing Asset Fund established by State law. (Health and Safety Code Section 34176.1.)

Funds from the Low and Moderate Income Housing Asset Fund may be programmed for "substantial rehabilitation" projects, which are defined as "rehabilitation, the value of which constitutes 25 percent of the after rehabilitation value of the dwelling, inclusive of the land value." (Health and Safety Code Section 33418(b)(2)(A)(iv). The requested funding amount would not rise to the stipulated 25 percent valuation threshold.

Measure of Success

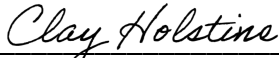
Assisting a low-income homeowner in Brisbane to make necessary home repairs consistent with the Housing Element and Affordable Housing Strategic Plan.

Attachments

None.



John Swiecki, Community Development Director



Clay Holstine, City Manager