



City of Rialto

Legislation Text

File #: 21-0830, **Version:** 1

For CDBG Ad-Hoc Committee Meeting [November 8, 2021]

TO: Honorable City Council

APPROVAL: Marcus Fuller, City Manager

FROM: Stephen Erlandson, Finance Director

Request the CDBG Ad-Hoc Committee Receive and File the Updated Mobile Home Rehabilitation Program Application and Policy and Participation Guidelines.

BACKGROUND

Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 11,715 households earning 0-80 percent of AMI in the City, 8,464 or 72 percent are cost burdened households-meaning households paying more than 30 percent of their income for housing. Additionally, 4,674 of the cost burdened households are considered severely cost burdened households-meaning that they pay more than 50 percent of their income for housing. Of the 4,674 severely cost burdened households, 2,679 are renters. Of those severely cost burdened renter households, 2,509 or 94 percent households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless. Consistent with available data, responses to the 2020- 2024 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Rialto.

The City will use CDBG funds toward programs such as the City's Mobile Home Repair Program. This program provides grants to low-income residents to conduct necessary rehabilitations to their homes. Due to the limited funding within these households, assistance through this program and the other provided (non-CDBG funded) through the City's Housing Division, assist in keeping homes up to code, and affordable to its residents by assisting in completing these costly repairs

On July 1, 2021, City Council approved an allocation for a total amount of \$121,435 for the Mobile Home Repair grant program. This program will serve 12 households, with a maximum rehabilitation of \$10,000.00 for eligible repairs.

ANALYSIS/DISCUSSION

Summary of Requirements

- Applicant Mobile Home must be within the City of Rialto
- Mobile Homes constructed before 1978 do not qualify for this program
- Applicant must own and reside in the mobile home requesting the repairs for at least one year
- Existing property taxes, Utility Bills and homeowners Insurance must be current

- One application per household
- Applicants must fall within the established income guidelines:

Maximum Annual Household Income Limits as Determined by HUD effective April 1, 2021								
Persons in Household								
	1	2	3	4	5	6	7	8
80% Moderate Income	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300	\$73,350	\$78,400	\$83,450
50% Low Income	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,000	\$52,150
30% Extremely Low Income	\$16,600	\$19,000	\$21,960	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660

Eligible Repairs

Eligible repairs include serious health and safety issues as defined in Section 17920.3 of the California Health & Safety Code and the City of Rialto Municipal Code section 18.72. Evaluation of repairs requested will need to be first completed by Department staff to determine serious code violations/deficiencies prior to approval of application. Some of the items eligible for the Mobile Home Repair Program are:

- Accessibility issues
- Unsanitary Plumbing Conditions
- Hazardous Electrical Systems
- Roof replacements
- Inoperative HVAC systems

ENVIRONMENTAL IMPACT

The request is not a Project as defined by Section 15378 of the California Environmental Quality Act (CEQA).

This is a HUD funded program. For the purpose of meeting environmental regulations, it is categorically exempt per 24CFR58.34.

RECOMMENDATION

Staff recommends that the CDBG Ad-Hoc Committee receive and file the updated Mobile Home Rehabilitation Program Application and Policy and Participation Guidelines.