

**STAFF REPORT**  
**City of Lancaster**

|            |
|------------|
| CC 9       |
| 11/12/2024 |
| TN         |

Date: November 12, 2024

To: Mayor Parris and City Council Members

From: George N. Harris II, Senior Director/Treasurer – Admin Services  
Christopher Aune, Housing Manager

Subject: Application for U.S. Department of Housing & Urban Development (HUD), Community Planning & Development Department (CPD), Older Adults Home Modification Program (OAHMP) Funds.

---

**Recommendation:**

1. Adopt **Resolution No. 24-XX**, authorizing the submittal of an application to HUD’s Community Planning & Development Department for funding under the OAHMP program and authorizing the City Manager or his designee to execute all documents deemed necessary or appropriate to participate in the OAHMP program.
2. If funded, accept the OAHMP grant award funds and appropriate said funds into an OAHMP Fund account number, to be created by Finance.
3. Authorize the City Manager or his designee to expend any awarded funds (up to \$2,000,000.00), in accordance with the OAHMP program. The OAHMP program caps individual grant amounts at a \$5,000.00 maximum.

**G.C. Section 84308:** No

**Fiscal Impact:**

None currently. Should Lancaster be awarded funds from this competitive grant program, the City will receive up to \$2,000,000.00 to fund the proposed OAHMP program. Direct staff time is an eligible grant-funded cost.

**Background:**

The U.S. Housing & Urban Development Department Office of Lead Hazard Control and Healthy Homes has released a Notice of Funding (NOFO) for a new grant program targeted at minor home

modifications for older adults. The program seeks to enable low-income elderly people to remain in their homes through home modifications to reduce older adults' risk of falling, improve general safety, increase accessibility, and improve their functional abilities in their homes. This will enable older adults to "age in place" rather than move to nursing homes or other assisted care facilities.

The proposed action would authorize an application to the OAHMP for the maximum award amount of \$2,000,000.00. Under the terms of this competitive program, HUD may opt to award the full amount requested or a lesser amount.

The OAHMP is one of HUD's neighborhood stabilization tools, providing competitive grant awards to local jurisdictions to help rehabilitate statewide aging homes of qualified low-income households (defined as those having a gross annual income not to exceed \$110,950.00 per standard four-person household). These grants would remedy residential health and safety concerns, provide for neighborhood stabilization, and reduce the decline of property values of neighboring homes.

Funds are available exclusively to income-eligible people 62 or older. A \$5,000 grant will finance the repair of an owner-occupied manufactured home located in a mobile home park within the City of Lancaster.

Examples of home modifications eligible for grant funding include the installation of grab bars, railings, and level-handle doorknobs and faucets, as well as the installation of adaptive equipment, such as a temporary ramp, tub/shower transfer bench, handheld shower head, raised toilet seat, risers for chairs and sofas, and non-slip installations for tub/shower or stairs.

Should the funding request be approved, these funds will be used and stacked in conjunction with the \$5,000,000.00 in CalHOME funds previously secured for a similar program. If the grant is awarded, all activity delivery costs will be fully funded by the grant.

**Attachment:**  
Resolution No. 24-XX