



City of Muscatine

ITEM NUMBER 2023-0029

AGENDA ITEM SUMMARY

DATE: 1/19/2023

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Request to Approve Submittal of an Older Adult Home Modifications Program Grant Application

EXECUTIVE SUMMARY

Presented for Council's consideration is a request to submit an application to the U.S. Department of Housing and Urban Development's Older Adult Home Modification Grant Program in partnership with Senior Resources. The 3 year program funds improvements to owner-occupied homes of low income households aged 60 and up; addressing needs identified in the 2017 Housing Demand Study and supporting the City goal of creating vibrant communities. The grant would fund \$1,108,020 of the \$1,136,320 program budget. The City contribution includes \$20,000 in-kind for administrative services and \$5,500 for mandatory training, marketing and technology.

STAFF RECOMMENDATION

Staff recommends Council approve submitting the application.

BACKGROUND/DISCUSSION

According to the 2020 Census, an estimated 23% of the owner-occupied units in Muscatine County are occupied by an older adult with an annual income less than \$48,350 (80% AMI). Among units owner-occupied by older adults, 57% are low-income. In addition, 47% of the homes in Muscatine County were constructed before 1980 and 32% before 1940 (79% of all homes). These statistics demonstrate a strong need for funding home modifications and repairs in Muscatine County.

A 2021 Community Health Assessment determined 14.4% of homes in Muscatine unhealthy or unsafe. There are currently 107 housing units in the City of Muscatine posted for no occupancy, 51 of which are due to building code violations related to neglect, fire, or other structural damage. These properties are often identified after significant deterioration occurs because the occupant can no longer maintain them due to age or disability. Offering necessary modifications and renovations to older adults provides the opportunity to protect them against the safety

hazards that may exist in their homes because of the home's age or maintenance needs.

When the Notice of Funding Opportunity was released the program was evaluated by the Grant Review Committee for the Community Grant Writer and scored very high and a preliminary application was submitted in October and we received an invitation to submit a full application just before Christmas.

This program focuses on helping older adults age in place through the use of environmental assessments by an Occupational Therapist (OT) from Rock Valley Physical Therapy and modifications completed or overseen by Senior Resources Housing Quality Specialist to prevent falls and improve mobility. All services and modifications are voluntary.

The OT will conduct initial interviews with clients and caretakers in their homes to assess the home for safety hazards including the clients' fall risks, general mobility, existing adaptive equipment, and the client's functional abilities to perform activities of daily living (ADL) and instrumental activities of daily living (IADL). The OT identifies the necessary home modifications or renovations to enable the resident to perform ADLs and IADLs and needs (i.e., bathing safely, reducing fall hazards, safe use of appliances, etc.). This information guides the OT's recommendations for modifications. Once modifications or renovations are determined, the Housing Quality Specialist completes or contracts the work. The OT conducts an in-home follow-up assessment to ensure the occupant has adequate training to utilize the modifications and the equipment was installed properly and renovations were completed.

Home modifications and renovations intentionally reduce the risk of falling, and improve the general safety, accessibility, and the resident's functional abilities to lengthen the time clients can spend in their home. Modifications most requested through Senior Resources and at City rental properties include grab bars, toilet risers, weatherizing services, and deck/entry way repairs, and we anticipate these being the most common improvements. Modifications and improvements are intended to assist older adults age in place, and this can be a solution after modifications for many. However, improvements will also address the integrity of the home, to maintain the home in the housing stock when higher levels of care or other vacancies occur. An ancillary benefit of this program, and especially using this partnership, is creating a relationship with the senior and their caregiver that provides a trusted resource to evaluate further needs and options.

The proposal was based on evidenced-based practices, and the budget was developed to be competitive without encumbering significant local resources. The application is a request for \$1,108,020 of \$1,121,320 program costs for the three-year project. The grant will fund all modifications and repairs, evaluations, support services, and program management. If approved, over the 3 year grant period, the City would contribute an estimated \$20,000 (\$6,667 annually) through in-kind administrative services plus \$5,500 (\$1,833 annually) in cash assistance for required training, creating marketing materials, and technology to facilitate documenting inspections and repairs. Senior Resources will contribute \$2,800 for support services staff.

CITY FINANCIAL IMPACT

While there is a small impact to the general fund, less than \$10,000 annually, the significant portion of this is in-kind through existing staff costs for administration. The cash outlay will be funded from the Housing and Community Development Budgets.

ATTACHMENTS
