

**City of Culver City, California
Agenda Item Report**

Meeting Date: 05/24/2010		Item Number: <u>C-4</u>													
REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of an Amendment to the Existing Professional Services Agreement with Jewish Family Service of Los Angeles to Provide Free Home Safety and Security Installation Services Through the Home Secure Program.															
Contact Person/Dept.: Lillian Ikeda/CDD		Phone Number: (310) 253-5780													
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒													
Public Hearing: ☐		Action Item: ☐ Attachments: ☒													
Commission Action Required: Yes ☐ No ☒		Date: _____													
Public Notification (Email) Meetings and Agendas – Redevelopment Agency (05/19/10). Jewish Family Service of Los Angeles (04/13/10).															
Department Approval: Sol Blumenfeld (05/14/10)		Agency General Counsel Approval: Murray Kane: (05/13/10)													
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (05/19/10)		Executive Director Approval: P. Lamont Ewell (05/19/10)													
<u>RECOMMENDATION:</u> Staff recommends the Redevelopment Agency Board (Agency Board) authorize the approval of an amendment to the existing professional services agreement with Jewish Family Service of Los Angeles (“JFS”) to provide home safety and security installation services through the Home Secure Program. The time of performance for the amendment is proposed for July 1, 2010 through June 30, 2011. Compensation for services is recommended to be an amount not to exceed \$30,011. <u>BACKGROUND:</u> The Home Secure Program (HSP) was created in February 1999 when the Agency contracted with JFS to provide home safety and security devices free of charge to elderly and disabled Culver City renters and homeowners who meet the required income standards as defined in Health and Safety Code Section 33334. JFS is reimbursed for their services through the HSP, which is funded with Low/Moderate Income Housing funds. The current income limits are listed in the chart below. Up-to-Moderate Income for Household Eligibility <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td>1 person</td> <td>2 person</td> <td>3 person</td> <td>4 person</td> <td>5 person</td> <td>6 person</td> </tr> <tr> <td>\$52,150</td> <td>\$59,600</td> <td>\$67,050</td> <td>\$74,500</td> <td>\$80,450</td> <td>\$86,400</td> </tr> </table>				1 person	2 person	3 person	4 person	5 person	6 person	\$52,150	\$59,600	\$67,050	\$74,500	\$80,450	\$86,400
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The HSP provides for the installation of bathroom grab bars, hand-held shower hoses, adjustable bath chairs, deadbolts, privacy/entry lever locks, peepholes, and window and sliding door locks. In addition, participants are also provided with smoke detectors, carbon monoxide detectors, non-skid bathtub strips and automatic nightlights. Qualified Culver City residents also receive an informal safety assessment, information on safety education and community service resource information.

JFS administers the HSP in its entirety from the initial screening of eligible clients to the completion of work. JFS also provides outreach to the community and monthly service reports to the Community Development Department ("CDD"), Housing Division, and conducts community safety workshops.

The Housing Division staff is responsible for monitoring the HSP records and individual case files to assure the Agency is billed appropriately and JFS complies with the rules and regulations under the Health and Safety Code.

JFS currently has contracts with the cities of Los Angeles and Burbank to administer their Home Secure Programs.

Since February 1999, JFS has provided over 446 households with home safety and security installation services. Out of the 446 households, 410 have been elderly households.

In October 2003 a Request for Proposal ("RFP") was issued for the HSP. The Housing Division received only 2 responses, one from JFS and another from Venice Community Housing Corporation ("VCHC"). JFS and VCHC are the only 2 local entities on the Westside that provide this type of service.

VCHC provides a similar program for the City of Los Angeles called the Handyworker Program. The Handyworker Program provides limited home repair services free of charge to low income, disabled, and senior homeowners but does not serve renters. The HSP serves both homeowners and renters.

Based upon criteria defined in the RFP, an evaluation panel selected JFS as the only agency qualified to administer the HSP.

DISCUSSION:

In their proposal (see Attachment), JFS will continue to provide home safety and security installation services to 40 to 50 income eligible (up-to-moderate) Culver City households.

This year JFS has added the provision of energy efficient light bulbs and battery replacements for the smoke and carbon monoxide detectors. In addition, JFS will

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also conduct a safety awareness workshop at the Culver City Senior Center and make a presentation regarding their services to the Culver City Disability Advisory Committee.

As of March 31, 2010, the HSP has provided services to 21 eligible Culver City households for home safety installations in Fiscal Year 2009-2010. Of the 21 households served, all have been disabled households and 19 households have been elderly.

FISCAL ANALYSIS:

Staff has requested sufficient funds in the proposed FY 2010-2011 budget utilizing Low/Moderate Income Housing Set Aside Funds (55498900.618400) to cover this contract amendment. The proposal reflects an increase of 3% to compensate for the rising costs of salaries and benefits.

ATTACHMENTS:

1. Jewish Family Service of Los Angeles Home Secure Program
Scope of Services 2010-2011.

MOTION:

That the Redevelopment Agency Board:

1. Approve an amendment to the existing professional services agreement with Jewish Family Service of Los Angeles, extending the professional services agreement until June 30, 2011, in an amount not to exceed \$30,011 for Fiscal Year 2010-2011 to provide free home safety and security installation services through the Home Secure Program for up-to-moderate income households; and,
2. Authorize the Agency General Counsel to review/prepare the necessary documents; and,
3. Authorize the Executive Director to execute such documents on behalf of the Agency.