

Independent Living Center of Mid-Missouri, Inc.

[Quick View Information](#)

Project Summary

Provide a summary describing the proposed project. (500 word limit)

Services for Independent Living (SIL) provides a wide variety of services to seniors and people with disabilities to live independently in their own home, including home repairs, maintenance, modifications and ramps. In January of 2015 Boone County Council on Aging merged into SIL bringing together two great programs, home repairs/maintenance and ramps/modifications. The projects provided by this funding are directly related to SIL's missions of maximizing independence through improving their home safety, reducing isolation, and alleviating depression. These services not only help people meet basic needs but improve their quality of life with activities like volunteering, working, and contributing to the community.

According to the 2010 U.S. Census, there are 108,500 individuals residing in Columbia, with approximately 21% (21,700) being diagnosed with a disability. The majority of individuals diagnosed with a disability are aged 65 and over. Homeownership rates among seniors are higher than the national average. In the 2014 Census Bureau report "65+ in the United States," 87.4% of seniors live in a household. In Missouri 28% are living alone. People with disabilities and seniors have a higher risk of being in poverty due to living on fixed incomes and lack of employment opportunities. Over 23.6% fall below the federal poverty level. In order for people to live more independently many need additional assistance to make their homes safer and more accessible.

We are seeking funding for home repairs, modifications, and ramps for seniors and/or people with disabilities. The improvements will be changes to the physical space that improve independence and safety. The projects can range from small projects like installing a new water heater to constructing a new bathroom or ramp. Under the merger the scope of our projects has increased to larger projects and more costly materials; averaging just over \$3,000 per project. People wanting to receive this service will receive an application and then will be screened for eligibility after which a home visit will be conducted to determine the scope of the project. Once a determination is made, we will decide whether the project can be completed by volunteers or if a contractor needs to be hired. We will utilize volunteer labor whenever possible to reduce overhead which allows the funding to support more projects. Using funds to support the volunteer labor allows for agency collaboration with community groups to affect the lives of the individuals we serve and help keep costs low, allowing us to provide independence to more individuals by increasing accessibility and safety.

Without access, an individual's safety is at risk and their community participation is limited, which results in isolation, a diminished quality of life, and unhealthy outcomes. SIL provides an effective and long-term solution to these problems with these accessible, home modifications.

Drawings/Plans: (PDF format)

Upload plans/drawings of the selected site(s).

Site Pictures: (PDF Format)

Upload pictures of the selected site(s).

Letters of commitment: (PDF Format)

Upload letters of commitment from other funding sources of the selected site(s).

Priority Need

Select the priority need(s) within the City of Columbia 2015-2019 Consolidated Plan that this project will address:

Preservation of Existing Housing
Affordable Housing with Energy Efficient and Universal Design

Project Service Area: Will this project service individuals and households within the City of Columbia?

Yes

Number Served: How many individuals or households will this project benefit? What is the target population? Please provide data to support. (500 word limit)

With \$121,640 in CDBG funding, we would expect to provide services to approximately 50 individuals to increase access and independence. Our target is to provide 40 projects. Most of these low-income individuals we serve live in areas of the City of Columbia that have targeted for improvement. Thus, this funding will assist in the City's effort to improve the appearance, viability, and safety of these community homes, which may also increase property values. The 2015-19 consolidated plan's first goal is that of affordable housing with objectives to preserve existing housing, code enforcement, rehabilitation and repairs. Our project targets those objectives, as well.

Outcomes: Identify the specific, measurable and desired outcomes for this project. (500 word limit)

Increase recipients ability to remain safely in their homes

Increase accessibility for recipients' to remain independent in their homes

Decrease social isolation

Increase in access to employment, recreation, volunteering, educational opportunities, political process, medical and nutritional services

Outcome Data: What data will be collected to evaluate the outcomes for this project? (300 word limit)

Services for Independent Living gathers quantitative and qualitative data to evaluate program effectiveness, recipient satisfaction, and community impact. Quantitative data includes the number of recipients who received a home repair, maintenance, modification, or ramp. Qualitative data reflects the change in recipient's access and dependency on others.

- Onsite needs assessment
- Survey
- Client database
- Call records
- Time reports
- Follow up calls

Environmental Impact

Describe how the proposed project will fit within the surrounding neighborhood:

1. Neighborhood amenities (400 character limit)

No impact as we are improving on existing individual homes.

2. Parking (400 character limit)

No impact as we are improving on existing individual homes.

3. Traffic flow (400 character limit)

No impact as we are improving on existing individual homes.

4. Pedestrian access (400 character limit)

Pedestrians will have safe and readily achievable access. No sidewalks will be disturbed.

5. Property values (400 character limit)

The improvements we are making do improve the value of the individual homes. When we do something like a porch repair/rebuild, the addition of a ramp, installation of grab bars, or window replacement. We are not only making the home safer and improving curb appeal, but we are also maintaining the property value instead of the value declining.

6. Public safety (400 character limit)

Our goal is to reduce safety hazards that homes of seniors or people with disabilities may have due inability to afford the repair/modification. The repairs we are providing to many homes are bringing them in line with city code. Home modification and ramps improve the ability of the dweller or emergency services to enter and exit with greater ease and safety.

Site Control:

Does the organization have control of the site(s) for the project?

Yes

Neighborhood Consultation: Describe how the neighborhood been consulted regarding this project. (500 Word Limit)

Since our projects usually take place within a home and on private property there is no impact on the neighborhood.

Timeline:

Provide a timetable for completion of the project. List all commitments of funds and approvals that will be needed for the completion of the project and describe when any of these outstanding approvals and commitments will be in place.

Date: Sources of Funds Committed

06/01/2016

Date: Program or Architectural Design Complete

06/01/2016

Date: Property Acquisition Complete

06/01/2016

Date: Start of Construction or Program Implementation

06/01/2016

7. Noise (400 character limit)

There should be no noise issues as most the repairs we provide are contained within a home.

8. Zoning and land use compatibility (400 character limit)

No impact as we are only improving existing structures.

9. Storm drainage (400 character limit)

No impact as we are only improving existing structures.

10. Soil erosion (400 character limit)

No impact as we are only improving existing structures.

11. Historic preservation impact (400 character limit)

In the past the City had a MOU that prevented bogging projects with more paperwork. Unfortunately, it no longer exists. We are aware of the procedure to work with the DNR and to complete the section 106 project review form. These forms can delay a project an entire month, and slows completion. We also conduct an explosive hazard review, floodplain review, and determine if lead testing is needed.

12. Access and availability of a sound sanitary sewer, water, electrical, and other services. (400 character limit)

No impact as we are only improving existing structures.

All Sources of Funds Committed

CDBG and SIL general operating funds

Program or Architectural Design Complete

If designs are needed, they are completed for each project after the scope of work is written.

Property Acquisition Complete

We are not acquiring property. Project will be conducted on privately owned property.

Start of Construction or Program Implementation

Start dates will vary as we receive applications and evaluate individual

projects.

Date: Program/ Construction Complete

07/30/2017

Program/ Construction Complete

Projects will complete at various time. However all funding will spend by the end of the cycle.

Date: Occupancy and Performance Reporting Complete

08/30/2017

Occupancy and Performance Reporting Complete

30 days after the end of the grant cycle.

Previous CDBG/HOME Funding

Brief summary on previous City funding received, any funding remaining, and the measurable results from previous City funding. (500 word limit)

SIL has had City of Columbia funding from the Human Services Department, Neighborhood Services/CDBG, and Human Rights Commission. Many of the funding applications date back more than 15 years. Looking at the last 4 years and combining BCCA and SIL funding has been: in 2011 grants totaled \$60,000 and 47 projects completed; 2012 grants totaled \$40,000 and 27 projects completed; 2013 grants totaled \$96,000 and 55 projects completed. In calendar year 2014 47 projects costing \$97,804. From January to April 15, 2015 we have had 10 projects costing \$30,412. As the merger happened mid funding cycle, each agencies grants were closed out and funds combined to start 2015.

Last year 100% of consumers served by SIL reported improved quality of life and decreased isolation. BCCA's outcomes were: 86% seniors reported an increased feeling of home safety, 100% of clients reported by City's Neighborhood Response Team have their needs met, 89% have improved quality of life. If needed, we can supply outcome data for those 3 years.

Program Personnel

Describe the personnel responsible for administering the program and operating the project upon completion.

The proposed program administrator to ensure compliance with HUD and City regulations and source of funding for this position. (400 character limit)

The program administrators who ensure compliance with HUD and City regulations and source of funding for this position are Katie Derrick, Volunteer Coordinator and Scout Merry, Accessibility Services Coordinator. Both have detailed job descriptions that set forth appropriate requirements (i.e., education, length of experience, skills, abilities) that ensure they can fulfill their duties.

For construction projects, the designated person or firm designing and inspecting construction projects. (400 character limit)

For construction projects, the designated person or firm designing and inspecting construction projects are selected independent licensed and insured contractors with appropriate experience.

The designated persons providing financial management of the program (400 character limit)

The designated person providing financial management of the program are Dane Fuhrman, Business Office Manager. He has fiscal responsibility for 18 grants and fee-based revenue sources, and manages a \$4.3 M budget while supervising a department of 3 full-time employees and 1 part-time employee. Fuhrman holds a B.S. in Business Administration –Accounting and a B.A. in Communication.

Program Personnel Prior Experience

What is the prior experience of the organization's personnel with this type of project? Include the following: 1) Credentials, including resumes and licenses necessary to accomplish the job. 2) Number of years of experience with this type of project; 3) List of representative projects completed in the past. (600 character limit)

Katie Derrick is responsible for the administrative side of the projects, ensuring paperwork is completed correctly. She has a Master's Degree in Psychology, which has prepared her to work with seniors, understand depression, and the importance of community involvement. Scout Merry is responsible for the design work and inspection. He has a degree and credentials to support this work.

Contractor Experience

Who are the service providers or contractors, if selected, and what are their qualifications? Include the following:

Credentials, including resumes and licenses necessary to accomplish the job. (PDF Format)

/document/download/filename/1430159055_28080_StaffResume.pdf/

Number of years of experience with this type of project (400 character limit)

SIL has more than 15 years' experience with the CDBG program.

List of representative projects completed or services offered in the past. (400 character limit)

We have constructed ramps, widened doorways, stabilized floors, repaired porches, renovated bathrooms, replaced water heaters, replaced windows, sewer work, unclogged drains, fixed breaker box issues, electrical shorts, broken pipes, leaking sinks and faucets, and much more!

Insurance that will be required of contractors. (400 character limit)

For construction projects, the designated person or firm designing and inspecting construction projects are independent licensed contractors who have business liability insurance and carry a Workers' Compensation Policy. In the case we use volunteers, SIL has liability insurance and a volunteer insurance policy to cover the project.

Record Lock

System Fields