

MEMORANDUM

DATE: January 5, 2026

TO: Chairman and Members of the Community Redevelopment Agency Board

VIA: James Slaton, City Manager/CRA Executive Director

FROM: Deena Drumgo, Assistant City Manager

SUBJECT: Housing Opportunities for Mobility & Equity (HOME) Program

SYNOPSIS: Staff is requesting CRA Board approval of HOME Program for disabled residents.

RECOMMENDATION

It is recommended that the CRA Board take the following actions:

1. Approve request to allow for housing rehabilitation repairs for HOME Program.
2. Authorize total expenditure of \$50,000 as a reallocation from Housing Rehabilitation budget line item.

BACKGROUND

The HOME Program is a pilot program designed to provide accessibility-focused home repairs and modifications for residents in the Lake Wales CRA. The program will directly address accessibility and housing equity for residents with disabilities through:

- **Promoting Independent Living**
The program enables individuals with mobility, vision, hearing, or cognitive challenges to age in place by making their homes safer and more accessible. This reduces reliance on institutional care and supports dignity and independence.
- **Enhancing Safety and Health**
By funding modifications like ramps, grab bars, widened doorways, and non-slip flooring, the program helps prevent falls and injuries, which are common risks for disabled residents.
- **Supporting Economic and Social Inclusion**
Accessible housing allows residents to remain active in their neighborhoods, fostering community engagement and reducing isolation. It also aligns with the Lake Wales CRA vision of “safe neighborhoods” and “life-long learning” opportunities.
- **Advancing Strategic Goals**
The program contributes to the CRA’s strategic goals by ensuring homes are not only affordable, but also functional for all income levels and abilities (Support Quality Housing) and accessibility improvements complement broader efforts to make Lake Wales pedestrian-friendly (Improve Connectivity and Mobility).

- **Reducing Financial Burden**

Home modifications can be costly. By providing assistance of up to \$10,000, the program ensures that low-income or fixed-income households can afford necessary upgrades without financial hardship.

OTHER OPTIONS

Do not approve funds for HOME Program.

FISCAL IMPACT

The fiscal impact of \$50,000 reallocated from 105-559-300-883-143 (Housing Rehabilitation).

ATTACHMENTS

Draft HOME Application