

HOMEOWNER REHABILITATION PROGRAMS

Wednesday, May 24, 2023

Overview

- *Housing Strategies*
- *Current Programs & Funding*
- *Housing Grant Process*
- *Housing Grant Programs*
- *Program Challenges & Changes*

Housing Reinvestment Strategies



Redevelopment



Reinvestment (Neighborhood)



Reinvestment (City-wide)



Accessibility



Urgent Repairs

Housing Reinvestment Programs



Redevelopment

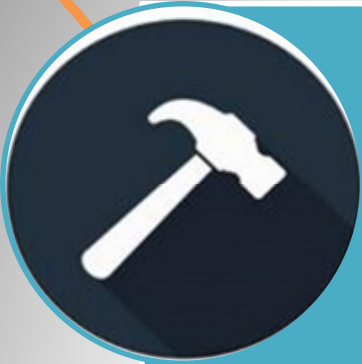
- Master Plan Developments
- Housing Venture Areas
- Infill Development
- *New Infill Plan Books (Early 2024)*



Reinvestment (Neighborhood)

- Housing Venture/Model Block
- Rock the Block [Habitat]
- Home Repair Blitz [Habitat]
- Lead Abatement (DHCD)
- *New Model Block Program (Late 2023)*

Housing Reinvestment Programs



Reinvestment (City-wide)

- Weatherization & Energy Efficiency (WEEP)
- HOME Rehab Program
- Driveway grant
- Neighborhood Stabilization Program (NSP) [DHCD]



Accessibility

- HRHA Accessibility Program



Urgent Repairs

- Weatherization & Energy Efficiency (WEEP)
- HOME Rehab Program

Housing Reinvestment Funding

FEDERAL [HUD]

- Community Development Block Grants (CDBG)
- HOME Partnership Funds
- HOME-ARP
- *Section 108 Loans*

STATE & FEDERAL [OTHER]

- Neighborhood Stabilization Program (NSP) [DHCD]
- Lead Abatement [DHCD]
- *Housing Financing [Housing VA]*
- LIHTC [DHCD]
- *Planning/Housing Grants*

CITY [CIP]

- Blight Abatement & Demolition
- Housing Redevelopment Funds
- Dollar Lot Funds
- Housing Reinvestment Funds
- Model Block
- RAIN Grant Funds
- Driveway grant
- Waitlist Assistance Funds (ARPA)

Home Rehabilitation Programs

- *Weatherization & Energy Efficiency Program (WEEP)*
- *Accessibility Grant*
- *HOME Rehabilitation Program*

CURRENT FUNDING

Source	2023-2024 Funding
CDBG <i>(WEEP & Accessibility)</i>	<i>\$1.7 Million</i>
HOME <i>(Homeowner Rehab)</i>	<i>\$180,000</i>
City CIP <i>(Waitlist Assistance)</i>	<i>\$2 Million</i>

HOUSING GRANT PROCESS

Rehab Process Overview



Rehab Process Overview



Application Intake

Homeowner
Appointment

Verification &
Review

Determine
Eligibility &
Approval

Rehab Process Overview



Inspections

Lead Testing
& Termite
Inspection

Assessment
& Work
Write-up

Contractor
Bidding &
Selection

Rehab Process Overview



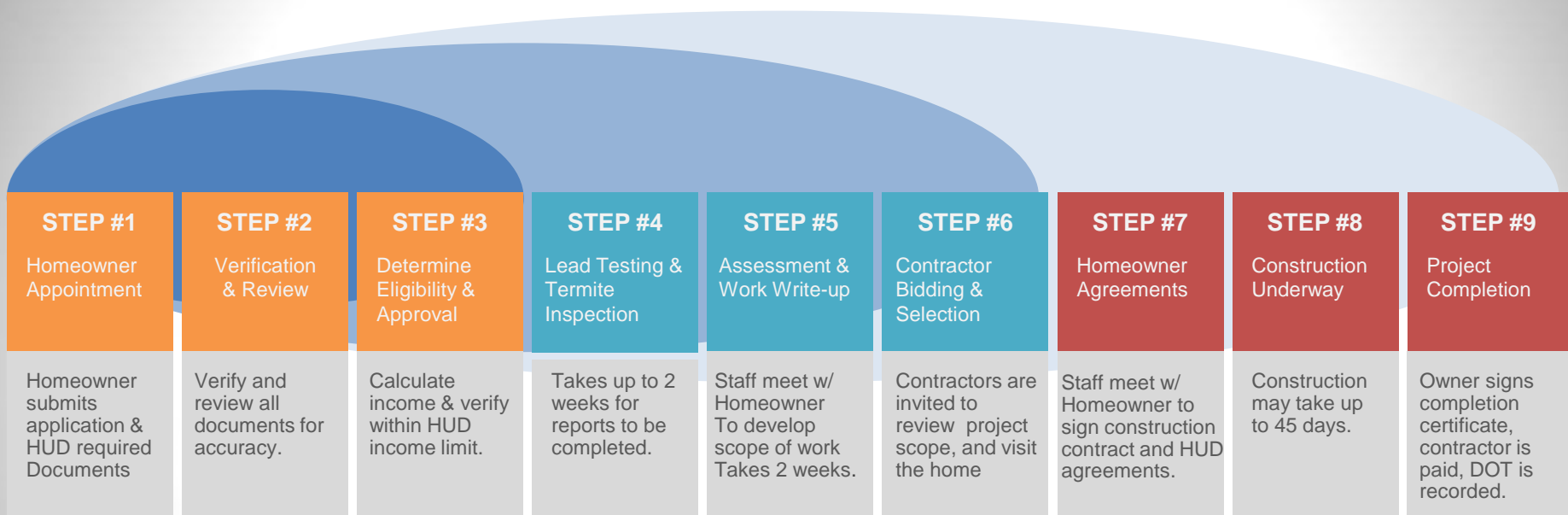
Rehabilitation

Homeowner
Agreements

Construction
Underway

Project
Completion

Rehab Process Overview



Application Intake



These steps are handled by the Housing Counseling Staff.

Inspections



These steps are handled by Housing Rehabilitation & Construction Staff.



Rehabilitation



Staff stays in communication with the Homeowner and the construction contractor through-out this process.

HUD Program Requirements

(Above City & State Practices)

- HUD Income Verification Guidelines
- Housing Counseling Requirements
- HUD Environmental Reviews
- HOME Ownership Limit*
- Project initiated within 6 months of application approval* (Steps 1-7)  
- Section 103 Reporting*

* *Unique HUD Requirements*

Housing Rehab Programs



WEATHERIZATION & ENERGY EFFICIENCY PROGRAM (WEEP)

Weatherization & Energy Efficiency Program (WEEP)

Description

- To improve weatherization and energy efficiency
- Heating, cooling, windows, insulation, electrical

Amounts Available

- Grant amounts range from **\$1,000 to \$30,000**

Period of Affordability secured with a Deed of Trust

- As long as the homeowner maintains principal residence for **5 years**, the grant is forgiven at the rate of 20% per year. If ownership is not maintained grant must be repaid.

WEEP Eligibility

Eligible Homeowners

- Household income must be **80% or less of Area Median Income**
- Applicant must be the **principal homeowner/occupant** and **must live in the home** for the duration of the grant term.
- Applicant must receive **housing counseling**

Eligible Properties

- Property must be located in the **City of Hampton**
- Property must be detached or attached **single family dwelling**.
- Property **must be covered by insurance** (flood insurance if applicable).
- Property **taxes must be paid** (or exempt).
- Property must **undergo HUD environmental review**.



ACCESSIBILITY GRANT

Accessibility Grant Program

Description

- Provides materials and labor for reasonable accessibility modifications
- Wheelchair Ramp, grab bars, motorized chair lifts...

Amounts Available

- Grant Amount is **up to \$8,500.**

Period of Affordability

- There is no period of affordability or Deed of Trust.
The grant amount is **immediately forgiven.**

Accessibility Grant Eligibility

- Household income must be **100% or less of the Area Median Income** (Family of 4, 100% AMI = \$93,500)
- Applicant must be the **principal owner-occupant or have approval from the landlord**
- Applicant or applicant's dependent must be **disabled/physically challenged and non-ambulatory**
- Property must be covered by **homeowners' insurance** (flood insurance when applicable)
- The City of Hampton **taxes must be paid** (or exempt)



HOME REHABILITATION PROGRAM

HOME Rehab

Description

- To improve the quality and sustainability of a home while contributing to the character of the neighborhood.
- Roof, floor repairs, crawl spaces, minor foundation repairs

Amounts Available

- Grant amounts range from **\$1,000 to \$30,000**

Period of Affordability secured with a Deed of Trust

- As long as the homeowner maintains principal residence for **5 years**, the grant is forgiven at the rate of 20% per year. If ownership is not maintained grant must be repaid.

HOME Rehab Eligibility

Eligible Homeowners

- Household income must be **80% or less of the Area Median Income**
- Applicant must be the **principal homeowner/occupant** and **must live in the home** for the duration of the grant term
- Applicant must receive **housing counseling**

Eligible Properties

- Property must be located in the **City of Hampton**
- Property must be detached or attached **single family dwelling**
- Assessment must be **below HOME Homeownership Limit**
- Property **must be covered by insurance** (flood insurance if required)
- Property **taxes must be paid** (or exempt)
- Property must **undergo HUD environmental review**

Homeowner Rehab Waitlist Project Updates

136 Waitlist Households Processed/Screened

54 No Response/Declined

3 Disqualified/Over Income

36 Applicants in Process

26 Projects Underway

17 Projects Completed

218 Waitlist Inquiries Remaining*

** Repeat applicants included*

(January 2022 to May 2023)

Housing Program Challenges & Changes

Program Challenges

- **Current Housing Market**
 - *Material Costs Increased*
 - *Supply Chain Delays*
- **Contractor Demand**
 - *Limited pool of contractors (5 active)*
 - *Contractor Concerns: bidding process, bureaucracy, profit margins, clients*
 - *Maintaining quality standards*

Program Challenges

- **Older Population**
 - *Limited Senior Housing Supports*
 - *COVID Challenges & Family Supports*
- **Federal Regulations**
 - *Funding Remains Flat*
 - *Increased Reporting & Oversight*

Summary of Recent Changes

- Additional City/HUD Allocation
- Contractor Recruitment
- Focus on Small Contract Bidding
- Increased HRHA Staffing

Current Rehab. Staffing

- 1 position: **application processing**
- 1-2 positions: **HUD housing counseling**
- 1 position: **eligibility/approval, written agreements**
- 2 positions: **work scopes, bid process, construction management**
- *2 open new positions: **administration, construction support***

Proposed Program Changes

- **COSTS:** Increase grant limits based on project?
 - *Roof, HVAC, Windows, Plumbing, Electrical, Siding*
 - *Maximum per house: \$50,000 (WEEP & HOME)*
 - *Wheelchair ramps , grab bars, chairlifts*
 - *Maximum per house: \$9,500 (Accessibility)*
- **URGENCY:** recommend addressing urgent repair programs & contractor recruitment in the short-term and focus on reinvestment and preservation programs in the long-term

Housing Reinvestment Strategies



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Urgent Repairs

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Near Term (2-3 years) Considerations

- **Enhance/Improve Urgent Repair Programs**
 - *Develop a program proposal to address Urgent Repair Program more efficiently*
 - *Improve contractor recruitment & outreach*
- **Consider Refocusing Federal Funds (2025-2029)**
 - *Infrastructure, parks, stormwater*
 - *Requires City funds for Programs/Services*

Longer Term Considerations

- **Address Broad Housing & Population Needs**
 - *Expanding senior housing solutions*
 - *Sustainable/affordable aging in place solutions*
 - *Building capacity of non-profits/neighborhoods*
- **Realign to Community Plan Priorities**
 - *Redevelopment, reinvestment, & preservation*
 - *Urban design, placemaking, infrastructure*
 - *Capacity building, partnerships, grants/financing*

Questions/Suggestions