

City of Tucson FY 2018 Residential Rehabilitation Program

The City of Tucson Housing and Community Development Department (HCD) is soliciting applications for organizations interested in participating in the FY 2018 Healthy Homes Rehabilitation Program. The program is funded through the United States Department of Housing and Urban Development (HUD) Community Development Block Grants (CDBG) program and requires compliance with 24 CFR 570.

Healthy Homes Rehabilitation Program

Program Description

This program will affect enduring functional improvement to Tucson housing and neighborhoods by providing a healthy homes assessment and residential rehabilitation to a minimum of 10 single family owner-occupied homes.

Available Funds: \$500,000 CDBG

Minimum Award: \$250,000

Maximum Award: \$250,000

Maximum Number of Awards: Two (2)

Eligibility

Organizations with a minimum of five years organizational experience completing owner-occupied low-income residential rehabilitation projects in compliance with 24 CFR 570.

Selection

Applications will be reviewed for the following:

Organizational Experience

Historical Effectiveness

Capacity to carry out the FY 2018 Healthy Homes Rehabilitation Program Leveraging:

Preference will be given commensurate with the level of committed leveraging.

Program Activities

Selected organization(s) shall provide outreach and navigation for potential clients and submit referrals to HCD. Property eligibility, income eligibility, quality control, and risk assessment will be provided by HCD. Individual projects will be assigned to selected organizations by HCD. Project delivery costs shall be fully documented and limited to 20 percent of project budget.

For each Healthy Homes Rehabilitation project, the selected organization shall complete and submit to HCD a Healthy Homes Assessment per the form provided by HCD, identifying existing hazards, and the condition of all major systems within the home, the condition of all

exterior surfaces of the home, and the condition of the site including vegetation, weeds, walls, and fences. Completion of the project must be feasible within a maximum \$40,000 budget inclusive of CDBG eligible items. Selected organization shall leverage CDBG funds with other sources to cover other items including CDBG eligible and non-CDBG eligible items such as major appliances, exterior paint, vegetation/weeds/trash, and fencing.

In addition, selected organization will (a) Work with homeowner/applicants to pre-screen and assist them with filling out online housing rehabilitation program application. (b) Survey their clients (c) Provide pictures before, during, and after accompanied by a narrative on the impact the program had on the homeowner.

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The rehabilitation project shall be considered complete when;

1. Health and/or safety hazards related to lead paint*, asbestos, mold, carbon monoxide or fire have been mitigated.
2. Structural deficiencies or deficiencies in the electrical, plumbing, HVAC, window and door, or roofing systems have been corrected.
3. All deteriorated exterior surfaces or peeling paint have been restored.
4. All weeds have been removed and vegetation appropriately trimmed.
5. All trash, debris, and dead vegetation has been removed from the site.
6. Damaged walls and fencing have been repaired, replaced, or removed.
7. All required building permits have been finalized/closed.
8. HCD has inspected and approved the work.
9. Written project reports including “before” and “after” pictures and client surveys have been completed and submitted to the City in a form determined by the City.
10. Billing to City of Tucson shall be project- based.

* If lead based paint is discovered at a project site, any mitigation shall be administered by HCD; the selected organization shall coordinate all other rehabilitation activities at the site with HCD to ensure timely and effective completion of all rehabilitation activities.

Healthy Homes Rehabilitation Project Requirements

Property eligibility:

- Owner-occupied permanent site-built home built before 1997, within Tucson city limits.
- Assessed value shall not exceed home values established for the HOME Program.
- Mortgage (if any) and tax payments must be current, and property must be insured (can roll one year of flood insurance and/or dwelling-only insurance into the project).

Household eligibility:

- Household income \leq 80% of AMI (24 CFR Part 5 Income Determination completed by COT).

Project selection:

- Date and Time complete application submitted to HCD.
- Family with one or more persons over 62 or disabled (1 preference point).
- Located within City of Tucson CDBG Target Area (1 preference point).
- Referral from a City of Tucson authorized Acute Emergency Home Repair Program or City of Tucson Home Access Program service provider following an on-site evaluation by the service provider that determines the scope of required home repairs is beyond that which can be addressed through the Acute Emergency Home Repair Program (3 preference points).
- First FY2018 Healthy Homes Rehabilitation Program project in each Ward (6 preference points).

CDBG funding and Conditions:

- Target of \$25,000 per home, scope of work written based on Healthy Homes Assessment. Max \$40,000 CDBG.
- Scope of work determined using the Healthy Homes assessment tool before rehab activities begin.
- Completed work evaluated by completing a second Healthy Homes assessment.
- The rehabilitation project must be comprehensive, partial rehabilitation projects will not be funded under the Program.
- Rehabilitation projects requiring in excess of \$40,000 of CDBG funding will not be funded under the Healthy Homes Rehabilitation Program.

Terms:

- A lien shall be placed on the property for the full amount billed to the project, including overhead. Lien may be transferred to first line heirs who will be occupying the house if household income is \leq 80% of AMI (24 CFR Part 5 Income Determination completed by COT).
- CDBG funding plus existing mortgage may not exceed 120% of assessed value or 100% of a recent (no more than one year old) appraisal.