

Single Family Rehabilitation Program (SFR) | 2018

with Roof Only Option (SFR-R) (Round 2)

The **Single Family Rehabilitation Program (SFR) with Roof Only Option (SFR-R)** provides grants to units of local governments and nonprofit organizations who will assist low-income and very low-income homeowners with repairs to their homes to remove health and safety hazards by providing funds to replace costly maintenance items. Eligible homeowners may receive up to \$45,000 in assistance for the rehabilitation of their home. Under SFR, eligible homeowners may elect overall repairs to their home to include or not include a roof. In addition, a second option is available, under SFR-R, eligible homeowners may address only the roof on their home if no other health and safety issues are present. SFR-R offers up to \$16,500 to mitigate against further roof damage and deterioration so that the property is insurable. To the extent funds are available, homeowners may transfer from SFR-R to SFR if health and safety issues are discovered. However, these two options may **NOT** be combined. Total funding may not exceed \$45,000 per household.

Program Allocation	\$6,000,000 from the Affordable Housing Trust Fund. Funding will be allocated to approved grantees based on evaluations of competitive applications.
Eligible Applicants	Units of local government and non-profit organizations with experience operating and administering homeowner rehabilitation assistance programs for low-income households. Applicants must be outside of the U.S. Department of Housing and Urban Development HOME Participating Jurisdictions. Therefore, this excludes the following geographic areas: Aurora, Chicago, Decatur, Evanston, Peoria, Rockford, Springfield, McHenry County; and the Consortia of Cook County, DuPage County, Kane County, Lake County, Madison County, St. Clair County, Urbana and Will County. The applicant must either have direct rehabilitation experience or have partnerships with local agencies that possess the necessary experience.
Eligible Households	Household incomes must be at or below 80% AMI based on household size.
Assistance to Households – SFR	Maximum funds of \$45,000 will be provided to each eligible household to assist in making necessary home repairs to remove health and safety hazards, such as roofing, flooring, electrical, plumbing, siding and other health and safety issues in the property. This amount will include hard costs and soft costs of the project and a 15% project delivery allocation.
Assistance to Households – SFR-R	Maximum funds of \$16,500 will be provided to each eligible household for roof replacement or repair, including gutters, rafters, fascia, soffits and downspouts. Eligible properties must not have other health and safety hazards. This amount will include hard costs and soft costs of the project and a 15% project delivery allocation.
Terms of Assistance	Rehabilitation assistance will be provided as follows: <ul style="list-style-type: none"> ▪ <u>SFR</u>- \$2,000 to \$45,000 as a five-year forgivable loan forgiven at 1/60th per month over the affordability period. ▪ <u>SFR-R</u> - \$2,000 to \$16,500 as a three-year forgivable loan forgiven at 1/36 per month over the affordability period.

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Terms of Assistance (cont.)	Loans are subject to a Promissory Note and recorded Mortgage. The loan amount will cover hard costs only, and will not include soft costs or project delivery fees. The recapture balance is due upon sale or transfer prior to the end of the affordability period.
Eligible Properties	<p>Properties eligible for SFR must have documented health and safety issues or concerns, such as mechanical, electrical, structural, or plumbing that would undermine the integrity of the home.</p> <p>Properties eligible for SFR-R must have no documented health and safety issues and must be insurable once the roof replacement or repairs are complete as evidenced by a written policy by a licensed insurer.</p> <p>Under both SFR and SFR-R, eligible homeowners must be current on their mortgage payments, and the property must be the homeowner's primary residence. Only single-family properties are eligible for the program. Mobile homes and properties with more than one unit are not eligible for the program.</p>
Eligible Costs	<ul style="list-style-type: none"> • All reasonable hard and soft construction costs. • Project delivery – up to 15% of hard and construction costs are set aside for direct project related costs including intake and income verification, cost estimates, work write-ups, inspections and permits. • Administrative costs - maximum general administration fees consist of 5% of the total grant for administrative costs related to general management, oversight, and coordination, including staff and overhead.
Property Standards	At project completion, the home must have no major health or safety issues and must meet IHDA Property Standards and local codes.
Program Duration	Ongoing until funds are exhausted. Maximum term 24 months.