

# Single Family Rehab Program (SFR) with 2019 Roof Only Option (SFR-R) (Round 3) and Disaster Contingency Award (DCA)

<p>The <b>Single Family Rehab Program (SFR) with Roof Only Option (SFR-R)</b> provides grants to units of local governments and nonprofit organizations throughout the state 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 <b>NOT</b> be combined. Total funding may not exceed \$45,000 per household. Applicant organizations may also apply for an additional Disaster Contingency Award (DCA) to provide additional assistance in the event of a state or federal declared disaster.</p>	
<b>Program Allocation</b>	\$12,000,000 from the Affordable Housing Trust Fund. Funding will be allocated to approved grantees based on evaluations of competitive applications.
<b>Eligible Applicants</b>	Units of local government and non-profit organizations with experience operating and administering homeowner rehabilitation assistance programs for low-income households. The applicant must either have direct rehabilitation experience or have partnerships with local agencies that possess the necessary experience. This round of the Single Family Rehab Program (SFR) with Roof Only Option (SFR-R) is open to all qualified applicant organizations throughout the state.
<b>Eligible Households</b>	Household incomes must be at or below 80% AMI based on household size.
<b>Assistance to Households – SFR</b>	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.
<b>Assistance to Households – SFR-R</b>	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 health and safety hazards. This amount will include hard costs and soft costs of the project and a 15% project delivery allocation.
<b>Terms of Assistance</b>	<p>Rehabilitation assistance will be provided as follows:</p> <ul style="list-style-type: none"> <li>▪ <u>SFR</u>- \$2,000 to \$45,000 as a five-year forgivable loan forgiven at 1/60th per month over the affordability period.</li> <li>▪ <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.</li> </ul>

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	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.
<b>Eligible Properties</b>	<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. Properties with more than one unit are not eligible for the program. Mobile homes are allowed if it is possible to record a mortgage against the property.</p>
<b>Eligible Costs</b>	<ul style="list-style-type: none"> <li>• All reasonable hard and soft construction costs.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<b>Property Standards</b>	At project completion, the home must have no major health or safety issues and must meet IHDA Property Standards and local codes.
<b>Disaster Contingency Award</b>	<p>Applicant organizations may also apply for additional funding in the form of a Disaster Contingency Award (DCA), as part of their SFR application submission. The purpose of the DCA is to provide grantees with additional rehab assistance in the event of a state or federal declared disaster, to deploy funds in an urgent manner.</p> <p>The terms of assistance available to households receiving rehab through the DCA mirrors that of a standard SFR or SFR-R project.</p>
<b>Program Duration</b>	Ongoing until funds are exhausted. Maximum term 24 months.