

# Home Repair and Accessibility Program (HRAP) Round 2

## Information for Prospective Grantee Applicants



### Program Overview:

The Home Repair and Accessibility Program (HRAP) assists low- and very low-income homeowners with funds for health and safety repairs, accessibility improvements, and roof repairs. As a program of the Illinois Housing Development Authority (IHDA), HRAP aims to preserve existing affordable housing stock, provide investment in underserved communities, improve the health and well-being of occupants, and help low-income households, persons with a disability, or mobility-impaired individuals remain in their homes.

Eligible homeowners may receive up to \$45,000 in assistance for eligible repairs and/or accessibility improvements, while homeowners participating in the roof only option may receive up to \$21,500. Assistance is provided to homeowners in the form of a 5- or 3-year forgivable loan, depending on whether homeowners use the health, safety, and accessibility repairs, or the roof only option. Total household income must be at or below 80 percent of the Area Median Income (AMI) to be eligible for the program.

HRAP is administered through a network of grantees throughout the State of Illinois who work with the homeowners and oversee the rehabilitation projects. For homes built prior to 1978, the grantee and contractors must follow the Environmental Protection Agency's (EPA) Lead Renovation, Repair and Painting Program (RRP) rules.

Grantees may select from any of the three project types described below to address a specific homeowner's needs.

### Project Types:

	Full Rehab	Accessibility	Roof Only
Construction Cost Max (Hard & Soft Costs)	\$45,000	\$45,000	\$21,500
Project Delivery (PD) Max	\$6,750	\$6,750	\$3,225
PD Rule	15% Hard & Soft Costs	15% Hard & Soft Costs	15% Hard & Soft Costs
Additional Considerations		*at least 30% of construction cost must be utilized for accessibility improvements; *Resident who is disabled or mobility impaired	*Homes must have no significant health and safety issues in order to qualify for this component.
Forgivable Loan Period	5 years	5 years	3 years

## Grantee Responsibilities:

Grantee responsibilities include but are not limited to: client intake and income verification; inspecting client homes; determining necessary health, safety, and code required repairs; completing scope of work write ups; selecting and managing general contractors; overseeing construction; complying with all program rules; and completing and maintaining necessary program documentation. Grantees can apply with a third-party administrator to assist in running the program.

## Funding Structure:

Up to 5% of the award amount is available to the grantee to cover administrative costs such as general management, oversight, coordination, staff, and overhead costs related to administering the grant. Costs that are difficult to tie to one project fall under this category.

Additionally, grantees may receive payment of up to 15% of a project's construction costs to cover the grantees costs that are related to the individual project. This includes the actual hours worked to manage the project, including time spent on work write-ups, cost estimates, inspections, obtaining permits, client education and qualification, and completing IHDA paper-work for each individual project.

## Application Information:

Units of local government and not-for-profit corporations are eligible to apply. Additional eligibility requirements will be released with the grantee application.

### • Anticipated Timeline

- **Summer 2024:** Application for grantees will be released  
**Applicants typically have about six weeks to work on their applications before they are due**
- **Winter 2024-25:** Funding decisions will be made public
- **Winter-Spring 2025:** Legal closing process with grantees
- **Spring 2025:** HRAP Round 2 begins
- **Spring 2027:** HRAP Round 2 will conclude
- **Funding Availability:** IHDA anticipates allocating around \$20 million towards HRAP Round 2. Grantee awards will likely range from \$500K - \$1.1 million.



## Want to Apply?

Sign up for the [mailing list](#) to be notified when the application becomes available.

\*Note: Information in this summary is for general information purposes only and is subject to change. HDA reserves the right to change the program information provided in this summary at any time. The HRAP Round 2 application shall supersede this program summary.