

HOUSING TRUST HEALTHY HOMES GRANT PROGRAM (HTHH)

PROGRAM OVERVIEW

The Purpose of the Healthy Homes Program is to support existing rehabilitation loan and grant programs targeted to low income households. The Mayor's Office of Housing and Community Development administers several programs to assist low-income homeowners rehabilitate their homes. The Healthy Homes grant will be used to provide healthy home retrofits to households at or below 120% of AMI to address health and safety housing deficiencies. The Healthy Homes grant will only be available to households participating in eligible lead and rehabilitation programs on a first come, first served basis.

BORROWER ELIGIBILITY

The Healthy Homes grant program is not a stand-alone program and is intended to work in tandem with other rehabilitation programs administered by the Mayor's Office of Housing and Community Development (MOHCD) with exception to the Emergency Housing Repair Loan Program. As such in order to be considered for a Healthy Homes grant, the household must be determined eligible by the other rehabilitation program(s) and must fully participate in order to be considered for the Healthy Homes grant.

PROPERTY ELIGIBILITY

Only properties determined to be eligible for other rehabilitation programs will be considered eligible candidates for the Healthy Homes grants.

ELIGIBLE IMPROVEMENTS

The Healthy Homes grant will fund housing improvements in accordance to the Healthy Homes program seven principle standards which aim to keep residential housing dry, clean, safe (to avoid injury), well-ventilated, pest-free, contaminate-free, and well-maintained. Eligible scope of work items will be prioritized utilizing the Healthy Homes Rating System. Improvements and retrofits must be eligible under the other rehabilitation programs and are subject to MOHCD's approval and the availability of funds, and must comply with applicable building codes and construction standards.

CONSTRUCTION/CONTRACTOR REQUIREMENTS

All project scopes of work shall be bid out via the City's Office of Contract Administration's bid and opportunities database to ensure transparency and competitive pricing. All project scopes of work with more than one trade shall employ a General Contractor. In no case will the property owner act as his or her own General Contractor. In addition, contractors must have the required licenses and certifications to perform the scope of work, must carry the proper insurance to perform the scope of work, and must provide an endorsement naming the City and the property owner as an additional payee. All contractors participating in MOHCD's rehabilitation programs must be City vendors and must be able to accept payments electronically via ACH.

MAXIMUM GRANT AMOUNT

The maximum Healthy Homes grant shall be \$5,000 per unit.

GRANT TERMS

The Healthy Homes grant shall be repaid only if the Lead grant or the rehabilitation loan becomes due. In either case, repayment of the Healthy Homes grant shall be calculated according to the following formula:

1. The Grant Amount shall be divided by the 60 months/or the grant monitoring period. (May also be calculated using days instead of months.)
2. The Grant Amount per month shall be multiplied by the number of months the Healthy Homes grant was monitored and was determined to be in compliance. This is the amount of the Healthy Homes grant that will not need to be repaid or forgiven.
3. The repayment amount will therefore be calculated by subtracting the forgivable amount from the original Grant Amount.

For example:

For a \$5,000 grant secured by participating in the Lead program for a period of 33 months, the repayment would be calculated as such:

- a. $\$5,000/60 = \83.33
- b. $\$83.33 \times 33 \text{ months} = \$2,750$ will be forgiven.
- c. $\$5,000 - \$2,75 = \$2,250$ is the repayment amount

Subordination/Refinance: The Healthy Homes grant will not be secured by a separate Deed of Trust. All rehabilitation grant and loan programs shall adhere to MOHCD subordination and refinance policies.

OCCUPANCY REQUIREMENTS

The grant is available to both owner and tenant occupied housing units.

GRANT DOCUMENTS

The Healthy Homes grant shall be incorporated in the amount and documentation of the primary rehabilitation program. For example, if the Healthy Homes grant is combined with a lead grant, the property owner will execute all necessary lead grant documents only. The amount of the Healthy Homes grant will be incorporated in the total amount granted and the property owner will be subject to the lead grant stipulations and compliance monitoring.

APPLICATION PROCESS

To apply for the Healthy Homes grant, the property owner must be participating in one of the other rehabilitation programs administered by the Mayor's Office of Housing and Community Development as this grant program is not a stand-alone program.