



Legislation Details (With Text)

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Title:	Resolution Requesting Approval of Updated Housing Rehabilitation Program Guidelines				
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Attachments:	1. 15-0367 Rehabilitation Program Guidelines (for Council Approval) 5-5-15.pdf, 2. 15-0367 Rehabilitation Programs Matrix.pdf, 3. 15-0367 RESOLUTION APPROVING THE CITY OF GREENSBORO HOUSING REHABILITATION PROGRAM GUIDELINES.pdf, 4. Item 22-Housing Rehab Program 05-05-15.pdf				

Date	Ver.	Action By	Action	Result
5/5/2015	1	City Council	adopt	Pass

Resolution Requesting Approval of Updated Housing Rehabilitation Program Guidelines

Department: Neighborhood Development
Council District: All

Public Hearing: No
Advertising Date/By:

Contact 1 and Phone: Cynthia Blue, 433-7376
Contact 2 and Phone: Barbara Harris, 373-2509

PURPOSE:

City Council approval is requested for updates to the City's Housing Rehabilitation Program Guidelines. The guidelines outline the purposes, qualifications and procedures governing the City's Housing Rehabilitation Programs. Rehabilitation projects meet the City MAP goal to maintain infrastructure and provide sustainable growth opportunities.

BACKGROUND:

The City's Housing Rehabilitation Programs are offered to households at or below 80% of Area Median Income as established annually by the Dept. of Housing & Urban Development (currently \$44,100 for a family of four). Staff is proposing several programmatic changes to reduce barriers to participation and to improve program offerings.

Significant changes include:

- Adding a new Housing Reclamation Program to provide an opportunity for rehabilitation and resale of properties under a Housing Commission demolition order
- Revising the Emergency Repair forgivable loan program to address health issues caused or exacerbated by substandard housing conditions
- Revising the Homeowner Facilities for Physically Disabled from a 3 year forgivable loan to a grant
- Revising applicant credit qualifications to allow for aggregated minor amounts past due or in collections, and to allow loans to exceed equity for low value properties

- Revising loan terms to allow more flexibility for heir property loan assumptions or conversions

Additional housing rehabilitation program offerings which will each be conducted through a request for proposals process will include:

- A Section 3 (low income) jobs retention program to provide code compliance boarding services. Prioritization will be given to HUD Section 3 qualified businesses which have either a low income owner, employ low income staff, or subcontract with low income businesses.
- A Heating System Repair or Replacement Program for homeowners that leverages the fund-raising and volunteer capacity of non-profit programs and complements other community sources for heating system improvements.
- A Non-Profit Homeowner Repair program that leverages the additional fund-raising and volunteer capacity of non-profit programs.

BUDGET IMPACT:

No current budget impact as the program funds are included in FY 2016 budget.

RECOMMENDATION / ACTION REQUESTED:

City Council is requested to review and consider approving the City's Housing Rehabilitation Program Guidelines.