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2021 CDBG Housing Program Overviews

Housing Program Overview

- Upper Story Conversion Program
- Homebuyer Assistance Program
- Rehabilitation Program
 - Architectural Barrier Removal (ABR)
 - Energy Efficiency Improvements (EEI)
 - Exterior Housing Improvements (EHI)

If an ABR application is combined with an EEI or EHI, it will be awarded and counted as one contract.

Updated Changes

*There will no longer be the 10-open contract limit for Grant Administrators.

Housing Sustainability Program:

» Only 2 projects must be under contract within six months of receiving the notice of Release of Funds.

Exterior Home Improvements Program:

- Radon mitigation WILL BE allowed, even though it is considered an interior repair.
- Vinyl windows will now be allowed, unless historic and directed differently by the Section 106 review and ONLY under this program.
- Exterior insulation will no longer be required to be made of rigid material with a R-5 rating.
- The “durable cladding material” has been removed from the siding requirement.

Homebuyer Assistance Program:

» As this program is Categorically Excluded not subject to 24 CFR 58.35(b)(5), Radon testing is no longer required but conducted at the discretion of the homebuyer. There are no funds to mitigate. If a test is conducted, the results should be given to the homebuyer along with educational information as to the steps they can take if the rate exceeds the allowable limit.

HOUSING UPPER STORY CONVERSION PROGRAM

Upper Story Conversion Program Requirements

» Program Requirements:

- The activity for this program is limited to existing buildings to either rehabilitate ***un-occupied*** units or convert existing space into new units. All intended spaces must be ***vacant*** and un-occupiable at the time of application.
 - ❖ Un-occupiable means an existing space that is not currently able to be occupied or would not be occupiable with minimal minor improvements (painting, flooring, cosmetic updates.)
 - ❖ The existing space must be un-occupied for at least 5 years and will require major improvements and possible code-updates to allow some one to reside there.

Upper Story Conversion Program Requirements Continued...

- » The Developer must be a for-profit entity and own the building.
- » Ownership of the property or purchase agreement for the property needs to be provided with the application. For any property being purchased; no acquisition, purchase or real estate closing, may occur prior to IEDA issuing the Release of Funds.
- » No less than 51% of all units must be rented to LMI persons or households.
- » The number of affordable rental units are to be retained at all times as affordable units throughout the period of affordability through income limits and rent limitations.
- » A development team must be determined prior to application submission.

Upper Story Conversion Program Requirements Continued...

- » There must be a development agreement between the Recipient Responsible Entity (City/County) and the Developer (Building Owner/Manager). The Recipient retains all responsibilities, and the Developer owns the property. Must be submitted prior to requesting the first draw down of funds.
- » If the building is of “mixed use”, the residential project must stand on its own and commercial improvements will not be considered in this application.
- » All local building codes apply.
- » A rent calculation sheet must be complete and submitted as a part of the application.

Upper Story Conversion Form of Assistance

- » All contracts will be awarded up to a maximum of \$500,000.00 of CDBG funds, which will include both project and administration costs.
- » **NEW:** An applicant may request additional funding to incorporate certain Green Streets activities into their project.
The maximum amount of funding available for these activities is 10% of the CDBG request, excluding Green Streets activities. (CDBG project costs + administration x 10%) To assist with the Green Streets Criteria, projects should plan to complete a design consultation prior to application. To do so, contact Jeff Geerts at (515) 348-6211 or Jeff.Geerts@IowaEDA.com . Additional Points will also be given when reviewing the application.

Continued.....

- » All additional costs of the project above the stated CDBG fund limitation shall come from other financial resources. These funds must be committed and secured prior to the commitment of CDBG funds for this project.
- » Applications must:
 - The maximum number of rental units to be created is 7.
 - CDBG funds must be proportionate to the number of LMI units in the project
 - Tenant income must be completed in accordance with 24 CFR5.609 (Part 5 Annual Income)

Upper Story Conversion Form of Assistance Continued...

- The form of assistance will be a 5-year forgivable loan (non-receding) to ensure the project is not sold, transferred or converted to another use within that time frame.
- Each property receiving CDBG funds will be required to have a forgivable loan/mortgage and agreement for covenants and restrictions in the form of a recorded lien, prior to the first construction payment.
- Projects constructed under this activity could result in mixed-income projects, where only a percentage of the total units required meet the activity income and rent requirements.

Upper Story Conversion Form of Assistance Continued...

- Maximum rent limits on the CDBG Fund assisted (affordable) rental units (by bedroom) size shall not exceed the most current HOME Program 65% rent limits.

Environmental Compliance

- » Very different from owner-occupied rehabilitation projects
- » Compliance is different for the following laws and Authorities:
 - Asbestos
 - Explosive and Flammable Materials
 - Noise
- » Any one of these could delay or stop the project

Environmental Compliance

Asbestos

- » Projects are not exempt
- » Notification Requirements:
 - Online notification of DNR
 - Forms to mail and send to DNR
- » Fees will not apply if:
 - the total amount of asbestos to be removed or disturbed is less than:
 - 260 linear feet
 - less than 160 square feet, and
 - less than 35 cubic feet of facility components and is below the reporting thresholds as defined in 40 CFR 61.145 as amended on January 16, 1991

Environmental Compliance

Asbestos

- » You will more than likely need to hire contractors:
 - Asbestos Inspector
 - Abatement Contractor (if applicable)
 - Demolition Contractor (if applicable)

- » Contractor Permits:
 - Any business or individual compensated to remove asbestos containing materials is required by the Iowa Division of Labor to obtain a certified asbestos contractor permit. Please call 515-281-6175 or visit the [Iowa Division of Labor](#) website for details.

Environmental Compliance Asbestos

» DNR Contacts:

- Tom Wuehr - Unit Leader: Compliance, Asbestos Abatement, and Demolition Projects

*Phone:*515-725-9576

Email:Tom.Wuehr@dnr.iowa.gov

- Nathan Stueve - Compliance, Asbestos Abatement, and Demolition Projects

*Phone:*515-725-9581

Email:Nathan.Stueve@dnr.iowa.gov

- Norma J Gentry - Asbestos Program

*Phone:*515-725-9513

Email:norma.gentry@dnr.iowa.gov

Environmental Compliance

Explosive and Flammable Materials


- » Applicability:
 - Above ground storage tanks
 - Over 100 gallons
 - Contains fire-prone gases and liquids

- » The analysis for Explosive and Flammable Materials will be required to be turned in with the application

- » Applicable tanks must be within an Acceptable Separation Distance from the project, or the risk must be mitigated

- » If not, CDBG cannot fund the project

Environmental Compliance Explosive and Flammable Materials

- » Step 1: Look for ACTIVE Above Ground Storage tanks within 1 mile of the project site. Visual Survey
- » Step 2: Verify the sites and the tank sizes on the DNR Tanks Website
- » Step 3: If within 1 mile use the HUD Acceptable Separation Distance Calculator
- » Step 4: If within the acceptable separation distance = 
- » Step 5: If NOT within the acceptable separation distance = mitigate or don't do the project


Environmental Compliance

Noise

- » Noise levels for projects should be at the Acceptable level of 65 dB. If above 65 dB, the prior use of the space will determine if the project can proceed.
- » The Noise analysis will be required to be turned in with the application
- » Acceptable noise levels must exist or be able to be attained
- » If not, CDBG cannot fund the project

Environmental Compliance

Noise

- » Noise level 65 dB or lower = 
- » Noise level above 65 dB = must look at prior use to determine if noise attenuation is feasible:
 - Vacant now, but prior use was residential (regardless of how long it has been vacant)
 - Vacant now, but prior use was non-residential

Environmental Compliance

Noise

Vacant now, but prior use was residential (regardless of how long it has been vacant):

- » Above 65 dB, but below 75 dB noise level:
 - Normally Unacceptable range: attenuation will be required so that the internal noise level attains a 45 dB

- » Above 75 dB noise level:
 - Unacceptable: The Responsible Entity will need to document on letterhead and have signed by the certifying officer:
 - that attenuation can be reached to 45 dB,
 - project supports community planning objectives,
 - no outside uses are planned,
 - and it fulfills a demand for housing

Environmental Compliance

Noise

Vacant now, but prior use was non-residential:

- » Above 65 dB, but below 75 dB noise level:
 - Normally Unacceptable range: The Responsible Entity will need to document on letterhead and have signed by the certifying officer:
 - that attenuation can be reached to 45 dB,
 - project supports community planning objectives,
 - no outside uses are planned,
 - and it fulfills a demand for housing

- » Above 75 dB noise level:
 - Unacceptable: The project cannot proceed

Upper Story Conversion Additional Requirements

» Additional Requirements:

- No properties funded under this activity shall be located in a 100-year flood plain.
- All projects must utilize a licensed architect and/or engineer for design development and compliance, unless previously approved by IEDA.
- All projects must provide IEDA with a copy of their tenant application and lease document for review prior to the leasing process.
- All owners must understand the importance of utility allowances and the calculation of utilities off of the maximum rent limit.
- All multi-family units shall be designed and constructed in accordance with all locally adopted and enforced building codes and standards. In the absence of any locally adopted and enforced building codes or standards, the requirements of the current Iowa State Building Code shall apply.

Upper Story Conversion Additional Requirements Continued

- No basement or first floor storefront units are allowed under this program. If first floor accessible unit are included in the project, they must not occupy an otherwise commercial space, and must have a separate entrance from the commercial space.
- All properties proposed for rental housing need to be identified and site control (not necessarily ownership) obtained, prior to application submission, and be identified (property address and legal description) within the application. Purchase Agreements may be used to document site control if the owner doesn't currently own the building, however no purchase can take place from the date of application until after IEDA has issued Release of Funds for awarded project.

Upper Story Conversion Additional Requirements Continued

- These CDBG funds are subject to the requirements of the Federal Lead Safe Housing regulations, impacting all dwelling units that were constructed prior to January 1, 1978. As such, this program is designed to limit projects to those that either work under Lead Safe Interim Controls as qualified for under the exemption for National Register listed or eligible properties, under 24 CFR 35.115 OR the contractor implements full lead abatement in accordance with the Federal Lead Safe Housing regulations.
- All awarded projects are subject to the standard State and Federal Regulations associated with the expenditure of Federal Community Development Block Grant (CDBG) funds, including but not limited to Environmental Review, Lead Safe Housing, Civil Rights and Fair Housing, etc. Grant Administrators for these projects should be familiar with these regulations and should ensure that all developments comply with the terms of the CDBG contracts.

Upper Story Conversion Required Application Attachments

The Application will need to include:

- » Public Hearing Documentation
 - Notice, Signed Minutes and Proof of Publication or Affidavit of Posting
- » HUD Disclosure Form 2880 (Applicant/Recipient/Disclosure/Update Form)
- » Federal Assurance Signature Page
- » Completed procurement for Administrative Services, if applicable. If procurement is not required, a copy of the approved resolution of intent to hire the local Council of Government or Planning Commission upon award.
- » Completed Environmental Review ready for Publication

Upper Story Conversion Required Attachments Continued...

- » Community Needs Assessment was completed and approved by at the Public Hearing for this Program and is not older than one year.
- » Financial commitments including terms for construction and permanent financing for all sources of funds other than CDBG
- » Proforma – including minimum 10-year operating projects
- » Documents of concurrence and acceptance by the local government of the project location. Documentation of published notice and hearing meeting minutes.

Upper Story Conversion Required Attachments Continued...

- » Site Control (Not necessarily ownership) for each property. Include property address and legal descriptions. (Purchase Agreement)
- » List of known development team members showing roles and responsibilities, experience and contact information.
- » Documentation of Proper Zoning
- » Drawing of Unit Layout by Floor (not full-scale blueprints) which indicates ADA Accessible Units (is applicable)

Upper Story Conversion Application Evaluation

- » Applications will be evaluated on, but not limited to, the following:
 - Project Readiness
 - Status of Financial Commitments
 - Capacity to Complete and Maintain the Project
 - Community Support
 - Is There A Need

Upper Story Conversion Program Reminders

- » Applications will be available at www.iowagrants.gov
- » Applications will be competitive and must be submitted by 11:59 PM on **August 31, 2021**. The system will not accept applications after this date/time.
- » **If an application is incomplete it will NOT be reviewed.** Complete means all required information is provide in the application AND all required attachments are uploaded with the application.
- » Contract Terms - Three (3) years to complete AND Lease Units.
- » Period of Affordability will be five (5) years from receipt of Certificate of Occupancy (CoO). (If the community does not issue a CoO, date of first tenant lease up. (Annual Reporting Will Be Required.)

Homebuyer Assistance Program

Homebuyer Assistance Program Overview

- » The Homebuyer Assistance activity is to facilitate and expand homeownership among low-and-moderate income (LMI) homebuyers.
- » The maximum number of Homebuyers to receive assistance under any one CDBG contract is five (5).
- » Eligible activities covered by the program are:
 - Maximum amount of homebuyer assistance is limited to \$24,999
 - Up to 50% of the down payment required by the homebuyer's lender
 - Required closing costs up to \$3,500
 - Property Inspection fees up to \$300

Homebuyer Assistance Program Overview

- » Technical services, including radon testing plus lead hazard reduction carrying costs, CANNOT exceed \$5,500 in total federal funds. Total federal fund costs cannot exceed \$38,5000.
- » Homes to be purchased must be inspected to ensure the property meets state/local building codes.
- » The homebuyer's conventional loan must be fixed rate, with a term between 15-30 years with no balloon payments.
- » Homes to be purchased may be new, however, they must be constructed and complete at the time the property is purchased.
 - IEDA will considered a unit complete if a certificate of occupancy has been issued for the unit.

Homebuyer Assistance Program Overview

- » There is a maximum per project cap of \$192,500 (5 Unit x \$38,500) of CDBG funds, NOT including administration funds.
- » The form of financial assistance (CDBG funds) to the homeowner will be a 5-year receding, forgivable loan.
- » The property must remain the applicant's principal residence for five years following the project acceptance date to be fully forgiven. However, if a homeowner wishes to refinance within the 5-year period, one of the following must occur.
 - Refinance with the purpose of lowering the current mortgage interest rate ONLY, with no "cash out", may be done through a subordination agreement.
 - Refinance with the purpose of taking cash out, ALL CDBG funding used to assist the property must be repaid in full.

Homebuyer Assistance Program Overview

- » Income verifications must be completed and in accordance to 24 CFR 5.609 (Part 5 Annual Income) method to determine income.
- » The property being purchased must be the applicant's principal place of residence.
- » Residential properties may not contain any form of business or rental units of any kind.
- » CDBG funds CANNOT be used to assist with the purchase of properties located within a 100-year floodplain and must be documented on a flood plain map.

Homebuyer Assistance Program Overview

- » CDBG funds may not be used to assist land contract purchases.

- » CDBG assistance may be provided to homebuyers purchasing manufactured homes ONLY if all the following criteria are met.
 - The manufactured home was constructed after 1976.
 - The manufactured home is permanently affixed to a site-built permanent foundation and has had its towing hitch and running gear removed.
 - The homeowner will own the land on which the manufactured home is installed.
 - The manufactured home is taxed as real estate (real property) by the community.

Homebuyer Assistance Program Overview

- » Environmental Review: This program is Categorically Excluded not subject to 24 CFR 58.35(b)(5).
- » No construction or rehabilitation may be conducted on the property. Regarding lead hazard control work, a risk assessment must be conducted, and hazards must be addressed using only paint stabilization or interim controls.
- » A radon test may be conducted at the discretion of the homebuyer; however, no funds are available to conduct mitigation. This would be for the purpose of educating the homebuyer with the level and whether is above the allowable level of concern.

Homebuyer Assistance Required Attachments

The Application will need to include:

- » Public Hearing Documentation
 - Notice, Signed Minutes and Proof of Publication or Affidavit of Posting
- » HUD Disclosure Form 2880 (Applicant/Recipient/Disclosure/Update Form)
- » Federal Assurance Signature Page
- » Procurement Completed for Administrative Services. If a Council of Governments is to be the Grant Administrator or charged with submitting the application on behalf of the City, no procurement is required. However, a resolution from the City Council approving the COG to act in this capacity should be uploaded.
- » Procurement Completed for Technical Services

Homebuyer Assistance Required Attachments Continued...

- » Administrative Plan with documentation of City Council approval.
- » Documentation that a Community Development Housing Needs Assessments was completed at a public hearing for this project. Can be no older than one year.

Homebuyer Assistance Additional Requirements

- These CDBG funds are subject to the requirements of the Federal Lead Safe Housing regulations, impacting all dwelling units that were constructed prior to January 1, 1978. As such, this program is designed to limit projects to those that either work under Lead Safe Interim Controls as qualified for under the exemption for National Register listed or eligible properties, under 24 CFR 35.115 OR the contractor implements full lead abatement in accordance with the Federal Lead Safe Housing regulations. (Subpart A and K)
- All awarded projects are subject to the standard State and Federal Regulations associated with the expenditure of Federal Community Development Block Grant (CDBG) funds, including but not limited to Environmental Review, Lead Safe Housing, Civil Rights and Fair Housing, etc. Grant Administrators for these projects should be familiar with these regulations and should ensure that all developments comply with the terms of the CDBG contracts.

Homebuyer Assistance Program Reminders

- » Applications will be available at www.iowagrants.gov
- » Starting May 25, 2021, applications will be accepted and reviewed on an on-going basis, as funds are available. NOTE: No awards will be made until such time IEDA has their signed contract with HUD.
- » **If an application is incomplete it will NOT be reviewed.** Complete means all required information is provide in the application AND all required attachments are uploaded with the application.
- » Contracts between the City and IEDA will be a two (2) years term.
- » If awarded CDBG funding, cities/counties will be required to submit a final budget to IEDA at the end of 18 months of the grant award to determine if there are any funds that may need to be deobligated.

HOUSING SUSTAINABILITY PROGRAM

- **Architectural Barrier Removal**
- **Energy Efficiency Improvements**
- **Exterior Home Improvements**

Housing Sustainability Program Overview

» Eligibility:

- The property must be the applicant's principal place of residence.
- The property may not contain a business or any kind of rental units.
- Properties included in the 100-year flood plain are NOT eligible for assistance under the program.
- Manufactured homes may be assisted with CDBG program funds only if all the following criteria are met:
 - The manufactured home was constructed after 1976.
 - The manufactured home is permanently affixed to a site-built permanent foundation and has had its towing hitch and running gear removed.
 - The homeowner owns the land on which the manufactured home is installed
 - The manufactured home is taxed as real estate (real property) by the community.

Housing Sustainability Program Overview

» Application Requirements:

- Cities/Counties applying for funds must complete the following and submit supporting documentation at the time of application.
 - Cities/Counties must have completed procurement for technical services. (if applicable)
 - Cities/Counties must have completed procurement for grant administrative services if applicable. If not applicable, a Council resolution approving the intent to contract with the COG or Planning Commission, if awarded, should be completed.
 - An Environmental Review must be complete and READY for publication.
 - All homeowners must be identified and pre-determined eligible.
 - ❖ Verification of household's principal residence must be completed.
 - ❖ Income verification must be completed for all participating households. Income verifications must be completed in accordance to 24 CFR 5.609 (Part 5 Annual Income). Income verifications are valid for twelve months from date verification was completed.

Housing Sustainability Program Overview

❖ Architectural Barrier Removal ONLY:

- ◆ The owner or a family member must meet the definition of elderly (60+) **OR** “Severely Disabled”
 - » Age Verification must be completed by obtaining one of the following:
 - ❖ State Issued Driver’s License OR
 - ❖ State Certified Birth Certificate
 - OR**
 - » Verification of a “Severely Disabled” person must be completed by obtaining one of the following
 - ❖ Documentation of a disability pension OR
 - ❖ Statement from doctor
- If awarded CDBG funding, cities/counties must have at least 2 units under contract within 6 months, and the remaining units with 12 months after receiving notice of Release of Funds.

Housing Sustainability Program Overview

» Funding Overview:

- There is a maximum per project cap of \$24,999 in hard rehabilitation costs per property. Technical services, including radon testing plus lead hazard reduction carrying costs, CANNOT exceed \$5,500 in total federal funds. Total federal fund costs per unit may not exceed \$38,500.
- The maximum number of Homeowners to receive assistance under any one CDBG contract is six (6).
- The maximum award per project is \$231,000. This maximum amount does NOT include funding for CDBG grant administration.

» Form of Assistance:

- The form of financial assistance (CDBG funds) to the homeowner will be a 5-year receding, forgivable loan. The property must remain the applicant's principal residence for five (5) years following the project acceptance date for the loan to be forgiven.

Housing Sustainability Required Application Attachments

The Application will need to include:

- » Public Hearing Documentation
 - Notice, Signed Minutes and Proof of Publication or Affidavit of Posting
- » HUD Disclosure Form 2880 (Applicant/Recipient/Disclosure/Update Form)
- » Federal Assurance Signature Page
- » Procurement Completed for Administrative Services. If a Council of Governments is to be the Grant Administrator or charged with submitting the application on behalf of the City, no procurement is required. However, a resolution from the City Council approving the COG to act in this capacity should be uploaded

Housing Sustainability Required Attachments Continued...

- » Procurement completed for Technical Services (if applicable)
- » Completed Environmental Review READY for Publication
- » Administrative Plan with documentation of City Council approval.
- » Community Needs Assessment was completed and approved by at the Public Hearing for this Program and not older than one year.
- » A Flood Plain Map for the community denoting all eligible properties as documentation that they are not located in the 100-Year

Housing Sustainability Program Reminders

- » Applications will be available at www.iowagrants.gov
- » Applications will be accepted on May 25, 2021, and reviewed on an on-going basis, as funds are available. NOTE: No awards will be made until such time IEDA has their signed contract with HUD.
- » **If an application is incomplete, it will NOT be reviewed.** Complete means all required information is provide in the application AND all required attachments are uploaded with the application.
- » Contracts between the City and IEDA will be a two (2) years term.
- » If awarded CDBG funding, cities/counties will be required to submit a final budget to IEDA at the end of 18 months of the grant award to determine if there are any funds that may need to be deobligated.

Housing Sustainability Program Reminders Continued...

- » *Communities may submit a Housing Sustainability application independently or in conjunction with a Homebuyer Assistance application.

- » Under the Housing Sustainability Program, Communities may choose to apply for the following programs individually or in conjunction with each other.
 - Architectural Barrier Removal
 - Energy Efficiency Improvements
 - Exterior Housing Improvements
 - Architectural Barrier Removal with Energy Efficiency Improvements
 - Architectural Barrier Removal with Exterior Housing Improvements

Housing Sustainability

Additional Requirements

- » These CDBG funds are subject to the requirements of the Federal Lead Safe Housing regulations, impacting all dwelling units that were constructed prior to January 1, 1978. As such, this program is designed to limit projects to those that either work under Lead Safe Interim Controls or as qualified for under the exemption for National Register listed or eligible properties, under 24 CFR 35.115.
- » All awarded projects are subject to the standard State and Federal Regulations associated with the expenditure of Federal Community Development Block Grant (CDBG) funds, including but not limited to, Environmental Review, Lead Safe Housing, Civil Rights and Fair Housing, etc. Grant Administrators for these projects should be familiar with these regulations and should ensure that all developments are in compliance with the terms of the CDBG contracts.

HOUSING SUSTAINABILITY PROGRAM

- **Architectural Barrier Removal**

Architectural Barrier Removal Program Overview

- » This Architectural Barrier Removal Program is to assist low-and-moderate income (LMI) homeowners; who they themselves meet or have a member of the household that meets the definition of elderly (60)+ or a “Severely Disabled” person, in removing physical barriers which allow them to remain in their home.
 - Severely Disabled is defined as A HUD eligibility classification defined by the Bureau of Census meaning : An adult person who: (a) used a wheelchair or had used another special aid for 6 months or longer; (b) were unable to perform one or more functional activities or needed assistance with an Activity of Daily Living or Instrumental Activity of Daily Living. Functional activities include seeing, hearing, having one's speech understood, lifting and carrying, walking up a flight of stairs, and walking. Activities of daily living include getting around inside the house, getting in and out of bed or a chair, bathing, dressing, eating, and toileting. Instrumental Activities of Daily Living include going outside the home, keeping track of money or bills, preparing meals, doing light housework, and using the telephone.” (c) were prevented from working at a job or doing housework; or (d) had a condition including autism, cerebral palsy, Alzheimer's disease, senility, or dementia. (e) persons who are under 65 years of age and who are covered by Medicare or receive SSI are considered to have a severe disability.

Architectural Barrier Removal Program Overview

» **ELIGIBLE** Activities:

The level of assistance to homeowners may include, but not be limited to:

- Installation of an exterior or interior ramp if feasible. If not feasible, a portable porch lift is allowable. This includes any exterior approaches that may need addressed for ease of access.
- Installation of no-step entrances and/or lower threshold steps.
- Installation of handrails (interior or exterior) or grab bars, or the reinforcement of grab bars.
- Installation of hardware for doors.
- Widening exterior doors or interior hallways to more than thirty-six (36) inches.
- Widening interior doors to more than thirty-two (32) inches.
- Modifying electrical components, including moving electrical outlets and switches.

Architectural Barrier Removal Program Overview Continued...

ELIGIBLE Activities Continued:

- Modifying bathrooms, including but not limited to providing for modification or installation of accessible toilets, bathtubs, showers, plumbing, and fixtures.
- Modifying kitchens, including but not limited to, providing for modifications or installation of accessible countertops, cabinets, appliances, plumbing and fixtures.
- Modifying bedrooms, including but not limited to, the relocation of a bedroom to an accessible space in the residence.
- Installation of wedges for thresholds (Example: sliding glass doors.
- Installation of a tracking system for the transference of an elderly or “Severely Disabled” person. (Example: From bed to wheelchair or from room to room)
- Replace soft surface floor coverings with hard surface flooring.

Architectural Barrier Removal Program Overview

» **INELIGIBLE** Activities:

- A modification or improvement shall not include the construction of a new residence, or an addition to or modification of an existing residence that expands its living area.
- The following may not be installed:
 - Elevators
 - Stairway lifts
 - Walk-in bathtubs
 - Automated doors

Architectural Barrier Removal Program Overview Continued...

» **Assessment for Repairs:**

- Assessments to determine what activities should be conducted to determine the necessary home improvements to best meet the needs of the elderly or “Severely Disabled” person in the household should be performed by a trained or certified person in this area of care. (IEDA met with the Directors of the Area Agencies on Aging and a discussion on partnering in this activity was very favorable.)

HOUSING SUSTAINABILITY PROGRAM

- **Energy Efficiency Improvements**

Energy Efficiency Improvements Program Overview

- » The Energy Efficiency Improvements Program is to assist low-and-moderate income (LMI) homeowners to implement energy efficiency improvements in their home.
- » All projects must comply with CDBG Home Energy Efficiency Project sheet.
- » All window and door replacements must be compliant with the Energy Efficiency Improvement Window and Exterior Door Selection Guide.

HOUSING SUSTAINABILITY PROGRAM

- **Exterior Housing Improvements**

Exterior Home Improvements Program Overview

- » The Exterior Home Improvements Program is to assist low-and-moderate income (LMI) homeowners to improve the outside envelope of their home .
- » **ELIGIBLE** Activities:
 - Install new gutters where none currently exist.
 - Replace old gutters
 - Roof deck replacement if necessary
 - Replace roof covering and underlayment: asphalt shingles or metal
 - Install flashing
 - Replace/install ventilation if necessary
 - Removal and disposal of old roof and gutter system
 - Replace fascia and soffit
 - Replace windows. (Refer to the Exterior Home Improvements Window and Exterior Door Selection Guide).
 - Replace doors. (Refer to the Exterior Home Improvements Window and Exterior Door Selection Guide).

Exterior Home Improvements Program Overview

» **ELIGIBLE** Activities Continued....

- Install new siding, including the use of appropriate backing materials.
- ONLY if it is documented that the electrical company will not reconnect power to the home after installing new siding due to an issue of a subpar panel, can a new service panel be installed.
- Apply insulation to exterior walls. Historic homes must comply with Section 106 when dealing with this issue.
- Repair foundations
- Replace or repair currently existing outside stairways and decks where hazards are present.
- Replace sidewalks only where tripping hazards are present.
- Radon mitigation.

Exterior Home Improvements Program Overview Continued...

» **INELIGIBLE** Activities:

- Any repair or rehabilitation on a detached garage or outlying building. ONLY conduct lead hazard control activities necessary where hazards are present.
- Isolated roof repairs,
- Adding additional layers of shingles to roof
- Removal of gutters without replacing with new
- Digging in basements
- Any inside repair. ONLY conduct lead hazard control activities necessary where hazards are present.
- Installing porches, decks, or exterior stairways where none are currently present.
- Install new sidewalks where none are currently present, EXCEPT to allow for accessibility for an elderly or disabled homeowner.

» Open for questions and discussion.

Finishing Up.....

- » <https://www.iowaeda.com/cdbg/housing-rehabilitation/>
- » Program Documents
- » Any Questions?