

Part 6 – Housing Rehabilitation

**Category Impact
CDBG Funds and Activity Goals Score — Table H-1**

Activity #	A Activity Name	B Enter CDBG Activity \$	C % of CDBG Project Cost (B ÷ 1)	D Goal Points	E Activity Goal Score (C x D)	F # of Housing Units To be Addressed by Activity
01	Acquisition (in support of)	\$	%	*		
01	Acquisition in 100 Year Floodplain	\$	%	75		
04	Clearance	\$	%	35		
15	Code Enforcement	\$	%	45		
04A	Demolition (without subsequent construction)	\$	%	50		
16A	Historic Preservation - Residential	\$	%	35		
14A	Housing Rehab/Demolition/Replacement	\$	%	75		
08	Permanent Relocation as a part of Hazard Mitigation	\$	%	75		
08	Permanent Relocation – Other	\$	%	50		
14A	Potable Well Installation**	\$	%	70		
14A	Removal of Housing Architectural Barriers	\$	%	75		
14A	Septic System Installation**	\$	%	70		
14A	Sewer Hookups**	\$	%	70		
08	Temporary Relocation	\$	%	75		
14A	Utility Hookups, Other**	\$	%	60		
14A	Water Hookups**	\$	%	70		
1. Add Column B to get the CDBG Project Cost		\$ _____	4. Add Column E to get the Total Activity Goal Score: _____ (75 Points Maximum)			Total Unduplicated Number of Housing Units to be Addressed by All Activities _____
2. Enter CDBG Administrative Funds (Maximum of 15% of Total CDBG Funds Requested)		\$ _____	* Goal points for this activity are same as the activity supported by the acquisition.			
3. Add 1 and 2 for Total CDBG Funds Requested		\$ _____	** Use only if no housing rehabilitation is required. Otherwise, treat as complementary activity to housing rehabilitation activity.			

Low Income and Very Low Income Beneficiary Impact Score

Option 1: Housing Rehabilitation (Housing Rehab/Demolition/Replacement)	
5a. Number of homes to be addressed whose occupants qualify as "low income:" (Note: "low income" (LI) means the household income is between 30.01% - 50% of median income for your county)	
"Low income" beneficiary impact points:	homes* X 50 = points (150 Points Maximum)
5b. Number of homes to be addressed whose occupants qualify as "very low income:" (Note: "very low income" (VLI) means the household income does not exceed 30% of median income for your county) 1 home: score = 55 points; 2 homes: score = 85 points:	
"Very low income" beneficiary impact points:	home(s) = points (85 Points Maximum)
Option 2: Hookups Only (Sewer, Water or Other Utility)	
5c. Number of households to be hooked up whose occupants qualify as "low income:"	
"Low income" beneficiary impact points:	homes* X 7 = points (175 Points Maximum)
5d. Number of households to be hooked up whose occupants qualify as "very low income:"	
"Very low income" beneficiary impact points:	home(s) X 6 = points (60 Points Maximum)
5e. Total "Low Income" and "Very Low Income" Beneficiary Impact Score (5a+5b) or (5c+5d): _____ (235 Points Maximum)	
* If a Recipient serves more "very low income" homes than scored on this application, those additional homes can be counted to meet the number of "low income" homes that the Recipient committed to serve.	

Average CDBG Cost per LMI Housing Unit

6a. Use the CDBG Funds and Activity Goal Score Spreadsheet to calculate the average CDBG LMI housing unit cost:

$$\frac{\$ \text{ CDBG Project Cost}}{\text{Total Number of LMI Housing Units}} = \frac{\$ \text{ Average CDBG LMI Housing Unit Cost}}{\text{Average CDBG LMI Housing Unit Cost}}$$

Enter the appropriate score from the chart below on line 6b.

Option 1. Rehab - Average CDBG Cost Per LMI HU	Score	Option 2. Hookups - Average CDBG Cost Per LMI HU	Score
Less than \$62,250	120	Less than \$2,200 \$2,200 to \$3,099 \$3,100 to \$3,999 \$4,000 to \$4,899 \$4,900 and above	100 80 60 40 20
\$62,250 to \$65,000	105		
\$65,000 to \$66,999	90		
\$67,000 to \$68,999	75		
\$69,000 to \$70,999	60		
\$71,000 to \$72,999	45		
\$73,000 to \$74,999	30		
\$75,000 to \$76,999	15		
\$77,000 to \$77,999	0		
\$78,000 to \$78,999	-50		
\$79,000 and above	-100		

6b. Average CDBG Cost per LMI Housing Unit Score: _____

"Green" Rehabilitation Standards

7a. If the Housing Assistance Plan (HAP) requires all the minimum "green" standards identified in the instructions, score 45 points: _____

7b. If the HAP requires all the supplemental "green" standards identified in the instructions, score 30 points: _____

7c. "Green" Rehabilitation Standards (7a + 7b) Score: _____

Category Summary Score (4+5e+6b+7c=): _____

(Transfer this score to line 3e. in the HR column on the Application Scoring Summary page – Part 8, page 4.)
(Cannot exceed 505 points.)

Part 6 – Housing Rehabilitation

Instructions

Program Requirements for Housing Rehabilitation.

(a) The primary objectives of the Housing Rehabilitation category are to improve housing conditions for low- and moderate-income persons. All housing units to be rehabilitated shall be located within the jurisdictional boundaries of the Recipient. For a county, all housing units to be rehabilitated shall be located in the unincorporated portion of the county.

(b) Housing Rehabilitation subgrant Recipients must have a Department-approved Housing Assistance Plan addressing the requirements specified in Part 9 of the application. A copy of the applicant's HAP must be included in Appendix K.

(c) Low- and Moderate-Income Benefit for Housing Rehabilitation.

1. Selection of beneficiaries or housing units need not take place during the application process, but may take place at any time during the subgrant application or implementation process. All beneficiaries must be low- and moderate-income persons pursuant to 24 CFR 570.482, as incorporated in Rule 73C-23.0030, F.A.C.
2. Activities involving rehabilitation shall be considered to directly benefit low- and moderate-income persons only to the extent that such housing shall, upon completion, be occupied by low- and moderate- income persons, and for rental units, the units must be occupied by low- and moderate-income persons at affordable rents pursuant to 24 CFR 92.252, as incorporated in Rule 73C-23.0030, F.A.C.
3. Water or sewer hookups may be performed under this category as a complementary activity in conjunction with rehabilitation of a home.
4. Water or sewer hookup-only applications must be funded under this category. Related activities, such as abandonment of a septic tank or well or modification to a house's plumbing to complete the hookup, may be funded in a hookup-only grant. Beneficiaries are reported by households.

Complementary Activities

Complementary activities are eligible activities, as provided in Section 290.042, F.S., which are necessitated by the primary activity or project scored in the CDBG application for which grant funds are requested. Complementary activities in the Housing category include water and sewer hookups to provide service to units being rehabilitated or providing rehabilitation to the kitchen and/or bathroom plumbing of houses so that they can access water and/or sewer hookups. Water and sewer hookups are not complementary if they are the primary activity because the home is not being rehabilitated except as needed to allow the hookup.

The per housing unit cost of providing service shall not exceed \$5,000. The use of CDBG funds for complementary activities may not exceed 35% of the total CDBG funds requested for the primary activity.

Category Impact

The Housing Category Impact Section requires applicants to describe activities, outline the budget, and document VLI and LMI benefit. The applicant must provide supporting documentation with the application as indicated. The information provided in the application is required to calculate the following scores. A maximum of 505 points may be claimed.

- Activity Goal Score

- Low Income and Very-Low Income Beneficiary Impact Score
- Average CDBG Cost Per LMI Housing Unit Score
- “Green” Rehabilitation Standards Score

CDBG Funds and Activity Goal Score (Table H-1)

Provide the proposed CDBG budget by activity, determine the goal scores and then enter the total project activity goal score.

- Enter the proposed CDBG budget, excluding administrative costs in Column B for each planned activity. All eligible Housing activities are listed in Column A. The Cost Standard Used to estimate costs must be available at the local government for review during the site visit. Department staff will review the standard for cost reasonableness. The Department reserves the right to request justification of the cost reasonableness of any budgetary item. If the local government cannot justify a cost, the Department will reduce the line item budget at the time of contracting.
- Total Column B - CDBG Project Cost. Administrative costs are not included in the CDBG Project Cost.
- Enter the percentage of each activity’s cost relative to the CDBG Project Cost (Column C) and enter the corresponding activity goal score for each activity (Column E).
 - To determine each activity’s percentage of the CDBG Project Cost, divide activity cost by the CDBG Project Cost (see item 2B). Enter this percentage as a four-digit decimal number (i.e., 100% = 1.000, 9.87% = .0987, and 35.12% = .3512).
 - To determine each activity’s goal score, multiply the percentage entered in Column C by the goal points in Column D. This score cannot exceed 75 points.
- Enter the CDBG Administrative Funds Requested. In Column B, enter the total CDBG administrative funds requested. Administrative costs to be paid with CDBG funds for the Housing category cannot exceed 15% of the total CDBG funds requested.
- Enter the Total CDBG Funds Requested. Add the CDBG Project Cost (1B) and the CDBG Administrative Funds (2B) to arrive at the total funds requested.

Low and Very Low Income Beneficiary Impact Score

The definitions of “low income” and “very low income” used for the purposes of scoring in this application are HUD’s definitions for the CDBG Program. They are not the same as the definitions of “low income” and “very low income” used for Section 8 purposes even though it is the Section 8 income limits tables that are used to determine points for serving “low income” and “very low income” households. For the purposes of scoring, “low income” limits are those listed as “very low income” on the Section 8 income limits table and “very low income” limits for the purposes of scoring are those listed as “30% of median” on the Section 8 income limits table. The “low income” limits on the Section 8 table meet the “moderate income” definition for CDBG purposes.

If multi-family housing units are proposed for rehabilitation and the rehabilitation work is limited to the exterior of the structure, the local government must ensure that after rehabilitation, 51% or more of the households served are LMI. The only exception is for a duplex. If a duplex is rehabilitated and the work is limited to the exterior of the structure, at least one of the units served must be occupied by an LMI household. Anytime rehabilitation work is performed on the interior of a housing unit, it must be occupied by an LMI household.

Option 1.

1. Score 50 points for each home (up to three maximum) which will be addressed whose occupants qualify as “low income.”
2. Score 55 points for the first home which will be addressed whose occupants qualify as “very low income” (VLI) and an additional 30 points if a second such home will be addressed.

Option 2.

1. Score 7 points for each hookup (up to 25 maximum) that will be made to a home whose occupants qualify as “low income.”
2. Score 6 points for each hookup (up to 10 maximum) that will be made to a home whose occupants qualify as “very low income” (VLI). Note that any “very low income home” hookups also qualifies for points as a “low income” home.

Average CDBG Cost per LMI Housing Unit Score

1. Enter the CDBG Project Costs from Table H-1.
2. Enter the total number of housing units to be addressed.
3. Calculate the Average CDBG Cost per LMI Household. This figure does not include administration funds.
4. Enter the appropriate Average CDBG Cost per LMI Housing Unit score. The table on page 4 provides scores for the Average CDBG Cost per LMI Housing Unit served for Option 1 and Option 2. A maximum of 120 points can be claimed.

“Green” Rehabilitation Standards

If the applicant’s Housing Assistance Plan that was in effect on the day of application submission contains all the following minimum “green” standards which will be implemented for all homes rehabilitated or demolished and rebuilt, score 45 points:

1. Refrigerators that are replaced or installed shall be Energy Star rated. Gas water heaters that are replaced or installed shall be Energy Star rated.
2. All exterior doors and windows that are replaced or installed shall be Energy Star rated; and
3. All lighting fixtures and ceiling fans that are replaced or installed shall be Energy Star rated.

If the applicant’s Housing Assistance Plan that was in effect on the day of application submission contains all the “green” standards above and the following additional standards for all homes, score another 30 points:

1. Weatherization of all homes rehabilitated. At a minimum, weatherization shall include attic insulation, and if appropriate, floor insulation, as well as sealing all exterior walls. Other weatherization activities are at the local government’s option. (Demo-rebuilt homes are presumed to meet the minimum insulation and sealing requirements.)
2. HVAC units that are replaced or installed shall be Energy Star rated and have a SEER rating of at least 14.