

Owner Occupied Housing Rehabilitation Program

Program Update and Overview of New Arizona Department of Housing Weatherization Standards

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Overview

- Background and Update
- New Required Weatherization Standards
- Requested Amendments
- Next Steps

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Why are we here tonight?

- Unanticipated Funding Opportunity
 - **July 13th** – Grant released by Arizona Department of Housing (ADOH)
- New Weatherization Standards released by ADOH – August 23rd
- New ADOH Standards necessitate amending City of Flagstaff Rehab Standards

We would like your input before bringing an action item on November 6th, 2012

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Background

- The Owner Occupied Housing Rehabilitation Program addresses:
 - Health and Safety issues
 - Aging in place and accessibility
 - Major necessary repairs
 - Code violations
 - Hazardous materials
 - Lead Based Paint
 - Asbestos



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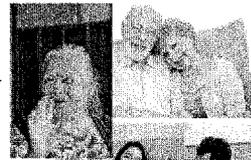
Background

Eligibility

- Low income (\$50,350 family of 4)
- Owner occupied
- Permanently affixed to a foundation
- Located within corporate city limits
- Legal permanent resident



Clients represent broad diversity



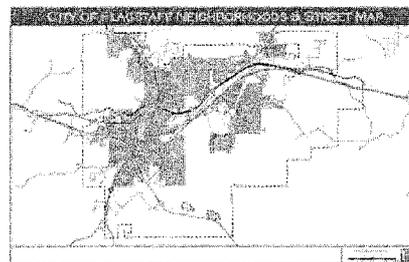
Over half are seniors



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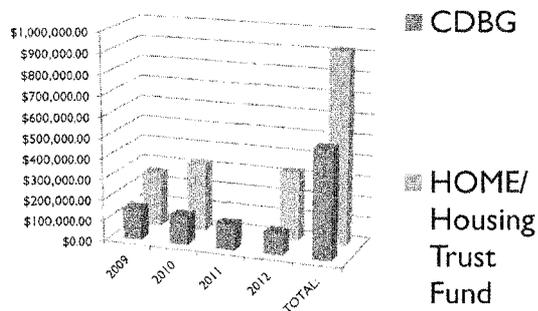
Neighborhoods

- ◆ Sunnyside,
- ◆ Southside,
- ◆ Pine Knoll,
- ◆ Plaza Vieja,
- Coconino Estates,
- Christmas Tree,
- University Heights,
- Railroad Springs,
- Greenlaw,
- Mobile Haven,
- Country Club and other neighborhoods.



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Program Funding Sources



Year	CDBG	HOME/Housing Trust Fund
2009	\$150,492.72	\$264,000.00
2010	\$139,727.32	\$330,000.00
2011	\$125,393.00	\$330,000.00
2012	\$110,000.00	\$330,000.00
TOTAL:	\$525,613.04	\$924,000.00

**100 % Grant Funds
0 % General Funds**

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Highly Regulated Program

- Federal and State regulations
- City Charter
- City Code, Process and Procedure
- Owner Occupied Housing Rehabilitation Standards

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Recent Changes to City Standards by City Council - January 3, 2012

- Decreased maximum amount of assistance per household from **\$40,000 to \$24,999**
- Additional direction of Scope Minimization provided
- Administrative changes

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Administration / Design and Testing

**Average cost per project since
January 2012: \$3,000**

	Administration and Design	Lead Based Paint and Asbestos Testing
A	\$1,800.00	\$1,628.25
B	\$2,700.00	\$1,461.83
C	\$900.00	None
D	\$1,925.00	\$500.00
E	\$1,946.06	\$1,858.00
F	\$1,775.00	\$1,250.00
G	Project Underway	

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Homes Rehabilitated Since January 2012

	Funds Spent	Required Lead Based Paint and/or Asbestos Remediation	Funds Remaining for Health & Safety
A	\$24,975.00	\$600.00	\$24,375.00
B	\$24,997.00	\$4,950.00	\$20,047.00
C	\$21,933.00	\$500.00	\$21,433.00
D	\$2,864.72	Previous abatement	\$2,864.72
E	\$23,414.00	\$1,300.00	\$22,114.00
F	\$39,216.00	\$18,500.00	\$20,716.00
G	\$24,671.00	\$3,000.00	\$21,671.00

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New Required Weatherization Standards from ADOH

- Intended to enhance the performance of housing stock in the State
- Require a pre-construction energy audit and a post construction compliance inspection
- Items identified in the energy audit must be addressed as part of the scope

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New Required Weatherization Standards

- Staff attended the first available training on September 20, 2012
- Published standards **are not clear**
- Revised standards will be published in the next few months
- ADOH project cap increased \$55,000 in order to accommodate new standards

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How will the new standards impact Flagstaff housing stock?

- ADOH 's Weatherization Standards have stricter requirements than the City's Residential Energy Retrofit Program
- The Retrofit Program found well over 60% of the homes tested had an active carbon monoxide leak or other hazards that would need to be addressed under the new State Standards

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Additional Required Costs

- Pre and Post Audit
- Daily pressure testing or relocation for duration of project
- Weatherization work itself
 - Ventilation systems / pressure balancing
 - Low-flow faucets/showerheads
 - Insulation
 - Duct sealing

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Maximum Expenditures in Other Areas of Arizona

Prescott Valley	\$45,000
Bullhead City	\$50,000
Chandler	\$50,000
Havasu City	\$50,000
Kingman	\$50,000
Arizona Department of Housing	\$55,000
Payson	\$55,000
Apache Junction	\$60,000
Coolidge	Cap of the funding source (CDBG and HOME)

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Requested Amendments to City of Flagstaff Rehabilitation Standards

- Amend Standards to indicate strictest regulations from funding source for individual project be the governing requirements
 - **(State funding = State requirements)**
- Increase maximum investment per home to accommodate new standards
- Incorporate other new requirements from ADOH
 - Technical and conforming changes in administration and documentation

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Options for Increasing Maximum Investment per Home

1. Increase cap from \$24,999 to \$35,000
2. Increase cap to \$55,000 to be consistent with ADOH
3. Do not increase cap, resulting in non-competitive grant application

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Next Steps

- November 6, 2012 - Council Action Items
 - Amendments to Rehab Standards
 - Grant Application Submittal Approval

- November 15, 2012
 - Grant Application Deadline to ADOH