

CDBG-Disaster Recovery Owner-Occupied Rehabilitation and Reconstruction Program Frequently Asked Questions

1. What is the Disaster Housing Assistance Survey?

The Disaster Housing Assistance Survey collects information from property owners, landlords, and renters impacted by the 2017 and 2018 qualifying disasters. The survey is used to determine eligibility for available disaster housing assistance and inform the need for future recovery programs.

2. What is the difference between the Disaster Housing Assistance Survey and the Owner-Occupied Rehabilitation and Reconstruction (OOR) Program Application?

The Disaster Housing Assistance Survey is available to any property owners, landlords, and renters impacted as a result of one or more of the following disasters:

- **October 2017 Wildfires** – Butte, Lake, Mendocino, Napa, Nevada, Orange, Sonoma, Yuba
- **December 2017 Wildfires, Mud flows, and Debris Flows** – Los Angeles, San Diego, Santa Barbara, Ventura
- **July through September 2018 Wildfires and High Winds** – Lake and Shasta
- **November 2018 Wildfires** – Butte, Los Angeles, Ventura

Survey respondents that potentially qualify for assistance related to the **2017 disasters** will be invited to submit an application to the OOR Program. The survey is required to receive an invitation to apply for assistance.

3. Who is eligible for the OOR Program?

Applicants must meet the following criteria to be considered eligible for the program:

- Must have owned the damaged home at the time of the 2017 qualifying disaster.
- Must have occupied the home as their primary residence at the time of the 2017 qualifying disaster.
- The home must have been damaged as a result of the 2017 qualifying disaster and located in an impacted county or zip code.
- Must be current on property taxes or have an approved payment plan or tax exemption.
- The property must have been correctly permitted and permissible for the zoning area or local development standard.
- The property must be a single-family dwelling, such as a stick built, modular, or mobile home (i.e. not a condominium, duplex, fourplex, or other multi-

owner property).

4. The OOR Program mentions a tiering process. How do I know which tier I will be in?

Applicants will be prioritized according to the location of the property, household income, and extent of damages. The program must ensure that the housing needs of low-to-moderate income households and vulnerable populations are addressed, and that housing recovery helps prevent future damages.

Upon completing the survey, homeowners eligible for the OOR Program will be placed in a preliminary tier. Once the applications are submitted, the program will verify the information used for the preliminary tier determination. Within each Tier, owner-occupied households with a household member that is disabled or has access or functional needs are given priority A full breakdown of the tiering is below.

The HUD defined Most Impacted and Distressed (MID) area is: Sonoma County, Ventura County and the following Zip Codes: 95470, 95901, 94558, 95422, and 93108.

The eight (8) prioritization tiers are described below:

1. Tier 1

- a) The property is located in one of the seven most impacted counties and zip codes
- b) Households with Low-to-moderate income
- c) The property sustained Major or Severe Damage

2. Tier 2

- a) The property is located in an area that received a Federal Disaster Declaration
- b) Households with Low-to-moderate income
- c) The property sustained Major or Severe Damage

3. Tier 3

- a) The property is located in one of the seven most impacted counties and zip codes
- b) Households with Low-to-moderate income

4. Tier 4

- a) The property is located in an area that received a Federal Disaster Declaration
- b) Households with Low-to-moderate income

5. Tier 5

- a) The property is located in one of the seven most impacted counties and zip codes
- b) All household income levels, to include non-LMI
- c) The property sustained Major or Severe Damage

6. Tier 6

- a) The property is located in an area that received a Federal Disaster Declaration

- b) All household income levels, to include non-LMI
- c) The property sustained Major or Severe Damage

7. Tier 7

- a) The property is located in one of the seven most impacted counties and zip codes
- b) All household income levels, to include non-LMI

8. Tier 8

- a) The property is located in an area that received a Federal Disaster Declaration
- b) All household income levels, to include non-LMI

Table showing the eight (8) prioritization tiers:

Prioritization Tiers	Geography	Geography	Owner-occupant Household Income	Owner-occupant Household Income	Property Damaged by DR-4344 or DR-4353
	7 Most Impacted Counties and Zip Codes Only	All Areas That Received a Federal Disaster Declaration	LMI Only	All Incomes	Major or Severe Damage
Tier 1	X	-	X	-	X
Tier 2	-	X	X	-	X
Tier 3	X	-	X	-	-
Tier 4	-	X	X	-	-
Tier 5	X	-	-	X	X
Tier 6	-	X	-	X	X
Tier 7	X	-	-	X	-
Tier 8	-	X	-	X	-

5. What types of properties are eligible for the OOR Program?

Owner-occupied single-family residences and owner-occupied mobile homes are eligible to apply.

6. What are the next steps after I complete the Disaster Housing Assistance Survey?

The information submitted via the survey will be evaluated to determine which tier, if any, a respondent falls within based on the established prioritization criteria. Once the program launches, those survey respondents that potentially qualify for assistance related to the 2017 disasters will be invited to submit an application.

7. I have a mobile home, am I eligible for the OOR Program?

Yes, owner-occupied mobile homes are eligible for the program. The OOR Program will provide funding to assist with the replacement of mobile homes damaged or destroyed as a result of the disasters.

8. Are applicants that owned a mobile home that was located on leased property eligible for the OOR Program?

Eligibility determinations are made on a case-by-case basis. Generally speaking, individuals that owned and occupied a mobile home that was damaged or destroyed by the 2017 disasters will be eligible for assistance (assuming all other eligibility criteria are met).

9. What if I owned my mobile home but did not own the land where it was located and am not able to return to the location where I was living at the time of the disaster? Am I still eligible for assistance?

HCD understands that there are a variety of ownership situations and that some individuals are not able to return to the location of the damaged homes. Policies are currently being developed that will account for specific structure and land ownership situations.

10. What type of construction and materials can the OOR Program pay for?

The OOR Program will pay for standard grade materials and exterior components that meet Wildland-Urban Interface (WUI) requirements. Unless required by the local jurisdiction or State law, materials greater than standard grade are not eligible for the program. This includes high-end finishes, luxury countertops, and types of flooring. A full list of materials will be available in the program guidelines.

11. Once I apply for the OOR Program, how long will the process take?

Every application is unique and the timeline as to how long it will take to process an application will be different for each applicant. It is important that applicants are aware and understand all documentation that must be provided to the program to begin the application review process. In addition, the program will provide case managers who will assist each applicant through the process.

12. What are the terms of the assistance?

There are two paths for applicants seeking grant funding to rehabilitate, reconstruct, or replace their impacted home.

- **Solution 1** – Program-Managed Construction solution whereby the Program engages a construction contractor to rehabilitate or reconstruct an applicant’s home.
- **Solution 2** – Homeowner-Managed Construction solution whereby the homeowner has already engaged a construction contractor or chooses to engage their own construction contractor.

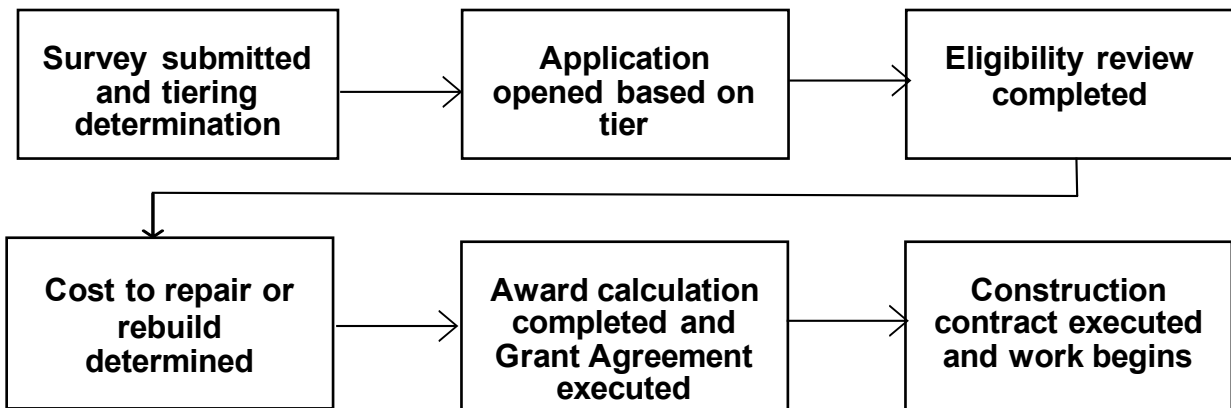
Regardless of which solution an applicant may ultimately choose, the Program evaluates the disaster related damages and estimates the scope of work and contracts for all needed services, including environmental reviews and construction, to bring the dwelling to a standard level of livability.

13. What is the timeline for the OOR Program?

The Disaster Housing Assistance Survey has been released and is underway. HCD encourages all impacted homeowners from the qualifying 2017 disasters to complete the survey. HCD anticipates the OOR program to begin accepting applications in the Summer of 2020.

14. How does the OOR Program work?

A high-level process flow is outlined below. The steps are likely to vary based on the applicant’s selection of Solution 1 or Solution 2.



15. What is the maximum amount of funds a homeowner could receive under the OOR Program?

The maximum award is \$150,000 per damaged home. This does NOT mean that each applicant will be awarded \$150,000. Several factors are used to calculate the

grant award and the amount will be different for each applicant. For example, the Scope of Work (estimated cost to rebuild) will vary for each rehabilitation or reconstruction project. Additionally, previous assistance and/or funds received (Duplication of Benefits) will differ by applicant. All factors must be compiled, verified, and calculated by the program to determine the amount of funds an applicant may be eligible to receive.

The formula for calculating a grant award is as follows:

1. Calculating the total need (scope of work to complete repairs or reconstruction)
2. Identify all assistance received from other funding sources
3. Deduct assistance that has been determined to be a duplication of benefits
4. Determine the award amount (not to exceed the maximum award of \$150,000)

16. What is a Duplication of Benefit?

The Robert T. Stafford Disaster Assistance and Emergency Relief Act (Stafford Act) prohibits any person, business concern, or other entity from receiving financial assistance from CDBG Disaster Recovery funding with respect to any part of a loss resulting from a major disaster as to which he/she has already received financial assistance under any other program or from insurance or any other source. Other sources include, but are not limited to, FEMA, SBA, insurance settlements, and lawsuit payments. Duplicative benefits refer to benefits received for the same purpose as the OOR grant award.

17. Are settlement funds from a lawsuit such as PG&E considered a Duplication of Benefits?

A Duplication of Benefits occurs when funds are received for the same purpose as the grant funds. Therefore, lawsuit settlements from PG&E (or other foundation sources) will be verified to determine whether and, if so, what amount of the settlement funds received will be considered a Duplication of Benefits.

18. What is environmental review and why is it required?

The environmental review process examines a project and its potential environmental impact to determine whether it meets federal, state, and local standards. This process is required by federal regulation to ensure that the proposed project does not negatively impact the environment or citizens.

An environmental review must be completed prior to home rehabilitation or reconstruction. Each property is evaluated for characteristics, such as whether the property is impacted by or impacts floodplains, historical districts, aquifers, natural and scenic state and federal streams, or toxic sites. While passing the environmental review is not a guarantee of a grant award, its successful completion is a critical first step.

The environmental review is separate and distinct from the damage assessment inspection. It is conducted without an appointment and from the road or right-of-way. Inspectors do not need to enter onto the property, unless the property is secluded on a private road or is not viewable from the right-of-way.

19. Will the OOR Program cover my rent while I am rebuilding?

No, the OOR Program cannot not pay for temporary housing expenses or rent(s). The purpose of the funds is solely to rehabilitate/rebuild the damaged residence or rehabilitate/ replace the damaged mobile home.

20. Can the OOR Program reimburse me for my rebuilding expenses if my home is already rebuilt?

At this time, reimbursement payments for out-of-pocket expenses associated with repairing and rebuilding the damaged home are not an available form of assistance from the program. Based on interest in the program and demand for assistance, HCD may reconsider the availability of reimbursement payments in the future.

21. I started construction on my home, but had to fire the contractor and have not reinitiated construction work with a new contractor. Would I qualify for the OOR Program?

Yes, if your damaged residence is not habitable or you are unable to live in the home, due to damage caused by the qualifying disaster, you are eligible for assistance. The amount of work completed will reduce the scope of work needed to complete the home.

22. Can the OOR Program pay to install new solar on my house?

No, solar panels are not considered an eligible cost under the program to rehabilitate or reconstruct the damaged residence.

23. Are condominiums or multi-unit dwellings (duplex, triplex or fourplex) eligible for assistance under the OOR Program?

The OOR Program is currently limited to single-family dwellings, mobilehomes, and MHU's. Based on interest in the program and demand for assistance, HCD may reconsider eligible structure types in the future.

24. Does the OOR Program have a maximum home value?

The OOR Program does not have a maximum home value. However, the program will only pay for standard grade materials up to the maximum award amount and taking into account any duplication of benefit (DOB).

25. Will the OOR Program reimburse homeowners for costs incurred to date to rehabilitate or rebuild their home?

No. At this time, reimbursement payments for out-of-pocket expenses associated with

repairing and rebuilding the damaged home are not an available form of assistance from the program. Based on interest in the program and demand for assistance, HCD may reconsider the availability of reimbursement payments in the future.

26. Are homeowners involved in the payment process with building contractors?

No. HCD is procuring a program management contractor who will manage the implementation of the program, which will include the payment process to contractors. The program will have robust procedures for payment based on milestones in the project. The payment process is communicated up front to contractors and homeowners prior to award.

27. When will the funding be available for the 2018 disasters?

HCD anticipates HUD will release funding to California for the 2018 disasters in late 2020.

Additional Information and Points of Contact

For further information on HCD's CDBG-DR Recovery Programs and to access the survey, please visit: <https://recover.hcd.ca.gov/>

Questions or comments on the CDBG-DR grant and/or programs can be submitted via email to ReCoverCA@hcd.ca.gov or by phone at 916-263-6461

Point of Contact:

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