



2023-2024 ReCoverCA Housing Programs FAQ

Single-Family Rehabilitation and Reconstruction Program

Eligibility

Q: *Will I be disqualified from the Program if my income is too high?*

A: The Single-Family Rehabilitation and Reconstruction Program is accepting applications from owner-occupant households earning at or below 120% of the area median income (AMI). Landlord applicants are not subject to income eligibility criteria but are required to lease to tenants with household income at or below 80% AMI. For the Program, landlord applicants must agree to rent their reconstructed properties to LMI households for the applicable affordability period. HUD's income limits are published on their website found at the following link:

<https://www.huduser.gov/portal/datasets/il.html>

If the program has more applications submitted at Program launch than it can serve, the Program will prioritize owner-occupant households that:

- 1) Have income at or below 80% AMI (LMI households),
- 2) Include one or more household members who are Seniors; or
- 3) Include one or more household members with a disability.

Q: *What structure types are eligible or ineligible to receive assistance?*

A: Eligible structure types include single-family dwellings on a permanent foundation and mobile homes, or manufactured housing units (MHUs) affixed to a permanent pad (leased or owned pad) with full working water and sewer/septic systems at the time of the eligible disaster for SFRR. Ineligible structure types include condominiums, accessory (appurtenant) detached structures including sheds and similar structures, container homes, recreational vehicles, houseboats, camper trailers, and multi-unit dwellings. Properties without utility connections are not eligible structures.

Q: *My home was being rented out at the time of the disaster. Am I still eligible for assistance through this Program?*

A: Yes. If you agree to rent the reconstructed property to LMI households for the applicable affordability period.

Q: *My home did not suffer damages from the disaster. Can I still apply for assistance?*

A: No, your home must have sustained damage from a qualifying disaster.

Q: *What is the maximum program award amount?*

A: The maximum reconstruction award amount, including elevation when required, is \$600,000. The maximum rehabilitation and/or reimbursement award amount is \$385,000. There is no maximum award amount for flood insurance premium payments, however the maximum term for flood insurance assistance is 2 years for low to moderate income applicants. All assistance is provided in the form of a grant.



2023-2024 ReCoverCA Housing Programs FAQ

Single-Family Rehabilitation and Reconstruction Program

Q: *I have a lien on my property, does it need to be cleared in order to be eligible for the Program?*

A: No. Liens or judgements do not need to be clear from title in order to be eligible for the Program.

Q: *I sold my home – am I still eligible for assistance?*

A: No. Applicants must be the current owner of the property to receive Program funds.

Q: *My family owned a large property and several family members resided in different homes on the property. Would each family member qualify for this grant?*

A: The Program establishes ownership by matching the owner's name on the application with property tax records at the time of the disaster and currently. It is possible that one property may have multiple deeded structures for which separate taxes are issued for each structure. Please contact your Case Manager for a case-by-case review of your situation. The Program does not provide assistance for more than one single-family residential unit on the same property. Properties zoned for multi-family use are not eligible.

Q: *My property is held in a trust. Which documents do I need?*

A: Properties held in a trust are reviewed on a case-by-case basis. Copy of the complete trust agreement and all amendments to show the trust's name, identification number (TIN, EIN, or SSN), the date the trust was created and amended, names of all Trustors(s)/Grantor(s), and the names of all trustees will be required.

Q: *My property is located in a flood zone. Can I still apply?*

A: Homeowners with properties located in certain flood zones can still apply for assistance. Applicants eligible for reconstruction will be elevated if they are located in a Special Flood Hazard Area (SFHA, "100-year floodplain") or 500-year floodplain. Applicants eligible for rehabilitation will not be elevated if they are located in a SFHA and the cost to rehabilitate the home is less than 50% of the pre-disaster assessed value. Applicants seeking reimbursement whose home is located in a SFHA and meet FEMA's definition of "substantially damaged" but did not elevate when the applicant repaired or reconstructed the home are not eligible for reimbursement assistance. Homes located in a floodway are not eligible for rehabilitation, reconstruction or reimbursement assistance.

Q: *How do I know if my home is in a flood zone or floodway?*

A: The program will rely on FEMA's flood maps to determine if a home is located in a flood zone or floodway.

Q: *How do I qualify for reimbursement?*

A: The Program will reimburse certain eligible expenses for homes that were damaged by the qualifying disaster, and have been repaired, reconstructed, or replaced, prior to application for assistance. Reimbursement will not be based on actual costs incurred by the applicant. Reimbursement will be based on the cost of building materials and labor as calculated by the Program using national building standard cost estimating software and the Program's Minimum Architectural and Design Standards. Applicants requesting reimbursement will have their homes



2023-2024 ReCoverCA Housing Programs FAQ

Single-Family Rehabilitation and Reconstruction Program

inspected by the Program for completion of construction activities in a workmanlike fashion in compliance with all Program requirements. When required, applicants must provide proof that they have received a Certificate of Occupancy (COO) prior to receiving reimbursement. If an inspector is unable to verify disaster related damage or the completion of a construction activity, applicants may be required to provide receipts to substantiate claims of damage and/or completed repair. Applicants applying for Reimbursement only in a SFHA will be required to provide proof of flood insurance coverage at time of application.

Q: *Can I appeal if I disagree with the Program's eligibility determination?*

A: All conditional grant award, final grant award, zero award and ineligibility letters will include the process to appeal those Program determinations. This process is also detailed in the Program's Policies and Procedures.

Duplication of Benefits

Q: *What is a duplication of benefit (DOB)?*

A: A duplication of benefit (DOB) occurs when a person, household, business, or other entity receives disaster assistance from multiple sources for the same recovery purpose, and the total assistance received for that purpose is more than the total need. The Program requires all assistance that is determined to be a DOB to be deducted from the total need and remitted by the Applicant to the Program-managed escrow account. For example, if the Program determines the total cost to reconstruct your home is \$500,000 (total need), and your total DOB amount is \$34,000 from FEMA assistance received for home repair/replacement, you could only receive a Program award of \$466,000 and you would be required to remit \$34,000 to the Program escrow.

Q: *How can I avoid having a duplication of benefit (DOB)?*

A: If you received disaster assistance from other sources for structural repair, it may be excluded from DOB if that assistance was used for its intended purpose. The common sources of disaster assistance include:

- Repair/replacement funding from FEMA, SBA loans
- Homeowners/flood insurance payouts
- Settlement proceeds
- Assistance from non-profit organizations
- and other local or state disaster recovery programs.

ReCoverCA will review all documents and information available that a particular Applicant has received to determine if any individual source will count as DOB.

Q: *If I used my disaster assistance funds, should I save my receipts?*

A: Yes, it is recommended that you save your receipts to demonstrate that disaster assistance funds were used to replace or repair certain items damaged or destroyed by the disaster. ReCoverCA will review all documents and information available to calculate an Applicant's DOB amount.



2023-2024 ReCoverCA Housing Programs FAQ

Single-Family Rehabilitation and Reconstruction Program

Q: *I received assistance from FEMA, and I did not use it on repairing my home. Can I still apply?*

A: Yes you can still apply. Each application will be reviewed to determine if previous assistance awarded to the Applicant was used as intended, and if any funds were received for the same purpose. If there is a gap in funding created by a duplication of benefits from a FEMA grant that was not used for its intended purpose, you may still proceed in the Program if the gap in funding can be filled through other means, such as a homeowner providing their own funding, or a potential reduction in the scope of work.

Q: *I received a loan from the Small Business Administration (SBA). How will this affect my award?*

A: If you applied for and received an SBA loan after the disaster, only the amount received or still available will count as DOB. Any amount that was declined or cancelled will not be counted as DOB.

Q: *My mortgage company took some or all of the prior assistance I received. Does it still count as DOB?*

A: Proceeds taken by a mortgage company as a forced mortgage payoff do not count as a duplication of benefits. Applicants are required to provide documentation to the Program that the mortgage payoff was not voluntary.

Construction Design and Standards

Q: *Can the Program build a custom designed home?*

A: No. The Program offers a variety of pre-determined stick—built floorplans and Manufactured Housing Units that range in bedroom and bathroom count and square footage. Eligible Applicants will choose from the floorplans based on the permitted conditioned square footage of the damaged property, number of household members and HUD occupancy standards. The Program also adheres to [Minimum Architectural and Design Standards](#).

Q: *Will my home be elevated?*

A: Only reconstructed homes can be elevated. Applicants eligible for reconstruction will be elevated if they are located in a Special Flood Hazard Area (SFHA, “100-year floodplain”) or 500-year floodplain. Applicants eligible for rehabilitation will not be elevated if they are located in a SFHA and the cost to rehabilitate the home is less than 50% of the pre-disaster assessed value. Conversely, applicants eligible for rehabilitation where the cost to rehabilitate is more than 50% of the pre-disaster assessed value, the program will consider reconstructing and elevating the home.