



**ReCoverCA
Owner-Occupied Housing
Rehabilitation and
Reconstruction Program**

CDBG-DR program background



- **2017:** HUD provided \$162 million in CDBG-DR funds for recovery from the wildfire, debris flow, and mudslide events that took place in October and December – \$47 million dedicated to the Owner-Occupied Rehabilitation and Reconstruction (OOR) Program
- **2018:** \$1 billion in CDBG-DR funds, with \$205 million to the OOR Program for recovery from July-September and November wildfire and high-wind events
- Funding can only be expended within federally declared disaster areas

OOR program details



Owner-Occupied Rehabilitation and Reconstruction Program (OOR)

- Grants up to \$150,000 for 2017 disasters and \$200,000 for 2018 disasters
- Owned and lived in the damaged single-family or mobile home at the time of the disasters
- For unmet needs, a last resort if insurance, FEMA, and other resources are unable to fully cover the cost of rebuilding the home
- Households chosen based on income, severity of damage, and location

Who is eligible?



- Owner-occupied home at the time of the disaster
- Home still has outstanding repairs
- Located in an eligible county
- Owner eligible for federal benefits
- Current on property taxes, on approved payment plan, or exempt
- Correct permitting

Eligible uses for funding



- Rehabilitation
- Reconstruction

- Funding cannot be used for:
 - Mortgage payoffs
 - SBA home/business loan payoffs
 - Funding for detached accessory dwelling units
 - Funding for portions of property designated as a rental unit
 - Funding for second homes
 - Compensation payments

Program construction solutions



The program has developed two solutions for applicants:

- Solution I: Program-managed rehabilitation or reconstruction
 - Manufactured housing units
- Solution II: Homeowner-managed rehabilitation or reconstruction

Solution I: Program-managed



- The construction management contractor performs standardized work (a standard design that meets fire safety standards)
- Prepares a scope of work (SOW), based on standard grade materials as calculated using a national building-industry estimating software, for each rehabilitation and reconstruction project
- Contractors then complete projects in accordance with the SOW
- Contractor also responsible for Tier II services (site-specific environmental review)

Manufactured homes (MHU)



- Rehab – under \$10,000 in damages and 2009 or newer
- Replacement: older than 2009 or at least \$10,000 in damages
- Construction management contractor is responsible for
 - Buying replacement Manufactured Housing Units (MHUs)
 - Hauling MHUs to the installation site
 - Completing all installation activities necessary
 - Ensuring unit registration and titling is completed through HCD Codes and Standards Division

Solution II: Homeowner-managed



- Owner has already engaged a construction contractor or chooses to engage in a construction contract independently
- Construction management contractor reviews applicant-provided plans and monitors, oversees, and inspects the construction process
- Developing an SOW as needed

Where is the funding spent?



- 80 percent of funds must be spent in locations HUD has identified as the Most Impacted and Distressed (MID) areas
- 70 percent of funds must be spent to benefit low-to-moderate income persons
 - Based on HUD income limits by county/MSA
 - Income limits vary by county and household size

Where are MID areas?



2017

- Ventura County
- Sonoma County
- 95422 the City of Clearlake and surrounding parts of Lake County
- 95470 in Mendocino County
- 95901 in Yuba County
- 94558 in Napa County
- 93108 – the City of Montecito and surrounding parts of Santa Barbara County

2018

- Butte County
- Lake County
- Los Angeles County
- Shasta County

Program administration



- Applicants are tiered according to income, severity of damage, and location
- Applicants will be assisted in order of priority, **starting with Tier 1**, until funding runs out

Applicant Prioritization Tiers			
Tiering Level	Owner-Occupant Household Income	Severity of Damage	Geography
Tier 1	LMI Only	Major or Severe Damage	7 Most Impacted Counties & Zip Codes Only
Tier 2	LMI Only	Major or Severe Damage	All Areas That Received a Federal Disaster Declaration
Tier 3	LMI Only	NOT Major or Severe Damage	7 Most Impacted Counties & Zip Codes Only
Tier 4	LMI Only	NOT Major or Severe Damage	All Areas That Received a Federal Disaster Declaration
Tier 5	Income above low-to-moderate	Major or Severe Damage	7 Most Impacted Counties & Zip Codes Only
Tier 6	Income above low-to-moderate	Major or Severe Damage	All Areas That Received a Federal Disaster Declaration
Tier 7	Income above low-to-moderate	NOT Major or Severe Damage	7 Most Impacted Counties & Zip Codes Only
Tier 8	Income above low-to-moderate	NOT Major or Severe Damage	All Areas That Received a Federal Disaster Declaration

Example 1: Find your tier



- Household income is below 80% of area median income, according to HUD
- Home sustained less than \$8,000 of damage
- Home is in disaster-declared county, outside of the MID area

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Example 2: Find your tier



- Household income is above 80% of area median income, according to HUD
- Home sustained at least \$8,000 of damage
- Home is in a MID area

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Applicant Survey and Program Process

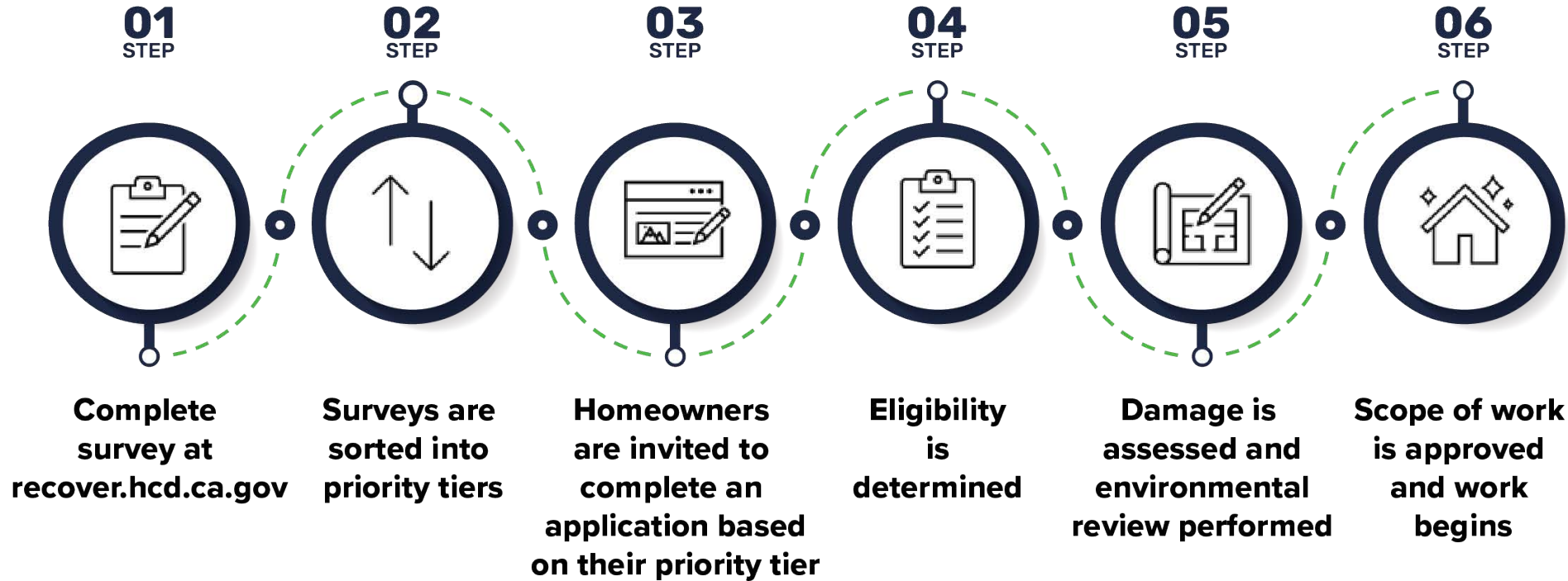
Applicant outreach and survey



- Outreach conducted through media and local community engagement for targeted low- to moderate-income homeowners and harder to reach communities and individuals.
 - Interested applicants are encouraged to fill out an online survey at recover.hcd.ca.gov.
 - Survey is open to those affected by 2017 and 2018 wildfires

For assistance completing the survey or to receive this information in additional languages, please email your contact information to ReCoverCA@hcd.ca.gov.

Program process



How to complete the survey



- Recover.hcd.ca.gov
- Over the phone or online with a Case Manager
- Paper survey
 - The survey is available to download from the ReCoverCA website and can be emailed, printed and mailed, or printed and faxed
 - We are presently trying to minimize in-person meetings to accommodate social distancing required to limit the spread of COVID-19, but may eventually be able to assist with paper surveys

Questions?

- Email ReCoverCA@hcd.ca.gov
- Call (916) 263-6461
- Visit recover.hcd.ca.gov

