

REHABILITATION STANDARDS

Rehabilitation of residential property funded through this Agreement shall seek to upgrade the property to the extent practicable and feasible to applicable housing and building code standards (including the HUD Section 8 Housing Quality Standards), and to the extent necessary, shall comply with all applicable laws, codes, and other requirements relating to housing safety, quality, and habitability. The rehabilitation shall address lead-based paint remediation, asbestos remediation, hurricane protection, energy efficiency and conservation, the removal of architectural barriers, as well as any construction-related improvements to the property in order to comply with the requirements of the environmental review.

All rehabilitation undertaken must be consistent with existing County CDBG rehabilitation policies, except that household income requirements contained in these policies are superseded by those contained in this Agreement. All rehabilitation undertaken in connection with this Agreement shall upgrade properties to ensure compliance with applicable municipal, county and state housing and building standards to the extent that the repairs performed are practical and feasible. Rehabilitation may also include improvements to increase the energy efficiency or conservation of such properties or to provide a renewable energy source or sources for such properties.

Code, health and safety violations include (but are not limited to): non-functional plumbing, roof replacement, mold remediation, faulty electrical system, failing septic system, missing exterior doors and windows, structural defects, failing foundations due to termites and/or termite damage.

HCD will only replace code related items (in lieu of repair) if the items are either missing or deemed inoperable and beyond repair. Where applicable, installation costs are eligible under NSP-2, if grant funding has been set aside to replace that item. In cases where appliances, fixtures and the like must be replaced, it is required that those items be replaced with energy efficient products. If appliances, fixtures and the like are in satisfactory working condition, those items cannot be replaced. Remodeling is not an eligible use of NSP-2 grant awards. Only those approved items are eligible for repair and/or replacement. A rehabilitation contract shall list all repairs that are to be made and shall be executed by the Agency and the contractor prior to the use of NSP-2 funds.

EXAMPLES OF ELIGIBLE REHABILITATION ITEMS:

- Replacement of deteriorated roofing systems
- Broken water pipes
- Water leaks in walls or foundation
- Interior and exterior door replacement including hardware
- Bathroom rehabilitation to include repair/replacement of bathroom fixtures
- Garage door repair/replacement
- Windows and window fixtures replacement including screens
- Inoperable hot water heater
- Drywall replacement/repair
- Inoperable exterior doors and windows
- Replacement of missing or inoperable hurricane shutters
- Electrical repairs to include breaker panel upgrades and whole house rewiring
- Gas leaks
- Termite treatment
- Kitchen rehabilitation to include: wall repair, repair/replacement of missing or inoperable stove, refrigerator, sink, dishwasher, garbage disposal and cabinets
- Repair of cracked/dangerous driveway
- Repair/replace HVAC system
- Floor covering repair or replacement
- Insulation
- Repair deteriorated siding/stucco (to include interior and exterior painting where necessary)
- Repair of an existing sprinkler system and related items
- Repair of an existing screen and patio enclosures
- Repair of an existing fence
- Repair/replace light fixtures as required by code
- Accommodations in bedroom, bathroom and/or kitchen including removal of architectural barriers for persons with disabilities
- Repair of existing lawn sprinkler system when required by code
- Replace existing yard grass (sod) when required by code
- Any other repairs identified as being in violation of applicable housing and building codes threatening the life, health and safety of the residents or the general public