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Applicability

HOME/Housing Trust Fund activities

Purpose and Scope

When a assisted activity includes repair, replacement, alterations, addition, a change in occupancy type or use, it is defined as rehabilitation.

These rehabilitation standards establish the minimum standard for existing HOME/HTF-assisted housing when repair/replacement work is performed

Rehabilitation Standards will be included in the Funding Award Agreement

Multifamily Rental Units

- **Requirements at Application**

- A. A Physical Needs Assessment is required at application for all rental acquisition and/rehabilitation activities. (See Chapter 2 for PNA requirements for multifamily rental activities).
- B. A current (conducted or updated within previous 6 months) Physical Needs Assessment is required for all acquisition and/or rehabilitation projects. Additional information may be requested.
- C. PNA include: Inspectable Components, Critical Repair Items, Five-year Physical Needs, Long-term Physical Needs, Analysis of Replacement Reserves, etc.
 - *See Chapter 2 @ Definitions-Physical Needs Assessment for list of HUD's Inspectable Components*
- D. All repairs, replacements, alterations, additions identified in the scope of work/budget must be identified in the Physical Needs Assessment.
- E. Prepare a scope of work that incorporates the following requirements:

- Local and Idaho's Existing Building Code
 - Local property standards, ordinances, requirements
 - Uniform Physical Condition Standards- [HUD's Uniform Physical Condition Standards](#)). IHFA has not adopted the Real Estate Inspectable Center's (REAC) scoring protocol, but does include the UPCS inspectable areas and observable deficiencies for the Site, Building Exterior, Building Systems, Common Areas, and units. The type and degree of deficiency must be addressed as part of the Physical Needs Assessment and scope of work. (See Attachment A
 - ASHRAE 90.1 or 2012 International Energy Conservation Code for multifamily buildings
 - EPA and HUD Lead-based Paint requirements if the property was constructed on or before 1/1/1978
 - Uniform Federal Accessibility Standards *to the maximum extent feasible*
 - ADA
 - HUD's Section 504 *to the maximum extent feasible*.
 - Other rehabilitation items as identified by applicant in the approved application for funds.
- F. Prepare a replacement reserve schedule, including an estimate of initial and monthly deposits, accounting for inflation, based on the Period of Affordability of 30 years.
- G. Analyze the cost benefit of any significant cost item (greater than \$5,000) represent an improvement or upgrade to a system that will help reduce operating expenses and/or reduced utility costs, i.e. individual utility metering, extra insulation, thermo pane windows, setback thermostats, etc.
- ★Repairs, replacements, alterations, and additions not supported by PNA may be defined by IHFA as *non-essential*
- H. PNA will address program and federal cross-cutting regulations, state codes, local codes/ordinances/property/housing quality standards, and the program's property standard. This includes:
- a. Local government and Idaho building codes for existing structures
 - b. Local government property/housing quality standards and ordinances
 - c. Uniform Physical Condition Standards- [HUD's Uniform Physical Condition Standards](#)).
 - d. Local government rehabilitation standards
 - e. EPA and HUD Lead-based Paint requirements-If the housing was constructed on or before 1/1/1978 (See Chapter 6 for complete requirements)
 - f. Uniform Federal Accessibility Standards *to the maximum extent feasible*
 - g. Americans with Disabilities Act
 - h. Section 504 to the maximum extent feasible

- i. Other rehabilitation items as identified in the HOME application

PNA Professional Credential

Professional architect/engineer licensed/certified in Idaho and is independent of the owner and developer

Certification Statement

An architect or engineer must certify the report as accurate and a true assessment of the proposed rehabilitation budget and necessary repairs required on the property, and such rehabilitation scope of work will be done in compliance with Idaho and local codes, local property standards, HTF rehabilitation standards, Fair Housing, ADA, UFAS, and other applicable federal cross-cutting regulations

- **Periodic Inspections**

IHFA/agent will conduct periodic inspections throughout development phase

- **Requirements at Project Completion**

- A. All residential units and tenant common areas must comply with
 1. State Building Code for Existing Structures,
 2. Federal Cross-cutting regulations & laws,
 3. Local code/ordinances/property/housing quality standards
 4. HOME regulations
 5. Other conditions if approved in the HOME application
- B. Owner's certification the property meets HOME Rehabilitation Standards as defined in this section
- C. Contractor/subcontractors certification their scope, workmanship, and materials used comply with local and/or state codes for existing structures
- D. IHFA/agent will conduct a final inspection prior to project completion and final disbursement of funds.

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Single-Family/ Homebuyer Properties

- **Requirements at Application**

- A. Unit requires full home or contractor inspection with report
 - The report determines the scope of work
- B. Repairs, replacements, alterations, or additions not supported in the inspection report may be defined as non-essential
 - Non-essential items may not be eligible for cost reimbursement

- C. Inspection and report must incorporate applicable HOME, other federal regulations, state and local codes/ordinances/ property standards and the HOME Program's property standard (currently HQS):
 - 1. Idaho Residential Codes for Existing Structures
 - 2. Local code/property/housing ordinances/standards
 - 3. Section 8 HQS [Note: Although the HOME Rule adopted the Uniform Physical Condition Standards- Inspectable Areas as the HOME property standard for homebuyer housing, HUD has not yet implemented UPCS at the time this plan was written]
 - 4. Local rehabilitation standards
 - 5. EPA and HUD Lead-based Paint Rule (if housing constructed on or before 1/1/1978)
 - 6. Uniform Federal Accessibility Standards and Section 504, *to the maximum extent feasible as requested by homebuyer.*
- **Periodic Inspections**
 - IHFA will conduct periodic inspections
- **Requirements at Completion**
 - A. Property complies with HOME regulations, local & state requirements, and Federal cross-cutting laws & regulations
 - 1. HOME Rehabilitation Standard
 - 2. Current Idaho Residential Code for Existing Structures
 - 3. Local code/property& housing standards & ordinances
 - 4. Section 8 Housing Quality Standards (HQS)
 - 5. EPA & HUD Lead Rules, Section 504, UFAS, etc.
 - B. Workmanship and materials comply with state and codes, standards, permits, etc.
 - C. IHFA final inspection is conducted prior to occupancy