

## 5.2 Housing: Rental Repair Reimbursement Program

### Rental Repair Reimbursement Program Budget

Program	Budget
Rental Repair Program - LMI	\$ 5,000,000

Table 66: Rental Repair Program Budget

#### Program Description

Hurricane Ian caused extensive damage to housing in Volusia County, greatly reducing the quality and safety of much of the impacted area's housing stock. To address damage to the rental housing stock, Volusia County has developed the Rental Repair Reimbursement Program. The program is designed to ~~provide repair assistance to reimburse~~ eligible property owners in Volusia County for repairs to disaster-impacted rental properties that meet the HUD definition of single-family structures (less than 5 attached units). Applicants will be required to enter into agreements with the county setting forth the terms and conditions of the program.

~~Volusia County will manage and complete the construction process for the repair of rental homes on behalf of eligible applicants and provide reimbursement for repairs completed by applicants in the aftermath of Hurricane Ian. With the assistance of an implementation vendor, the county will work with a pool of qualified contractors assigned to repair or replace damaged properties; applicants will not select their own contractors. The program will pay the vendor directly and no funds will be paid to landlords. Applicants will be required to enter into agreements with the county setting forth the terms and conditions of the program.~~

#### Affordability Period

Landlords served through the Rental Repair Reimbursement Program will control and provide affordable rent in accordance with HUD guidelines for a period of 20 years. The affordability requirement states that property owner must lease the units to LMI households earning 80 percent or less of the AMI and must lease the units at an affordable rent. Rent must comply with the maximum HUD HOME rent limits. The maximum HUD HOME rent limits are the lesser of:

- The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
- A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the AMI, as determined by HUD, with adjustments for number of bedrooms in the unit. The HUD HOME rent limits will include average occupancy per unit and adjusted income assumptions.

Affordability restrictions will be enforceable by deed restrictions, covenants, or other similar mechanisms and/or instruments.

#### National Objectives

The allowable national objectives for this activity will be direct benefit to the low-to-moderate income community.

#### Eligible Applicants

Rental property owners residing in Volusia County that own eligible disaster-damaged structures located in Volusia County.

## Eligibility Criteria

Participants in the Rental Repair Reimbursement Program must meet the following as conditions of eligibility:

- Own, or have an ownership interest in, both at the time of the disaster, and at the time of application and service, a structure that meets the definition of a single family housing unit (no more than four attached units) or accessory dwelling unit (ADU);
- The property owner must be a resident of Volusia County at the time of application;
- The eligible structure must have been rented or available for rent at the time of the disaster;
- The structure must have been damaged by Hurricane Ian ~~and have remaining unmet need for recovery.~~

Short term rental properties are NOT eligible for assistance through the Rental Repair Program. For the purposes of this, short term rental is defined as having a lease term less than six months.

## Maximum Award(s)

~~The M~~maximum awards for the Rental Repair Reimbursement Program ~~are no more than 2 structures per owner, and is~~ no more than \$50,000 per unit. ~~Based on this, and as an example, the maximum award possible would be \$400,000 for a landlord that owned 2 damaged 4 unit structures.~~

The county may exceed the maximum award per project type if it is determined to serve the best interests of the applicant and the program and to comply federal accessibility standards or to reasonably accommodate a person with disabilities on a case by case basis.

## Prioritizing Vulnerable Populations

Determining priority for service for eligible applicants, the program will consider the following components for prioritization to ensure resources are serving the most vulnerable citizens:

- Landlords that served Section 8 tenants at the time of the disaster in the unit seeking assistance will receive preference.

Landlords that served other types of subsidized tenants at the time of the disaster in the unit seeking assistance will receive preference. Additionally, Volusia County will undertake steps to ensure that groups that have difficulty in accessing and/or using computers such as the elderly and disabled are given additional opportunities to apply for rental assistance. These steps will include targeting outreach efforts in areas heavily populated by the elderly and disabled and conducting in-home visits to explain program requirements and/or review documentation and will be outlined in the Rental Repair Program's policies and procedures.