Community HOME Investment Program (CHIP)
Eligible Activities:

- Homeowner Rehabilitation or Reconstruction Assistance
- New Construction of Single Family Homes for Resale
- Down payment assistance (2011-2014 grants only)
Eligible Communities

- Cities and County Government that do not already receive HOME allocation
- Nonprofits
- Public Housing Authorities
DCA’s Goal for CHIP Funds

To locate funds:
- In areas of need
- To communities with the highest capacity to undertake the work
- In communities with a clear housing plan

How will CHIP add to other community efforts for positive change?
Current Grantees

2011-2014 Grants:

- $22 Million
- 73 Grants
- 57 Recipients (Cities, Counties, Public Housing Authorities, and Nonprofits)
<table>
<thead>
<tr>
<th>Americus</th>
<th>Fitzgerald</th>
<th>Plains</th>
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<tbody>
<tr>
<td>Arlington</td>
<td>Floyd County</td>
<td>Rockdale County</td>
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<td>Rome</td>
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<td>Sylvester</td>
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<td>Colquitt</td>
<td>Hall County</td>
<td>Taliaferro County</td>
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<td>Columbus/Muscogee County</td>
<td>Harlem</td>
<td>Thomasville</td>
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<td>Coolidge</td>
<td>Hawkinsville</td>
<td>Tift County</td>
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<td>Cordele</td>
<td>Hinesville</td>
<td>Tifton</td>
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<td>Covington</td>
<td>Hogansville</td>
<td>Troup County</td>
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<td>Dalton Housing Authority</td>
<td>Home Development Resources</td>
<td>Upson County</td>
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<tr>
<td>Dalton</td>
<td>Housing Authority of Newnan</td>
<td>Valdosta</td>
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<tr>
<td>Dalton-Whitfield CDC Corp.</td>
<td>Jackson County</td>
<td>Vienna</td>
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<tr>
<td>Dawson</td>
<td>JC Vision and Associates, Inc.</td>
<td>Wadley</td>
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<td>Donalsonville</td>
<td>Jeff Davis County</td>
<td>Washington</td>
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<td>Dooly County</td>
<td>LaGrange</td>
<td>Waynesboro</td>
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<tr>
<td>Douglas</td>
<td>Meigs</td>
<td>West Point</td>
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<tr>
<td>Family Community Housing Association, Inc.</td>
<td>Murray County</td>
<td>Whitfield County</td>
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</table>
2016 CHIP Application

$4 Million
- $300,000 for Rehab
- $600,000 for New Construction and/or
- $600,000 for mix of Rehab and New Construction
- Plus 2% for administration

Deadline: Friday March 18, 2016 at 4:00 p.m.
Program Design Example

$612,000 for mix of rehab & new construction:

- Build 3 homes at $100,000 each for resale
- Rehab 3 homes at $50,000 each
- Rehab 6 homes at $25,000 each

Total households assisted: 12
## Scoring

<table>
<thead>
<tr>
<th>Total Score</th>
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<td>Have not received funds in 5 years</td>
<td>5 points</td>
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<tr>
<td>Community need and poverty</td>
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<tr>
<td>Active GICH communities</td>
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<td>Community revitalization efforts</td>
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<td>Grants management experience</td>
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<tr>
<td>Project management experience</td>
<td>30 points</td>
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<tr>
<td>Budget match %</td>
<td>5 points</td>
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40 points

60 points
Affordability Periods

Declining balance recapture (CPD-12-003)

For Homeowner Rehab:
- 5 Years for Rehab
- 10 Years for Reconstruction

For New Construction:
- 15 Years
Income Limits

- All households assisted (home buyers and homeowners) must be under 80% of the area median income.

- To find the income limits for your area go to:

  [HUD Section 8 Income Thresholds](#)
Property Standards

- Must meet HUD’s Uniform Physical Conditions Standards (UPCS)

- Must meet the following:
  - International Residential Code
  - International Plumbing Code
  - National Electrical Code
  - International Energy Conservation Code

- Visit-ability Standards (disability accessible)
Project Deadlines

- 12 month max from set-up in IDIS to first draw
- 4 year max from agreement to sale
- 9 months from construction completion to sale or it reverts to rental = 20 years of affordability monitoring and maintenance

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<tr>
<td>First draw</td>
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<tr>
<td>Construction</td>
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<td></td>
<td></td>
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<tr>
<td>Sale w/in 9 mo</td>
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</table>
Questions and Resources

- Direct contact:
  Samanta Carvalho
  Community Development Specialist
  Georgia Department of Community Affairs
  Samanta.Carvalho@dca.ga.gov
  (404) 679-0567

- CHIP Application and Information Website: Google: DCA CHIP
- HUD HOME Investment Partnership Program
- DCA Housing Outreach Staff
- Regional Commissions
- Grants Administrators
Links

These are from the other slides copied here for your reference:

DCA CHIP Program:

http://www.dca.state.ga.us/housing/housingdevelopment/programs/homeinvestment.asp

Georgia Initiative for Community Housing:

http://www.dca.state.ga.us/communities/CommunityInitiatives/programs/GICH.asp

HOME regulations and guides:

https://www.hudexchange.info/programs/home/

Census data map:

http://georgia-dca.maps.arcgis.com/home/webmap/viewer.html?webmap=37ea2152c1c046f38f888c86bcb249af

HUD Section 8 income limits:

HUD Section 8 Income Thresholds

DCA Housing Outreach Team regional map:

http://dca.state.ga.us/communities/CommunityInitiatives/documents/HousingOutreachTeammaprev_06_03_13.pdf

Map of Regional Commissions

http://www.dca.state.ga.us/development/planningqualitygrowth/documents/laws.rules.guidelines.etc/map.regions.pdf