

Community HOME Investment Program (CHIP)



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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

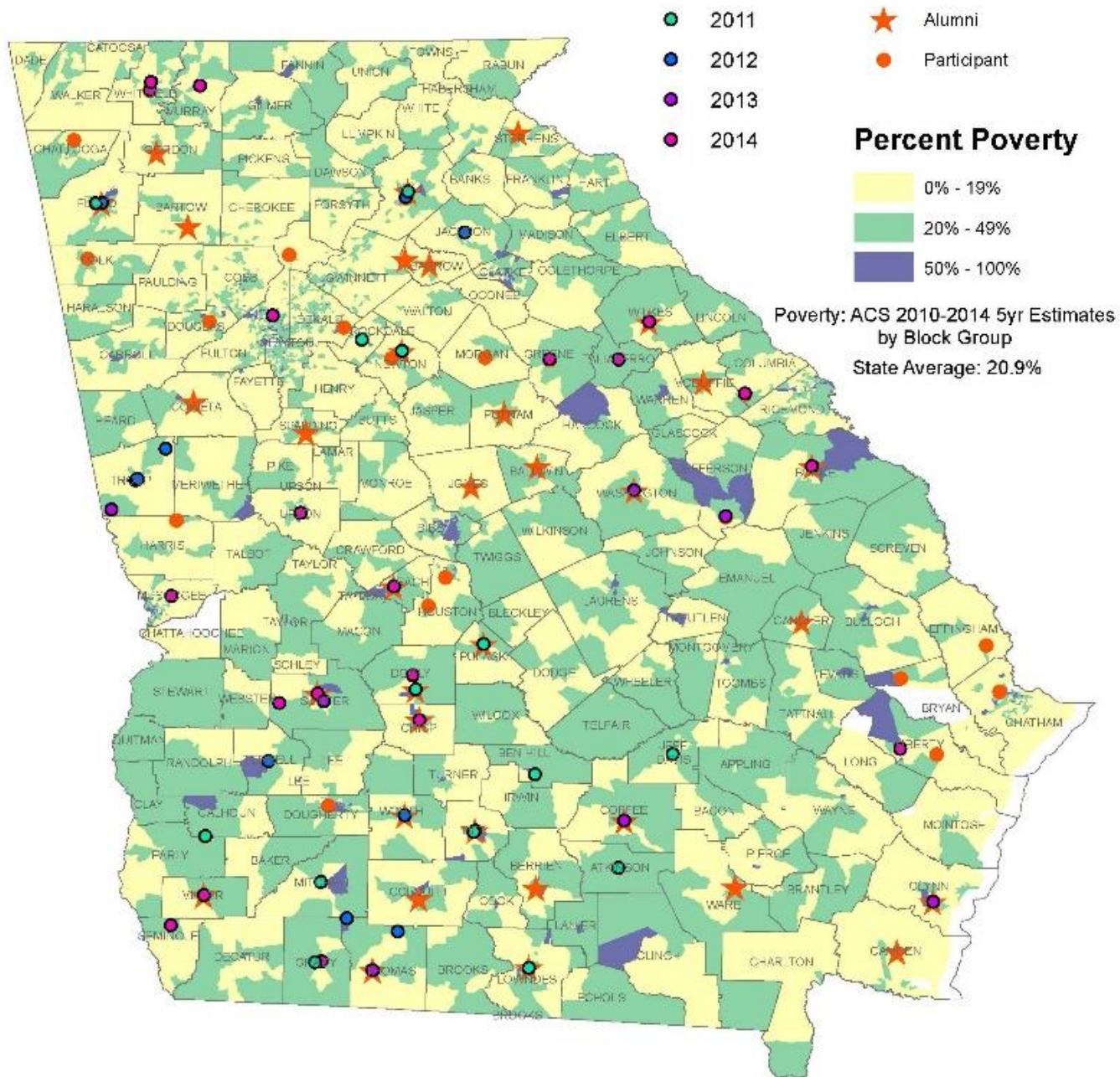
DCA's Goal for CHIP Funds



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?

CHIP Awards **GLCH Communities**

Current Grantees



2011-2014 Grants:

- ▣ \$22 Million
- ▣ 73 Grants
- ▣ 57 Recipients (Cities, Counties, Public Housing Authorities, and Nonprofits)

Americus	Fitzgerald	Plains
Arlington	Floyd County	Rockdale County
Atkinson County	Fort Valley	Rome
Brunswick	Gainesville	Sandersville
Cairo	Grady County	Sumter County
Camilla	Greensboro	Sylvester
Colquitt	Hall County	Taliaferro County
Columbus/Muscogee County	Harlem	Thomasville
Coolidge	Hawkinsville	Tift County
Cordele	Hinesville	Tifton
Covington	Hogansville	Troup County
Dalton Housing Authority	Home Development Resources	Upton County
Dalton	Housing Authority of Newnan	Valdosta
Dalton-Whitfield CDC Corp.	Jackson County	Vienna
Dawson	JC Vision and Associates, Inc.	Wadley
Donalsonville	Jeff Davis County	Washington
Dooly County	LaGrange	Waynesboro
Douglas	Meigs	West Point
Family Community Housing Association, Inc.	Murray County	Whitfield County

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

Total Score		100 points
40 points	Have not received funds in 5 years	5 points
	Community need and poverty	20 points
	Active GLCH communities	10 points
	Community revitalization efforts	5 points
	Grants management experience	25 points
	Project management experience	30 points
	Budget match %	5 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



Questions and Resources

- Direct contact:

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- 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>