



pennsylvania
DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT

WHOLE-HOME REPAIRS PROGRAM

March 21, 2023

— PENNSYLVANIA. BUILT TO ADVANCE. —

The Whole-Home Repairs Program will provide \$125,000,000 (as an initial funding round) for county-wide agencies to address habitability and safety concerns, provide measures to improve energy or water efficiency and make units accessible for individuals with disabilities.

The Whole-Home Repairs Program addresses housing insecurity and the climate crisis by providing grant funding to county programs supporting up to \$50,000 per unit in repairs for homeowners and small landlords to support upkeep and weatherization. Additionally, this program provides funding to the counties for construction-related workforce development.

Pursuant to Section 3002(1) of the act of July 8, 2022 (Act No. 1A of 2022), known as the General Appropriation Act of 2022, the General Assembly of the Commonwealth appropriated federal funds from the COVID-19 Response Restricted Account to the Department of Community and Economic Development for COVID Relief – ARPA – Whole Home Repairs Program.

Pursuant to Section 135-C of the act of July 11, 2022 (Act No. 54 of 2022), known as the Fiscal Code, the Department of Community and Economic Development is authorized to establish the Whole-Home Repairs Program, issue guidelines and award grants in accordance with the Statement of Purpose set forth above.

An eligible applicant for direct funding from DCED under the Whole-Home Repairs Program shall be a county government, a nonprofit organization, or a governmental entity, such as a municipal authority, selected by a county as follows:

- For a county of the first class, the eligible applicant shall be determined by the mayor and approved by city council.
- For a county of the second class, the eligible applicant shall be determined by the county executive.
- For any county other than a county of the first or second class, the eligible applicant shall be determined by the county government.

Each county received a pre-set allocation of funds determined by a weighted average when considering percentage of population at or below 80% Area Median Income and the percentage of housing units without complete kitchen or plumbing units. The final figures were adjusted slightly to ensure that no county received less than \$200,000.

Grant and Loan Programs

Create and/or implement grant and loan programs to address habitability concerns, improve energy or water efficiency, or to make units accessible for individuals with disabilities:

- An eligible applicant will make grants available to homeowners whose household income does not exceed 80% of the area median income.
- An eligible applicant will make loans available to small landlords renting affordable units with the loans secured by a mortgage recorded against the rental property.
- A single grant to a homeowner or a single loan to a small landlord may not exceed \$50,000 per owner-occupied or rental unit.

Grant and Loan Programs

Loan forgiveness may be available if all of the following criteria are met:

- Small landlord offered a three-year extension of the lease to a tenant occupying a unit when the funds were accepted by the small landlord.
- Annual increases in monthly rent have not exceeded 3% of the base rent or the unit has been occupied by a tenant participating in the Housing Choice Voucher Program for a period of no less than 15 years beginning on the date the loan was received.
- In the prior 15 years beginning on the date the loan was received, the small landlord has not committed a serious code violation with regard to the small landlord's rental property for which the small landlord has taken no substantial steps to correct the violation.
- The small landlord has maintained ownership of the unit for a period of no less than 15 years beginning on the date the loan was received.

An eligible applicant, being the county government or nonprofit entity authorized by the county, is responsible for ensuring the loan terms are met to receive loan forgiveness or proper repayment is made to recapture a loan that is not forgiven.

Administration Costs

Administer the program, including staff, implementing systems and data management tools designed to leverage and maximize enrollment in all existing home repair programs administered by nonprofit organizations, government entities, and public utilities.

Up to 4% of the grant award may be used for administration costs.

Up to 10% of the funds awarded may be used for the provision and enhancement of all of the following:

- Technical assistance and case management services for homeowners, renters, and small landlords.
- A universal program application process evidenced by a single point of contact for homeowners and/or small landlords.
- Coordination across waitlists for existing home repair programs.
- Program and policy analysis, outcomes reporting, and program evaluation.
- Referrals, where appropriate, to legal aid, social service providers specializing in mental, developmental, and physical health conditions, and other relevant community-based services.

Workforce Development

Invest in workforce development programs that will connect trainees to jobs through committed employer partnership related to improving the habitability and performance of homes, including any of the following:

- Cash stipends for trainees. Applicants seeking to provide stipends as an eligible use must outline limits or requirements in the required Project Plan as part of the application required under Section V and Appendix I.
- Costs related to the design and implementation of pre-apprenticeship, apprenticeship, and publicly funded on-the-job training programs.

- **“Affordable unit”** – Units where rents are affordable to tenants at or below 60% of area median income, adjusted for household size, as defined annually by the Pennsylvania Housing Finance Agency’s PennHOMES countywide limits.
- **“Accessibility”** – Home modifications should be designed to meet the needs of the person with the physical disability who will be residing in the home. Eligible modification items may include, but are not limited to the following: bathroom modifications, installation of grab bars and handrails, kitchen modifications, lifting devices, main level bathroom or bedroom addition, ramp addition or repair, sidewalk addition or repair, widening doorways or hallways, as defined by the Pennsylvania Housing Finance Agency’s Access Home Modification Program.
- **“Code”** – The term includes the following:
 1. All applicable state and local building, housing, property maintenance, fire, health or other public safety ordinances, laws or codes related to the use or maintenance of real property. The term does not include a subdivision and land development or a zoning ordinance enacted by a municipality.
 2. All applicable state and local tax laws; ordinances and resolutions.
- **“Disabilities”** – As the term “handicap or disability” is defined in section 4 of the act of October 27, 1955 (P.L. 744, No. 222), known as the Pennsylvania Human Relations Act.

- **“Existing home repair programs”** – Programs administered by such entities that provide services to repair residential housing and to make home modifications for accessibility that are funded in accordance with or through, but not exclusively limited to the following programs:
 - 1.The weatherization assistance programs administered as a part of the programs authorized under the Low-Income Home Energy Assistance Act of 1981 (Public Law 97-35, 42 U.S.C. §8621 et seq.) or the Energy Conservation in Existing Buildings Act of 1976 (Public Law 94-385, 42 U.S.C. §6851 et seq.).
 - 2.The Community Development Block Grant Program under Title I of the Housing and Community Development Act of 1974 (Public Law 93-383, Stat. 633), as amended.
 - 3.The HOME program under the act of December 18, 1992 (P.L. 1376, No. 172), known as the Pennsylvania Affordable Housing Act.
 - 4.The Medical Assistance Community Health Choices Program.
 - 5.The Pennsylvania Housing Affordability and Rehabilitation Enhancement Program under Article IV- D of the act of December 3, 1959 (P.L. 1688, No. 621), known as the Housing Finance Agency Law.
 - 6.The Keystone Communities Program administered by DCED.
 - 7.Low-Income usage reduction programs established under 52 Pa. Code Ch. 58 (relating to residential low-income usage reduction programs).
 - 8.The Energy Efficiency and Conservation Program established under 66 Pa.C.S. §2806.1(b)(1)(i)(G) (relating to energy efficiency and conservation program).

- **“Habitability concerns”** – Home repairs that are required to ensure residential units are any of the following:
 1. Fit for human habitation.
 2. Free from defective conditions or health and safety hazards, including asbestos, mold, pests or lead.
 3. Free of conditions preventing installation of measures to improve energy or water efficiency and lower utility costs.

- **“Homeowner”** – A person who is any of the following:
 1. An owner of record evidenced by a publicly recorded deed.
 2. An owner-occupant of a manufactured home who leases a space in a manufactured home community.
 3. An equitable owner who can demonstrate an ownership interest in a property as provided by law, including:
 - (i) A person who has inherited an interest in a property;
 - (ii) A person who has entered a contract to purchase a property;
 - (iii) A person who was the owner of record before a fraudulent conveyance of the property;
 - (iv) A person who is a trust beneficiary and a person holding a partial ownership interest in a property such as tenancy by the entirety, joint tenancy, tenancy in common and life estate.

- **“Serious violation”** – A code violation that poses an imminent threat to the health and safety of a dwelling occupant, occupants in surrounding structures or passersby.
- **“Small landlords”** – A person who meets all of the following criteria:
 1. The person is a landlord.
 2. The person has an ownership stake in no more than five properties and no more than 15 rental units.
 3. The person rents those properties or units described immediately above for use as a primary residence for a fee, regardless of the length or form of the lease.
- **“Substantial step”** – An affirmative action as determined by a property code official or officer of the court on the part of a small landlord or property managing agency to remedy a serious code violation, including physical improvements or repairs to the property, which affirmative action is subject to appeal in accordance with applicable law.

DCED will award grants to no more than **one applicant per county** as outlined under Section II, A. This shall not be construed to prohibit DCED from awarding more than one grant to a county applicant to serve multiple counties.

Nothing in this program shall be construed to prohibit an applicant which receives funds from subgranting the funds to another entity to perform any of the purposes specified in Section II, B.

- Applicants must receive approval from DCED for all subgrantees. The name of the subgrantee, their contact information, and expected participation should be included.
- Subgrantee names and contact information, in addition to applicant name and information, will be published on DCED's website.

Program funds shall not supplant existing resources dedicated to existing home repair programs, **but may be used to support, expand, and enhance existing home repair programs** as provided under Section II, B.

Project Plan

Planned approach and/or execution of each of the eligible uses of funds outlined in Section II, B of the program guidelines to include organizational capacity, partnerships, local evaluation criteria. Brief description of the eligible applicant's expertise with relation to the program's intent. If applicable, the name, contact information, and a brief description of expertise and funding breakdown for all anticipated subgrantee partnerships

Draft Guidance

Loan forgiveness process and proposed monitoring.

Cost Estimates

Amount of program funds being requested and intended use breakdown, including subgrantees if applicable. Estimated total cost of eligible uses outlined in Section II, B of the program guidelines. Estimated commencement dates for funds to be utilized for eligible uses.

Resolution

Eligible applicants must provide a resolution duly adopted by the county's governing board formally requesting the grant. If the eligible applicant is other than county government, the resolution must identify and designate this applicant to apply on behalf of the county for the Whole-Home Repairs Program.

- 64 of Pennsylvania's 67 counties applied for and were approved to receive Whole-Home Repair monies.
- \$90,000,000 is planned to be used directly for home repair projects and \$15,000,000 is planned to be invested into or develop workforce development programs.
- As of Friday, March 17th, thirty-two (32) are under contract with DCED and are able to receive funds as soon as they're ready.
- Last week, Governor Shapiro announced the first two Whole-Home Repair funding transfers to two counties. We are very proud that funds were delivered to Whole-Home Repair county agencies within 90 days of the program opening for applications on December 12, 2022.
- We anticipate all funding to be available to the 64 participating counties within the next 60 days.

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General program questions should be directed to: RA-DCWHOLHOMEREPPROG@pa.gov

[www.https://dced.pa.gov/programs/covid-19-arpa-whole-home-repairs-program/](https://dced.pa.gov/programs/covid-19-arpa-whole-home-repairs-program/)

THANK YOU!