

## CITY OF PIQUA COMMUNITY HOUSING IMPACT & PRESERVATION PROGRAM (CHIP)

**Goal:** Through an efficient, flexible, impactful approach, the CHIP will partner with Ohio communities to preserve and improve the affordable housing stock for low- and moderate- income Ohioans and strengthen neighborhoods through community collaboration

*The City of Piqua is partnering with the Miami County Board of Commissioners to submit a 2015 CHIP application. By partnering, we are eligible for \$850,000 (This would be a combined total for both Piqua and Miami County.) The CHIP program is highly competitive and funding is not guaranteed.*

The City of Piqua has selected **Historic East Piqua** and **Southview Neighborhoods** as our target areas to focus the CHIP funding.

**Application Timing:** The CHIP application is due May 1, 2015 and the Grant Award is announced in September 2015. Implementation can start January 1, 2016 and run through October 31, 2017 or until funding is exhausted.

### **Eligible CHIP Housing Activities**

1. **Private Owner Rehabilitation** is a loan program that provides funds to correct sub-standard conditions throughout a dwelling in order to make the dwelling safe, healthy, durable, energy efficient and affordable. In most circumstances, this means the home's mechanical systems (electrical, plumbing and heating) and exterior and interior structural components (roof, walls, floors and foundation) will be repaired or replaced to meet the required standards so as to improve and protect the supply of sound, serviceable lower-income, owner-occupied housing stock. Private Owner Rehabilitation can also include replacing an owner-occupied dwelling unsuitable for rehabilitation with an approved manufactured unit or a site-built unit located on the same property. CHIP limit of assistance per unit is \$42,500. **The funding is only available to owner- occupied residential dwelling units.** HOME and CDBG are the eligible funding sources.
2. **Rental Rehabilitation** is a loan program that provides funds to rehabilitate rental properties for occupancy by lower-income renters. **The owner of the rental unit must be the applicant to receive the Rental Rehabilitation funds.** The owner of the rental property is typically required to contribute a portion of the rehabilitation cost. Recipients of the Rental Rehabilitation funds must agree to rent to persons of low or moderate incomes (according to HUD's Section 8 Income Limits) and to not charge rents in excess of the maximum allowable Fair Market Rents established by HUD. Rent is defined as contract rent plus an allowance for utilities based on the applicable utility chart. Sub-standard conditions must be corrected to meet the required standards for rehabilitation.

CHIP limit of assistance per unit is \$43,500. HOME and CDBG are the eligible funding sources.

3. Home Repair is a 100% grant program that provides funds for the preservation of lower-income, owner-occupied housing via limited assistance to correct specific problems that adversely affect the structural integrity of the dwelling and/or occupant health and safety. Home repair funds can also address lead-based paint hazards, handicap accessibility and the connection of a home's plumbing system to a public water supply and/or public sewage system. CHIP limit of assistance per unit is \$10,500. **The funding is only available to owner-occupied residential dwelling units.** CDBG and OHTF are the eligible funding sources.
  
4. Rental Home Repair is a loan program that provides funds to rehabilitate rental properties for occupancy by lower-income renters. **The owner of the rental unit must be the applicant to receive the Rental Home Repair funds.** Recipients of the Rental Home Repair funds must agree to rent to persons of low or moderate incomes (according to HUD's Section 8 Income Limits) and to not charge rents in excess of the maximum allowable Fair Market Rents established by HUD. For-profit landlords with income levels exceeding 80 percent of Area Median Income MUST contribute financially to the project. Landlord contributions MUST be 50 percent of the hard costs of the project. Landlords with income levels at or below 80 percent of Area Median Income are limited to contributing the 50% of the total project cost. The Rental Home Repair activity addresses one or more serious health and safety issues, the scope of work is less extensive and the costs are generally lower than the Rental Rehabilitation activity. Sub-standard conditions must be corrected to meet the required standards for rehabilitation. CHIP limit of assistance per unit is \$5,000 inclusive of activity delivery costs (aka soft costs). CDBG is the eligible funding source.

**Miami County**  
**Low and Moderate Income Limits (LMI) (80% or less)**  
**(Effective 3-28-2016)**

*\*These limits change annually.*

- mother, father, two children = 4 living in household
- \*Gross Income not Net Income
- \*Debit is not factored in

# Persons Living in Household	1	2	3	4	5	6	7	8
Income Limit	\$33,350	\$38,100	\$42,850	\$47,600	\$51,450	\$55,250	\$59,050	\$62,850

**Contact Information:**

**Nikki Reese**  
**Development Program Manager**  
**nreese@piquaoh.org**  
**937-778-2062**