



Housing Rehabilitation Program

Through Community Development Block Grant funding, the City of Marietta provides the Housing Rehabilitation Program, which offers rehabilitation assistance to homeowners in the City of Marietta based on the availability of funds, household income-(within the current federal Income Limits for Cobb County), the requests of the homeowner and the conditions of the home. The Housing Rehabilitation Program is designed to assist low-to-moderate income homeowners with repairs/rehabilitation that are imminent health/safety threats, deferred maintenance problems or code violations.

FUNDING OPPORTUNITIES

Grant Opportunity

The ELD Grant Program may provide a **one-time Grant** of up to **\$15,000.00 dollars** to Extremely Low Income (XLI); or Very Low Income (VLI) Elderly (Age 62 and Older) and Disabled homeowners who have lived in the home as the principal residence **for a minimum of three (3) years**, to address housing conditions that are imminent health and/or safety threats as well as deferred maintenance.

A limited amount of grant funds will be available annually to qualified homeowners on a first-come first-served basis.

Grant funds may be used to correct the following deficient conditions caused by deferred maintenance and lack of other financial resources:

1. Heating, ventilation and air conditioning system repair or replacement;
2. Exterior doors and window replacements, insulation;
3. Electrical rewiring, including breakers, receptacles, GFCI, switches and plates;
4. Roofing shingles and deck replacement, soffits, fascia, boots and caps, including gutters;
5. Plumbing-sewer line repair- or replacement. Bath or kitchen appliance replacements (when necessary);
6. Other items, as determined by Community Development Staff

Rehabilitation activities at a cost beyond the grant amount will require a Rehabilitation Loan.

Rehabilitation Loan Opportunities

The Housing Rehabilitation Program may provide loans to eligible low-to-moderate income homeowners who have lived in the home as the principal residence **for a minimum of three (3) years**; are current with home loan, taxes and insurance- to address deferred maintenance problems, code violations and imminent health and/or safety threats.

- **20-Year Forgivable Loan:**

Loans may be offered for zero percent (0%) interest and non-payable while the eligible homeowner maintains the home as the principal residence. The loan will be secured by a lien against the property totaling the value of the rehabilitation costs. In the event the Homeowner dies or ceases to occupy the improved property as their legal residence during the term of the loan(s), maximum twenty (20) years, the outstanding amount of the loan will be due and payable to the Marietta Community Development Division, unless the home remains occupied by an income eligible heir that agrees to the original loan conditions.

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2. Exterior doors and window replacements, insulation;
3. Electrical rewiring, including breakers, receptacles, GFCI, switches and plates;
4. Roofing shingles and deck replacement, soffits, fascia, boots and caps, including gutters;
5. Plumbing-sewer line repair- or replacement;
6. Bath and kitchen appliance replacements (when necessary).
7. Other items, as determined by Community Development Staff

- **Lead/Asbestos 5- Year Forgivable Loan:**

Homes built *before* 1978 are required to be tested and treated for lead-based paint and asbestos as part of any federally funded rehabilitation project. Homes built after 1978 do not require any federal testing.

A five (5) year forgivable loan [one fifth (1/5) of loan amount to be forgiven annually] with a zero percent [0%] interest rate. The loan will be applied to costs for inspection, testing, assessment and abatement of lead and asbestos.

This forgivable loan can be combined with both the ELD Grant, as well as the 20-year forgivable loan.

HOUSING REHABILITATION PROGRAM PROCESS:

1. The homeowner submits Housing Rehabilitation Application with ALL required documents to the Community Development Division;
2. The application is reviewed for eligibility and approved or denied for rehabilitation assistance;
3. If approved, the Community Development Program Specialist will inspect the home to ensure economic feasibility for rehabilitation, identify deficiencies and prepare a work write-up and cost estimate of the necessary work to be performed;
4. The Community Development Manager will review the work write-up and cost estimate and determine the form of assistance the Homeowner may receive;
5. The homeowner and Manager will work together to facilitate the bid and construction process (as follows);

Bid & Construction Process

After the homeowner has approved the scope of work, the bid package will be offered to the approved City Active Contractors only. Three or more competitive bids with at least one bid falling within 10% of the City CDBG cost estimate, is preferable, but not mandatory. Bids well above the CDBG estimate will be reviewed line-by-line and compared for unreasonable costs. The Manager and Specialist will determine if a re-bid is necessary.

After the bid has been accepted and approved, a pre-construction conference with the homeowner and contractor will take place to review the Scope of Work, discuss timelines and general rules for both, and ensure the homeowner approves the contractor.

Loan closing with the Homeowner and Attorney will be conducted when the highest estimated cost of the project is determined-prior to disbursing funds.

Grant Assistance Closing will be settled with the Community Development Manager.

The homeowner must be willing and legally capable to accept the terms and conditions of the assistance and enter into a legal contract; and be subject to site reviews of the assisted unit for up to five years.

During actual construction and subsequent completion of the project, the Specialist will conduct on-site progress inspections and submit to the homeowner payment requests from the contractor for all work completed satisfactorily. The Homeowner, Specialist and Manager will approve all payments made to the contractor.

In the event the homeowner is not satisfied with the contractor’s work, the homeowner should submit a written complaint to the Manager.

If any warranty issues occur after the work has been completed, the homeowner should contact the contractor. The contractor has a **one-year (1) warranty** on the work performed under this contract. The CDBG office will provide oversight to settle workmanship issues during the one-year warranty period only.

**CDBG MAXIMUM HOUSEHOLD INCOME LIMITS [COBB COUNTY, GEORGIA]
 FY2023 Income Limits
 Effective: June 15, 2023**

Family/Household Size	Extremely Low 30%	Very Low Income 50%	Low Income 80%
1	\$21,500	\$35,750	\$57,200
2	\$24,550	\$40,850	\$65,350
3	\$27,600	\$45,950	\$73,500
4	\$30,650	\$51,050	\$81,650
5	\$33,150	\$55,150	\$88,200
6	\$35,600	\$59,250	\$94,750
7	\$38,050	\$63,350	\$101,250
8	\$40,500	\$67,400	\$107,800

*Source: U.S. Department of Housing & Urban Development [HUD]
 Extremely Low Income = 30% or below of Median Household Income
 Very Low Income = 30%-50% of Median Household Income
 Low Income = 50% - 80% of Median Household Income

** Income is calculated using total income of ALL household members. To receive CDBG assistance, total household income must be below 80% (based on family size). To qualify for the ELD Grant, total household income must be below 50%.