

Mississippi Home Corporation Home Disaster Recovery Program

- I. **Purpose:** Provide guidance on use of HOME funds for repair of owner-occupied homes after a disaster.
- II. **Consolidated Plan; Action Plan: 2020-2024:** Address the use of CPD grant funds in the event of a disaster. (Included)
- III. **Citizens Participation Plan:** Adopt existing guidelines for HOME Program; Local HUD office approved bulletin waving citizens participation public meetings due to Covid-19.
- IV. **Program Allocation:** HOME Program
- V. **Eligible Activity:** Repair, rehabilitation of single-family owner-occupied housing and rehabilitation, replacement of owner-occupied manufactured housing. Property must be located in a county designated by an Emergency or Major Disaster Declaration.
- VI. **Eligible Beneficiary:** Low Income homeowner with an annual gross household income not to exceed 80% of area median income for the area determined by income limits issued by HUD. Homeowner of a single-family owner-occupied housing unit impacted by an Emergency or Major Disaster Declaration.
- VII. **Eligible Unit:**
 1. Beneficiary must have ownership of the property through fee simple title.
 2. Unit must be principal residence of the owner.
 3. Property Type- One to four-unit property, condominium unit, manufactured or mobile home.
 4. Unit must have no defects as defined by: [92.251- 2 (b) (1) Property Standards.
 5. Minimum of \$1,000 in HOME Funds must be invested in each assisted unit.
- VIII. **Eligible Cost:** Cost of labor & materials associated with eligible construction activity and replacement of factory-built units.
- IX. **Applicant:** Local Units of Government- Counties included in an Emergency or Major Disaster Declaration issued after January 1, 2020 by the Federal Emergency Management Agency (FEMA).
- X. **Beneficiaries: Eligibility**

1. Households with owner-occupied housing.
2. Household Annual Gross Income not to exceed 80% of area median income (AMI).
3. Proof of Household Annual Gross Income-Based on Part 5 Income Eligibility Determination Method.
4. Proof of homeownership. The Disaster Program follows guidelines of the Home Rehabilitation Program.
5. Household must provide insurance settlement documentation showing the cost to repair home is more than the insurance settlement.
6. Third-party documentation showing that the beneficiary's home suffered damages in the disaster must be provided. Acceptable documentation may include homeowner's insurance settlement, physical site assessment report, inspection report or documentation obtained from the Mississippi Emergency Management Agency (MEMA) verifying that the property address is reporting in its system. Homeowners must report damages impacted by the storm to the Emergency Manager assigned at the County's Local Emergency Management Office. Information located at <https://www.msema.org/county-ema/>.
7. Proof of Financial inability to pay to repair damages directly or substantially affected by a disaster will be documented by the availability of cash in checking or savings accounts, liquid assets, loan proceeds or insurance coverage.

XI. **Distribution of Funds:** Statewide.

XII. **Structured:** Forgivable Grant.

XIII. **Affordability Period:** 5 years. Follows Homeowner Rehabilitation guidelines.

XIV. **Notice of Funding Available (NOFA):** Subject to availability of funds, MHC will issue a NOFA following disaster declaration. Notice will be on MHC's website, distribution list, and by physical mail to local jurisdictions covered by the disaster declaration.

XV. **Application Process:** Non-competitive scoring process. MHC will fund eligible applications in the order received until all funds exhausted. To ensure fairness, the date and time received at MHC will be stamped on applications.

XVI. **Maximum Award:** \$100,000 per applicant-Local Unit of Government. Maximum available per unit not to exceed \$10,000 for housing units and \$80,000 for factory-built units, which cannot be repaired. Costs in excess of grant funds must be provided by other resources, documented at the time the unit is presented for approval. MHC expects to assist approximately 10 houses per applicant.

XVII. **Limitation on Award:** Funds cannot be used to assist in immediate clean up or restoration of services in the aftermath of a disaster. Duplication of benefit is prohibited. Duplication of benefits occurs when Federal disaster recovery funding is provided for the same costs paid by any other source, or for costs to repair or replace losses that have or

will be paid by private insurance. Total amount of funds received from all sources cannot exceed the total cost of repairs.

XVIII. **Environmental Review:** Required. Will follow review process used in Homeowner Rehabilitation Program.

XIX. **Other Cross-Cutting Regulations:**

- Debarred Contractors
- Lead-Based Paint Clearance- Pre- 1978 Units
- Other Cross-Cutting Regulations adopted under the Homeowner Rehabilitation Program

<https://www.mshomecorp.com/federal-programs/disaster-recovery-program/>