



Minor Rehab Program

Questions & Answers of Program Highlights

1. Does CmDv still run the Senior Minor Rehab and the Weatherization programs?
 - a. Yes, however, we have combined BOTH programs into the *Minor Rehab Program*.
2. What types of work can be performed in the Minor Rehab Program?
 - a. Roof replacement (\$10,000 max in the house is in the floodplain. \$15,000 max if the house is NOT in the floodplain.)
 - b. Electrical repairs – new breaker panel, new light fixtures, new switches, new smoke detectors, etc. (\$5,000 max)
 - c. Plumbing repairs – new plumbing fixtures (tub, toilet, sinks, faucets) (\$5,000 max)
 - d. Mechanical repairs – new heating and cooling units and duct work (\$5,000 max)
 - e. Carpentry repairs, new insulation attic, new doors, new windows, new handicap ramp, repair porch, handrails, caulking & weather-stripping, etc. (\$5,000 max)
3. Does the applicant have to own and occupy the home?
 - a. Yes.
 - b. Tenant occupied rental units are not allowed to apply for this program assistance per HUD regulations.
4. Does the applicant have to be considered low to moderate income?
 - a. Yes, income verification is required for all people living in the house 18 or older.
 - b. HUD updates the new income limits every year in April/May.
 - c. Call 318-449-5074 for new income limits and to apply.
5. How do I know if I am in the floodplain?
 - a. Call 318-473-1184 to confirm whether or not your address is in the floodplain.
6. Will there be a lien if I receive assistance?
 - a. No, this is a grant so there is no lien.
 - b. Instead, those who receive assistance cannot apply for other programs for 5 years from date of completion.
7. Is there an age requirement to apply for assistance?
 - a. Anyone of any age who OWNS the home, can apply.
 - b. The program is designed to ensure that a minimum of 50% of its awarded applicants are over the age of 55 years old to ensure that we are helping the elderly population.



8. Can I still apply if I inherited the house?
 - a. Yes, there is an Ownership Affidavit that would need to be completed and signed by all other living heirs granting occupancy consent.

9. Can I be denied if my house has mold or termites or structural defects?
 - a. Yes. CmDv makes a physical inspection of the property. If any of these issues are identified, you will be denied for assistance.
 - b. Once these issues are corrected or remedied, you can then re-apply for assistance.

10. Are mobile home or trailer houses allowed to apply?
 - a. No. The structure must be built to the International Code standards to be considered.

11. Do my City taxes have to be current to apply?
 - a. Yes, both City and Parish taxes must be current prior to application.

12. Who decided the scope of work?
 - a. Our CmDv Inspector determined the scope of work based on the following order:
 - Roofs first because without a solid roof, the other work will not matter;
 - Electrical next because you used electricity every day;
 - Plumbing next to ensure that you have working fixtures;
 - Carpentry last since they are mostly convenience repairs.

13. Who selects the Contractors?
 - a. The applicant does through a process; CmDv publishes the scope of work to solicit bids from State Licensed Contractors. The lowest bid Contractor is presented to the Owner to confirm acceptance. The City will only pay up to the amount the lowest Contractor bid submitted.

14. How long does it take for the Contractor to make the repairs?
 - a. In most cases, repairs are completed within 3 to 5 business days.

15. Is there a warranty on the work performed?
 - a. Yes, the Contractor will provide a one (1) year warranty on the work performed.
 - b. The warranty will start as soon as work is completed and at the time the Certificate of Completion is issued.
 - c. You will have to be present to sign the document accepting the work.

16. If I have any issues with the quality of the work, who do I call?
 - a. You should contact the CONTRACTOR first.



Community Development Department
625 Murray Street, Suite 7,
Third Floor, Alexandria, LA 71301
Office: 318.449.5074 / Fax: 318.449.5031
cda@cityofalex.com

- b. If the Contractor does not respond, then call the CmDv office at 318-449-5074.
17. Why do you want to take my picture after the work is complete?
- a. We are doing this in effort to promote the program. Word of mount is the best advertisement!
 - b. You sign for consent in the Grant Agreement to allow us to take your picture.
18. Can City Employees apply for assistance?
- a. Yes, with the approval of the City's Legal Department, if there is no Conflict of Interest. This process can take up to 3 months.
19. Where can I find more information?
- a. On the City's webpage at: www.cityofalexandrialala.com/community-development

Call 318-449-5074 with any questions and to apply.



Major Rehab Program Questions & Answers of Program Highlights

1. What types of work can be performed in the Major Rehab Program?
 - a. Roof replacement; Electrical repairs – new breaker panel, new light fixtures, new switches, new smoke detectors, etc.; Plumbing repairs – new plumbing fixtures (tub, toilet, sinks, faucets); Mechanical repairs – new heating and cooling units and duct work; Carpentry repairs, new insulation attic, new doors, new windows, new handicap ramp, repair porch, handrails, caulking & weather-stripping, etc.
 - b. Lead abatement – if you home tests positive for Lead based paint hazards, the lead will be abated.
2. Does the applicant have to own and occupy the home?
 - a. Yes.
 - b. Tenant occupied rental units are not allowed to apply for this program assistance per HUD regulations.
3. Does the applicant have to be considered low to moderate income?
 - a. Yes, income verification is required for all people living in the house 18 or older.
 - b. HUD updates the new income limits every year in April/May.
 - c. Call 318-449-5074 for new income limits and to apply.
4. How do I know if I am in the floodplain?
 - a. Call 318-473-1184 to confirm whether or not your address is in the floodplain.
5. Will there be a lien if I receive assistance?
 - a. Yes, there will a fifteen (15) year Forgivable Mortgage and Promissory Note signed.
 - i. If you continue to live in the house for the entire 15 year period, you will not pay back any of the money.
 - ii. However, if you move out of the house during those 15 years, you will have to repay the prorated portion of the Mortgage back to the City.
 - b. Additionally, those who receive assistance cannot apply for other programs for 15 years from date of completion.
6. Is there an age requirement to apply for assistance?
 - a. Anyone of any age who OWNS the home, can apply.
 - b. The program is designed to ensure that a minimum of 50% of its awarded applicants are over the age of 55 years old to ensure that we are helping the elderly population.



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 - a. Yes, there is an Ownership Affidavit that would need to be completed and signed by all other living heirs granting occupancy consent.

8. Can I be denied if my house has mold or termites or structural defects?
 - a. Yes. CmDv makes a physical inspection of the property. If any of these issues are identified, you will be denied for assistance.
 - b. Once these issues are corrected or remedied, you can then re-apply for assistance.

9. Are mobile home or trailer houses allowed to apply?
 - a. No. The structure must be built to the International Code standards to be considered.

10. Do my City taxes have to be current to apply?
 - a. Yes, both City and Parish taxes must be current prior to application.

11. Who decided the scope of work?
 - a. Our CmDv Inspector will determine the scope of work. The HOME Program requires that all code deficiencies must be addressed and brought up to current codes.

12. Who selects the Contractors?
 - a. The applicant does through a process; CmDv publishes the scope of work to solicit bids from State Licensed Contractors. The lowest bid Contractor is presented to the Owner to confirm acceptance. The City will only pay up to the amount the lowest Contractor bid submitted.

13. How long does it take for the Contractor to make the repairs?
 - a. In most cases, repairs are completed within 5 to 7 business days.

14. Is there a warranty on the work performed?
 - a. Yes, the Contractor will provide a one (1) year warranty on the work performed.
 - b. The warranty will start as soon as work is completed and at the time the Certificate of Completion is issued.
 - c. You will have to be present to sign the document accepting the work.

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