



Date: October 13, 2021

NOTICE OF FUNDING AVAILABILITY (NOFA)
G. O. REPAIR! PROGRAM

SUMMARY

The Austin Housing Finance Corporation (AHFC) announces the upcoming availability of **\$7,000,000** in funding for the G. O. Repair! Program and currently seeks proposals from experienced non-profit organizations to provide home and roof repair services. Services will benefit low- to moderate-income families and individuals whose household income is at or below 80% of the Area Median Family Income (AMFI) as defined by the U.S. Department of Housing and Urban Development (HUD).

PURPOSE

The purpose of the G. O. Repair! Program is to address substandard housing conditions of low- and moderate-income homeowners residing within the corporate city limits of the City of Austin (City). The program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility. This program also seeks to remove logistical barriers between local organizations currently operating home repair programs, reduce or eliminate waiting lists and build the capacity of local non-profits to provide these specific types of home repairs for qualified people.

ELIGIBLE CLIENTS

Households served must have total household income at or below 80% of the AMFI. Each homeowner receiving assistance through this program must occupy the home and the home must be the owner's homestead.

PROGRAM ASSISTANCE

The program provides up to **\$20,000** of assistance per home per fiscal year. In addition, this assistance does not include any other assistance from the participant organization using its regular programs and funding. The program provides **20%** per project to cover program delivery and overhead costs for the organization.

ELIGIBLE ACTIVITIES:

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and will provide reasonable modifications and equal access to communications upon request.*

Subject to the requirements of the G. O. Repair! Program Guidelines, eligible projects may include, but are not necessarily limited to:

- a. accessibility modifications;
- b. electrical, plumbing, mechanical repairs;
- c. exterior siding repair;
- d. window and door repairs/replacements;
- e. drywall and flooring repair;
- f. structural carpentry pertaining to structural integrity: support beams, rotten floor joists (usually result of leak), rotten wall members;
- g. painting as related to repairs;
- h. roof patches;
- i. roof replacement;
- j. ceiling fans;
- k. life safety requirements according to the applicable building code; and
- l. appliances (refrigerator and/or stove) with cost up to \$1,476 for a refrigerator and up to \$1,450.25 for a stove. The Agency could absorb additional upgrades or provide higher priced models using other types of funds. The focus is to provide adequate and safe food storage and food preparation. The appliance replacement will be based on the project assessment and the household's needs.

Moreover, repairs that make the property as safe and healthy as possible for all potential occupants are eligible. There are twenty-nine primary Housing Hazards identified in the Healthy Home Rating System that homes should be assessed for and that can be addressed through this Program.

The 29 primary Housing Hazards are:

1. Damp and Mold Growth
2. Excess Cold
3. Excess Heat
4. Asbestos, Silica, and other MMF
5. Biocides
6. Carbon Monoxide and Fuel Combustion Products
7. Lead
8. Radiation
9. Un-combusted Fuel Gas
10. Volatile Organic Compounds
11. Crowding and Space
12. Entry by Intruders
13. Lighting
14. Noise
15. Domestic Hygiene, Pests and Refuse
16. Food Safety
17. Personal Hygiene, Sanitation and Drainage
18. Water Supply

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19. Falls Associated with Baths, etc.
20. Falling on Level Surfaces, etc.
21. Falling on Stairs, etc.
22. Falling Between Levels
23. Electrical Hazards
24. Fire
25. Flames, Hot Surfaces, etc.
26. Collision and Entrapment
27. Explosions
28. Position and Operability of Amenities, etc.
29. Structural Collapse and Falling Elements

In addition to the primary Housing Hazards identified above, the AHFC reserves the right to fund the remediation of other home-based environmental health hazards or repairs as determined by the inspection/environmental assessment of the property and as approved by the Program.

Applicants that apply for this Program can only receive repairs from the non-profit organization that address the twenty-nine (29) health and safety hazards as described by the Program. Non-profit organizations that are awarded contracts by the City of Austin's Housing & Planning Department (HPD) and/or AHFC are required to refer applicants to the City of Austin, HPD and AHFC to fund repairs that are provided through programs offered by HPD and AHFC. Non-profits must refer applicants for the following repairs: Modifications and accommodations for the elderly and disabled, lead abatement for homes built before 1978, and home rehabilitation that involves the replacement of major systems (plumbing, roofing, HVAC, electrical, foundation, and other major interior and exterior repairs). Referrals should be made in the format prescribed by the Program. Once referred to the City, the Applicant must submit an application that meets all requirements of the City Program(s) for which the applicant is applying.

ELIGIBLE NOFA APPLICANTS

Eligible NOFA applicants should be non-profit organizations that have experience with home repair services. Organizations must have an active Franchise Tax Account Status from the Texas Comptroller of Public Accounts, and they should not be on the City of Austin's debarment list.

CONTRACT TERMS:

The contract term is estimated to begin January 1, 2022 and end on September 30, 2023 and AHFC retains the right to extend the contract.

NOFA APPLICATION PROCESS

The funds being released under this NOFA are not subject to a pre-determinate allocation. Applications received will be reviewed and scored on a competitive basis according to organizational capacity and experience as well as published evaluation criteria for Program

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participation. To be considered, applications must be complete, contain all the required documentation and meet the minimum threshold criteria as stated in the Program Guidelines and Scoring Criteria. A score above the minimum score does not guarantee funding.

NOTE: The funding will be distributed to projects on a first come, first served basis after the Program applicant and property has been determined to be eligible for the Program and a Delivery Order number (DO#) has been requested. Nonprofits can request up to 20 projects at one time. At no point will a nonprofit have more than 20 projects “in process” at a time, as described in the Program Guidelines.

NOFA packets may be obtained by visiting the HPD web site at: <http://www.austintexas.gov/departments/housing>. The program guidelines, proposal format and scoring criteria can also be found at the HPD website.

A non-mandatory Pre-Submittal meeting will be held at **10:30 a.m. on Thursday, October 21, 2021**, via Microsoft TEAMS. To register to attend this meeting, please email your **NAME, FIRM and EMAIL ADDRESS** to Alan Fish at alan.fish@austintexas.gov. A TEAMS meeting invite will be sent directly to your email address.

Sealed applications relating to this NOFA are due prior to 3:00 p.m., November 9, 2021, at the office of AHFC, 1000 East 11th Street, 2nd Floor, Austin, TX 78702. Applicants shall submit one (1) original and one (1) electronic copy of the application. The paper copy of the Application shall be printed on standard 8 ½ x 11 paper, double-sided, have consecutively numbered pages, and clearly labeled “ORIGINAL” and contain the signature of the person authorized to sign on behalf of the Applicant. The electronic copy of the Application shall be in Portable Document Format (.pdf) and submitted on a flash drive and shall be exact replicas of the original paper copy with bookmarks that correspond with Submittal tab numbers.

ALL APPLICATIONS NOT RECEIVED PRIOR TO THE DATE AND TIME SET FORTH ABOVE WILL NOT BE ACCEPTED FOR CONSIDERATION. The time stamp clock in Suite 200 Reception Area is the time of record.

Questions regarding the NOFA process or program requirements may be directed to Alan Fish at 512-974-3188 or by e-mail at alan.fish@austintexas.gov or Edward Blake edward.blake@austintexas.gov

The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Lee Nguyen is the City's Acting ADA/Section 504 Coordinator. If you have any questions or complaints regarding your ADA/Section 504 rights, please call him at 974-1897. The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request.

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