

Information on Housing Rehabilitation Programs administered by the Western Piedmont Council of Governments (WPCOG)

The WPCOG administers ongoing Essential Single Family Housing Rehabilitation (ESFR) and Urgent Repair Grant (URP) housing rehabilitation grants for 5 counties: Alexander, Burke, Caldwell, Catawba and Iredell. There are no URP funds for Iredell County only ESFR. We also have CDBG Scattered Site Housing grants in the City of Newton, Catawba County and Town of Rhodhiss.

Essential Single Family Rehabilitation-ESFR- allows us to spend up to \$30,000 and sometimes a little more if the house has lead base paint to be removed. This program is rehabilitating houses already selected for maintenance for the next 5 years. Items that could be addressed are new hvac systems, roofs, electrical upgrade, plumbing such as handicap showers& toilets, handicap ramps, replacing decks, replacing floors, windows and doors, some interior& exterior painting, vinyl siding. The houses could be double wides or stick built construction. If the house has lead base paint then it will have to be addressed.

Urgent Repair Program-URP- allows us to spent up to \$9,000 on a house already selected that may need an urgent need repaired or replaced such as hvac, handicap shower, interior flooring, handicap ramps or roofs. Typically do not get into electrical work unless it is required for the heat pump installation. The houses could be single wides, double wides or stick built houses.

CDBG Scattered Site Housing Grant allows us to spend up to \$72,000 on houses that have already been selected. Items that could be addressed are new hvac systems, roofs, electrical upgrade, plumbing such as handicap showers& toilets, handicap ramps, replacing decks, replacing floors, windows and doors, some interior& exterior painting, vinyl siding. The houses could be double wides or stick built construction. If the house has lead base paint then it will have to be addressed.

Any house that contains lead and has to be addressed, the contractor will have to be RRP (Renovation, Repair and Painting certified. With the URP grant, the lead is not tested on the house and does not have to be addressed, but if the house is built before 1978 then the contractor will have to be RRP certified if doing any inside work. Roofs, ramps, decks and hvac are excluded from that.

We highly encourage you to inspect the property during the bidding process. We do send a detailed write up with pictures but it is better for you to look at the job. There is some room for change orders for items that may not be seen such as roofing sheeting damage, etc or items missed off of the write up during the initial inspection. Change orders typically cannot exceed 10% of the contract.

If any job is over \$30,000 then you will have to be a licensed contractor. Any job under you do not. Our office only deals with the general contractor and not the sub-contractors. The general contractor is responsible for hiring their own sub-contractors and dealing with them. Typically a payment for anything completed can be paid out in about 2 weeks. We can make partial payments on big jobs as items are completed but if it requires a county/city inspection that would have to be completed along with our inspection on our end. We do require a waiver of liens that we provide to you to be signed by the supplier or sub-contractor so they do not go back and put a lien against the property we are working on.

Insurance requirements:

\$300,000 liability insurance for personal injury, \$100,000 for property damage and workers compensation if applies.

We ask that the bid prices be in whole numbers and no cents. We do not deal with sales tax on these programs. These jobs typically will not go to the lowest bidder especially if that contractor already has a lot of jobs and it will be awhile to they could get to our jobs or based on past work performance.

For questions concerning Alexander, Catawba, and Iredell Counties & City of Newton rehabs contact Laurie Powell-828-485-4249(office)/828-514-9199 (cell), email is laurie.powell@wpcog.org .

For questions concerning Burke and Caldwell Counties & Town of Rhodhiss rehabs contact Lisa Helton at 828-485-4281 (office)/828-514-9194 (cell) email is lisa.helton@wpcog.org .

Our Part-time Housing inspector is Joel Herman, a retired Catawba County Building Inspector. His information is cell 828-514-9196 or email joel.herman@wpcog.org .