

12. INDOOR PLUMBING REHABILITATION LOAN PROGRAM

The Indoor Plumbing Rehabilitation (IPR) program provides zero percent interest, forgivable loans in eligible localities for the installation of indoor plumbing to owners of substandard housing where indoor plumbing does not exist, or where the existing water delivery or waste disposal systems have failed. Loan repayments are determined by the homeowner's ability to make payments.

The program also provides for the general rehabilitation of these units, and for accessibility improvements to units occupied by persons with disabilities or where overcrowded conditions exist.

The Virginia Department of Housing and Community Development (DHCD) contracts with locally appointed sub-recipients, including local governments, nonprofit housing providers, and housing authorities, to administer the IPR program. The sub-recipients are responsible for most program operations, including outreach, application intake, beneficiary and property eligibility determination, and construction management.

For the past dozen years or so, the STOP Organization has been designated as our subrecipient. Prior to that, for a brief period in the mid 1990's, Southampton County accessed more than \$2.5 million directly to rehabilitate more than 100 substandard homes in the Boykins, Branchville and Newsoms area.

After discussing this matter internally with our staff, I am recommending that we return to the practice of accessing these funds directly in FY 2012. They are awarded on a first-come, first-served basis with more than \$6.4 million available statewide.

Our Office of Community Development will manage the intake/application process, summarize the scope of work for each project, develop the bidding documents, and oversee the project. Our Accounting Department will assume responsibility for drawing down all funds, paying the contractors, and making sure that the terms of the grant are met.

I intend to move forward with this at a very deliberate pace – perhaps a half dozen homes or so per year.

MOTION REQUIRED:

A motion is required to authorize me to enter into contract negotiations with the Virginia Department of Housing and Community Development to administer the FY 2012 IPR Program internally.