

2015-2016 Floods  
Housing Assistance Program  
**Guideline Revision #6**  
October 13, 2021

Newton County is proposing the following revisions to the 2015-2016 Newton County Housing Assistance Program Guidelines and will be submitted to the General Land Office on or about October 21, 2021 for approval.

Any individual, group, or agency may submit written comments on these revisions to Newton County. All comments received by October 20, 2021 will be considered by Newton County prior to submitting to the GLO. Comments may be submitted to Elizabeth Holloway, Grants Officer at 107 Davison Street Newton, Texas from 8:30 am to 4:30 pm or to [Elizabeth.Holloway@co.newton.tx.us](mailto:Elizabeth.Holloway@co.newton.tx.us) .

Newton County is proposing to revise the language addressing Initial Inspections/Damage Assessments and Rehabilitation Caps that is currently in the guidelines.

**Proposed Language:**

**Rehabilitation Caps**

Rehabilitation of existing homes damaged by the event is capped at \$65,000. Expenses will include costs to repair damage in addition to costs necessary to bring the home up to CDBG-DR standards. Newton County may recommend reconstruction and not rehabilitation if certain conditions are present such as the need for elevation or if the home was built prior to 1982 due to the possibility of asbestos being present or pre-1978 due to the possibility of lead-based paint being present. Rehabilitation of a mobile home is also not allowed by HUD and would automatically result in the recommendation for reconstruction.

If an existing home was built post-1982 and is not located in a FEMA designated Special Flood Hazard Area, or the home is already sufficiently elevated based on current flood maps, then the home may be considered for rehabilitation. Even then, the need for mold testing and remediation due to prior flooding and the possibility of future flooding would have to be taken into consideration when evaluating cost effectiveness of rehabilitation. If the applicant meets all eligibility requirements and the existing home is believed to meet the criteria for rehabilitation, the project will be assigned to the procured builder to develop a work write up to evaluate whether or not repairs can be completed within the \$65,000 cap. If the estimated cost of repairs (ECR) is within 20% of the cap, then reconstruction may also be recommended to account for unforeseen issues.

**Current Language:**

**Rehabilitation Caps**

Rehabilitation of existing homes damaged by the event is capped at \$65,000. Additional expenses, such as elevation, are allowed as limited by the Housing Assistance Caps as described in the Program Design section of these guidelines. Estimated rehabilitation costs exceeding this cap will be recommended for reconstruction. An estimated cost of repair (ECR) using Xactimate will determine if the unit is to be rehabilitated or reconstructed. Newton County will utilize the definition of "substantial improvement" when determining damage and final unmet need calculations as listed in Section 2.

## REVISION #6

It is proposed that the Housing Assistance Caps chart on page 15 of the current guidelines be revised to remove references to *Xactimate* software to support the above changes.

### Housing Assistance Caps

Unit Costs must be necessary, reasonable, allowable, and allocable. Refer to 2 CFR Part 200 Subpart E.

Project Type	Reconstruction/ New Construction	Rehabilitation
Stick-Built Base Unit	*Local Composite Bid	Xactimate pricing Max Award \$65,000
Replacement With Energy Efficient Manufactured Housing Unit (MHU)	*\$95,000	
Non-Coastal Elevation	\$35,000	\$35,000
Water Well	\$30,000	\$30,000
Septic System	\$25,000	\$25,000
Accessibility (Revision #3)	\$35,000	\$35,000
Abatement	\$20,000	\$20,000 or actual costs established by Xactimate cost estimate
***Project Soft Costs	***Actual and max \$10,000	***Actual and max \$7,000