

CITY OF FRISCO

OWNER-OCCUPIED HOUSING REHABILITATION POLICIES AND PROCEDURES

City of Frisco
Community Development Block Grant Program
6101 Frisco Square Blvd.
Frisco TX 75034
972-292-5114
972-292-5587 fax



1. GENERAL PROVISIONS

1.1.PURPOSE AND PROGRAM GOALS

The purpose of this document is to establish and standardize the policies of the City of Frisco's Owner-Occupied Housing Rehabilitation Program to promote fairness and equitable treatment of applicants and recipients of Program services. The goals of the Owner-Occupied Housing Rehabilitation Program are:

- 1.1.1.Improve neighborhoods by eliminating substandard housing conditions.
- 1.1.2.Preserve existing housing stock.
- 1.1.3.Provide affordable housing to low income households.

1.2.PROGRAM FUNDING SOURCE

The City of Frisco's Owner-Occupied Housing Rehabilitation Program is funded by the Community Development Block Grant (CDBG). These funds are awarded to the City of Frisco by the U.S. Department of Housing and Urban Development (HUD).

1.3.APPLICABILITY OF OTHER FEDERAL/STATE REGULATIONS

While all rehabilitation awards are subject to the requirements of these Owner-Occupied Housing Rehabilitation Program Policies and Procedures (Program Procedures), there may be additional special provisions and limitations on rehabilitation awards depending on the funding source. Consequently, additional requirements not shown in these Program Procedures may apply and thus, these Program Procedures may be amended periodically by City staff to reflect changes in the requirements of the funding source for this Program.

2. TYPES AND TERMS OF PROGRAM ASSISTANCE

2.1.TYPE OF AWARD

- 2.1.1.Emergency Repairs– If the repair is determined to be an emergency, a waiver of the procedures may be approved by City staff. An emergency waiver may permit the immediate expenditure of up to \$5,000.00 (\$10,000 for HVAC) to address the emergency threat to health and /or safety. The definition of an emergency repair is the existence of an immediate threat to the health or safety of an income-eligible homeowner, or a threat exists to the general public in the vicinity.
- 2.1.2.Emergency repair projects do not require repayment, nor will a lien be filed against the property. If an applicant has been approved of the regular rehabilitation program and emergency situations arise before the project is underway, City staff

may approve immediate expenditures for repairs. All such emergency expenditures will count toward the maximum loan.

2.1.3. Minor Repair - Minor repair assistance is provided to homeowners residing in structures judged to need minor repair to the vital components of the dwelling that are essential to ensure a decent, safe and healthy living environment. Minor repairs may also address accessibility to remove material and architectural barriers which restrict mobility and ease of access to the dwelling for elderly and disabled occupants. A minor repair is a modification needed to make the housing safe, sanitary or habitable that will not exceed \$15,000. City staff will inspect the unit to determine if requested repair is eligible. Minor repair projects do not require repayment, nor will a lien be filed against the property.

2.1.4. Rehabilitation – Rehabilitation assistance is provided to homeowners residing in structures judged to need larger rehabilitation of the dwelling to ensure a decent, safe, and healthy living environment that can be completed for \$15,001 to \$49,999 (typically). Assistance will be in the form of a loan described in Section 2.2 below, and a lien will be placed on the property. City staff will inspect the unit to determine if requested repair is eligible. Rehabilitation types that can be addressed:

2.1.4.1. Basic Rehabilitation

The eligible property must be determined to be “substandard suitable for rehabilitation” by the City. Substandard suitable for rehabilitation is defined as any “substandard” dwelling in which the deficiencies are limited in number and magnitude such that the cost of rehabilitation would not exceed fifty percent 50% of the replacement cost of the dwelling. Owner-Occupied Housing Rehabilitation funds shall be used for those repairs necessary to bring the structure to a basic acceptable living condition. In addition to structural repairs, most projects will include provisions for correction of health/safety code violations.

2.1.4.2. Disability Access

Rehabilitation projects may include the elimination of architectural barriers and the installation of special equipment and appliances for physically disabled individuals. Allowable installations and repairs include, but are not limited to the following:

- 2.1.4.2.1. Construction of ramps for stairways or porches.
- 2.1.4.2.2. Alteration of doorways.
- 2.1.4.2.3. Lowering of sinks, lavatories, kitchen stoves, cabinets, etc.
- 2.1.4.2.4. Installation of special faucets and switches.

2.1.4.2.4.1. Installation of handrails.

2.1.4.3. *Air Conditioning*

No purchase of window units will be allowed under any circumstances. However, additional electrical outlets may be provided for future use by the homeowner if such additional circuits do not overload existing electrical service equipment.

2.1.4.4. *Unvented Heaters*

Applicant must allow removal of all unvented heaters. Refusal of this requirement will result in the denial of the loan.

2.1.4.5. *Lead-Based Paint*

Lead-based paint may be present in homes built prior to 1978. Lead-based paint may be hazardous to humans. As required by HUD regulations, the City will test the home for lead-based paint. Lead-based paint hazard reduction techniques will be used when lead-based paint exceeds HUD's acceptable limits for lead content in existing paint, defined as the lead content exceeding 1 mg per cm² (one milligram per centimeter squared), or 5000 ppm (parts per million) by dry weight.

The reduction techniques used by this Program are described and found in the U.S. Department of Housing & Urban Development's publication, Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, issued June 1995. If lead-based paint is above the limits inside the house, the resident may not occupy a house while the lead abatement is being performed. The City will not pay relocation expenses for applicants. **Relocation is voluntary and if the applicant does not agree to relocate, the project will be terminated.** Costs related to reduce or eliminate lead-based paint hazards will not be included in the total loan amount.

2.1.4.6. *Termites*

In the event termite infestation is found, the Owner-Occupied Housing Rehabilitation Program may pay the exterminator's annual warranty fee for one year for applicants whose income is below the current year's very-low income level. Applicants of other income levels must pay the annual warranty renewal fee.

2.1.4.7. *Excluded Work*

Non-essential or luxury costs, such as remodeling, swimming pools, spas, and new fence construction are excluded from funding. In general, cosmetic improvements that are not essential to the long-term structural soundness of the dwelling or not necessary to the health and safety of the occupants will not be authorized and will not be eligible for the Program.

2.1.4.8. *Change Orders*

A change order must be executed for any deviation, addition or deletion made to the original job specifications approved with the Construction Contract. Change orders will not be authorized for additional work desired by the applicant, unless it is to include emergency work which is necessary in order to prevent further property damage.

Only under unusual circumstances will change orders be allowed with the approval of the Rehabilitation Specialist. The contractor, homeowner, and Rehabilitation Specialist will approve change orders in writing before the change order is authorized to begin. (No work associated with the change order can begin until the change order has been approved through all levels of the purchasing process and an updated purchase order has been authorized.)

Total change orders on any one job shall not exceed 25% of the total contract amount. If change orders are necessary, the loan amount will be increased to the new contract total. Work performed without an approved change order will not be paid for by the City and the work will not be covered under the contractor’s warranty.

2.2. TERMS OF ASSISTANCE

2.2.1. Rehabilitation

2.2.1.1. *Deferred Payment Loan*

All lien notes are deferred payment loans. The deferred payment loan shall carry zero (0%) percent interest and continue until the applicant has satisfied the conditions listed in the Deed of Trust and Real Estate Lien Note executed prior to the project start date. Deferred payment loans are secured by a lien on the property. The loan amount will be forgiven at a monthly rate to be determined by the amount of funds spent on the project. See the Table below.

The lien period will be for 5 years if the amount of assistance is between \$15,001 and \$35,000 and forgiven at 1/60th per month. The lien period will be 10 years if the amount of assistance is between \$35,001 and \$49,999 and forgiven at 1/120th per month. The lien period will be 15 years if the amount of assistance is over \$49,999 and forgiven at 1/180th per month.

Repayment is not required unless the applicant fails to retain ownership of the property during the lien note period. If the property is sold or transferred before the lien period expires, the applicant is credited for every month of residency. The credit is subtracted from the total loan amount to determine the unforgiven loan balance. The unforgiven portion of the loan will be due and payable upon transfer of the property by the applicant or the applicant’s estate.

Amount of Assistance	Lien Period
\$0 – 15,000	0 Years
\$15,001 - \$35,000	5 Years
\$35,001 - \$49,999	10 Years
\$50,000+ (Requires Council Approval)	15 Years

2.2.1.2. *Continued Occupancy*

2.2.1.2.1. The homeowner must reside on the assisted property as his/her principal residence for the life of the loan. If for any reason, other than a hospital or nursing home stay, the homeowner vacated the premises for more than a period of 120 days in any one calendar year, such a period shall constitute a default.

2.2.1.2.2. In case of death, if remaining income qualified family members continue to reside in the house, the loan will not be payable solely due to the change in ownership.

2.2.1.3. *Loan Requirements*

2.2.1.3.1. If the applicant's housing expenses including the rehabilitation loan exceed 33% of their monthly income, repayable loan amounts and terms may be adjusted to keep housing expenses at no more than 33% of the monthly income.

2.2.1.3.2. Repayable loans will require payments monthly. Failure to make the required payments may lead to the lien being called due in full and foreclosure proceedings may be initiated. Applicants who are having trouble making the loan payments should contact the Community Development Division as soon as possible in order to avoid foreclosure proceedings. The City will make every effort to work with the applicant to avoid foreclosure and will examine each situation on a case by case basis.

2.2.1.3.3. If after repayment begins, a household experiences a permanent, substantial loss of household income, an applicant can request a review to extend the total payable loan portion to make the monthly payment more affordable. The loss of income must be from an income-earning applicant whose income was used in determining the original loan assistance category. Loss of employment (voluntarily or involuntary) is not considered a "permanent loss". For purposes of this Program "permanent loss" is defined as death, mandatory retirement, permanent disability, or other substantial permanent loss of income, when approved by the City staff.

2.2.1.3.4. To determine if extension of the loan is eligible, all household members must complete all income information forms as required. A determination will be made after evaluating the household size and income using the most current Program income guidelines.

2.2.1.3.5. A \$15.00 late fee will be due for loan payments not paid by the due date.

2.2.1.3.5.1. *The City of Frisco will prepare contract documents for execution by the applicant and the general contractor. Standard form contracts will be reviewed with the applicant at the pre-bid conference and are available for applicants to review at any point in the project process. Homeowners will be required to sign a Home Repair Funding Contract, a Construction Contract, a Real Estate Lien Note and a Deed of Trust.*

2.2.1.3.5.2. *The City will subordinate the loan to the existing first lien on the property. However, the City will not further subordinate the loan unless the first mortgage is being refinanced.*

2.2.1.3.5.3. *The City will not subordinate for debt consolidation loans, unless the debts being consolidated are for housing expenses, and the total amount of all liens is less than the appraised value of the house. The City will not accept less than a second lien position.*

2.2.1.3.5.4. *All documents must be fully executed prior to beginning of rehabilitation work.*

2.3.LOAN POLICY

2.3.1.Eligibility Requirements

2.3.1.1. *Loans shall be available to service Frisco homeowners who meet the HUD low-moderate income guidelines.*

2.3.1.2. *The borrower's income and credit history must provide assurance to staff and/or the Social Services and Housing Board that the borrower will repay the loan.*

2.3.1.3. *Any borrower who has delinquent federal student loans will be ineligible for assistance.*

2.3.1.4. *Although total household income determines Program eligibility, only income from the actual homeowners will be considered for loan repayment. (Example: If a household consists of 6 persons, but 2 are on the deed, the loan repayment is figured based on the income for the 2 persons on the deed.)*

2.3.1.5. *Generally, all existing liens other than the 1st lien must be paid off so that the City is not in less than 2nd position.*

2.3.1.6. *Applicant is not eligible for rehabilitation assistance if applicant has a reverse mortgage on the home.*

2.3.2.Loan Criteria - Staff may approve loans that meet the following criteria:

- 2.3.2.1. *Housing Expense Ratio not exceeding 33%. Housing Expense Ratio is defined as the sum of principal, interest, taxes, and insurance (PITI) divided by gross monthly income.*
- 2.3.2.2. *Debt Ratio not exceeding 43%. Debt ratio is defined as the sum of PITI, monthly credit card minimum payments, childcare, child support, etc. divided by gross monthly income.*
- 2.3.2.3. *The Social Services and Housing Board shall consider loans that do not meet the above criteria.*
- 2.3.2.4. *The City staff is authorized to approve an increase in the loan amount approved by the Social Service and Housing Board. This increase will not exceed 25% of the original loan approval.*

2.3.3.Loan Processing Procedure

- 2.3.3.1. *Request a title commitment from the City Attorneys and pull the applicant's credit report. Upon receipt of both, analyze, underwrite, and present to the Social Services and Housing Board for approval, if loan does not meet staff approval criteria.*
- 2.3.3.2. *Upon approval of the loan, schedule a conference with the applicant(s) prior to the loan closings. At that time, samples of all legal documentation will be reviewed and given to the applicant to read prior to the closing.*
- 2.3.3.3. *It is preferred that the Deed of Trust be recorded with the Collin County Clerk's Office in McKinney and the Denton County Clerk's Office in Denton following the loan closings. However, staff may hold the Deed of Trust until project closeout to avoid doing multiple loan modifications.*

2.3.4.Loan Security

- 2.3.4.1. *Loans (rehabilitation), will be secured by a promissory note.*
- 2.3.4.2. *Costs associated with removing Lead Based Paint hazards will not be secured on the promissory note.*

2.3.5.Credit

- 2.3.5.1. *For applicants who have less than satisfactory credit histories, detailed letters of explanation must be submitted with the loan package. Applicants who do not meet the criteria for loan approval may agree in writing to receive credit counseling and/or home maintenance training. After six (6) consecutive months of successful debt management, the applicant may again be considered for a rehabilitation loan.*

2.3.6.Closing Costs

Effective January 1, 2021

2.3.6.1. *As a result of the “closing”, interest begins to accrue prior to the first payment. This interest is added to the back end of the loan and the applicant is not expected to provide these funds at the closing.*

2.3.7.Repayment

2.3.7.1. *Loans are set up for the first payment to be due upon completion of the project.*

2.3.7.2. *Loan Servicing and Collection – Loan payments are due on the first of every month. Late charges shall be \$15 for each month a payment is late.*

2.3.7.2.1. Monthly payments are considered late after the 15th of the month. The first payment on a new loan is due on the first of the month following the closing. Loans may be prepaid at any time without penalty. A partial payment on a current loan account shall be placed in an impound account until the full amount may be posted to the account. In the event of a permanent, substantial loss of income, the applicant may request assistance with a workout plan.

2.3.7.3. *City staff shall be authorized to negotiate a payment arrangement with respect to any account delinquent for not more than 90 days. Such delinquencies shall continue to be listed on the delinquency portfolio.*

2.3.7.4. *Recasting of loans shall be considered when a borrower's financial situation has changed significantly since the closing of the loan.*

2.3.8.Collection Procedures

2.3.8.1. *Origination of Loan and Set-Up Process*

2.3.8.1.1. At the time the loan is closed, the homeowner signs a form agreeing to contact the City if he starts having trouble making his first mortgage payments. It is explained that, if the homeowner contacts us, we may be able to help him to avoid foreclosure proceedings.

2.3.8.1.2. A note receivable is placed on the books after a loan is closed and work is completed on the rehab project, but before the 30-day final. The City staff inputs the loan information into the computer and provides to the Notes Receivable Clerk information related to the loan payment plan and appropriate accounts.

2.3.8.1.3. At this time the City staff prepares and notifies the homeowner a copy of the Real Estate Lien Note, a copy of the amortization schedule, and a letter explaining how and when payments are to be made.

2.3.9. Collection of Payments

2.3.9.1.1. Payments can be mailed or delivered to the Finance Department, City Hall. The Office Manager submits the payments to the Treasury Office; staff in Treasury completes the deposit slips for accounting and delivers the deposit slips to the accounting department daily. They also make copies of the checks, cash receipts or money orders as well as copies of the deposit slips daily. They maintain a copy of these and provide a copy to the Notes Receivable Clerk.

The Accountant Uses the deposit slip to post monthly payments to the computer tracking system and to the hand-kept ledger. The deposit slips are filed chronologically in an annual file, and the copies of checks, cash receipts or money orders are filed in the individual homeowners file. This system provides many cross checks to avoid mistakes or misuse of homeowner's funds.

2.3.9.1.2. The Notes Receivable Clerk uses the deposit slip to post monthly payments to the computer tracking system and to the hand-kept ledger. The deposit slips are filed chronologically in an annual file, and the copies of checks, cash receipts or money orders are filed in the individual homeowners file. This system provides many cross checks to avoid mistakes or misuse of homeowner's funds.

2.3.10. Late Payments

2.3.10.1.1. Payments made after the 15th of the month will include a \$15 late fee. At the end of each month, computerized letters will be mailed to any homeowner that is over 15 days delinquent on a payment. These letters will continue until payment has been received.

2.3.10.1.2. If a payment becomes 60 days delinquent, the City staff will attempt to call the homeowner in addition to sending the letter. If the homeowner indicates there has been a major change in the household income or there has been a life-changing occurrence for the family, the City staff will invite the homeowner to the office to review the account and reconfigure the loan if appropriate. For example, if a homeowner's income has been temporarily decreased or halted, a three to six-month forbearance could be initiated pending new sources of income. If a permanent reduction in income is apparent, then a refinance of the loan might be completed. This would require re-qualification based on the new income and could result in decreased payments or total forgiveness of the loan, as approved by the City staff.

2.3.10.1.3. If the loan becomes 90 days delinquent and the homeowner does not respond to phone calls or letters, then another attempt will be made by sending another letter and making another call to invite the homeowner in to discuss a payment workout plan. The letter will explain to the homeowner that their account will be turned over to the City Attorney if a course of action is not put in place within 15 days of the date of the letter.

2.3.10.1.4. If the homeowner responds within the 15-day time frame, then a payment plan will be completed and implemented. If the homeowner does not respond in the time frame, the Housing Rehabilitation Specialist will make a trip to the home within 10 days of the end of the 15-day period to determine whether the homeowner still resides at the property. If the site visit determines that the homeowner still resides at the property, the file will be forwarded to the City Attorney's Office for further action.

2.3.10.1.5. If the homeowner does respond but fails to comply with the plan of action for a two (2) month period, a trip to the home will be made by the City staff to determine whether the homeowner still resides at the property. If the site visit determines that the homeowner still resides at the property, the file will be forwarded to the City Attorney's Office for further action.

2.3.10.1.6. At this point, the loan will have been delinquent for 115 days.

2.3.11. Attorney's Action

2.3.11.1. Within two (2) weeks of receiving the file, the City Attorney's Office will compose and mail to the homeowner a certified letter indicating that the file has turned over to them for further handling and to possibly initiate foreclosure and requesting a response within 30 days.

2.3.11.2. If the City Attorney's Office does not receive a response from the homeowner by the end of the 30-day period, the City Attorney's Office will notify the City staff about the file. City staff will then conduct a title search and attempt to inspect the property to assess its status and the cost of repair, if applicable.

2.3.11.3. City staff and the City Attorney will then meet to review the loan file and all pertinent information, including the homeowner's income, response level of the homeowner, liens on the property, available equity in the property, cost of foreclosure, probable cost of repairs, and cost of sale after foreclosure, to determine whether to initiate foreclosure. A debt to value ratio of 80% (including all liens with priority over the City's lien, plus the City's lien) generally will indicate that foreclosure is appropriate.

2.3.11.4. If the estimated cost of foreclosure, repair, and sale can be recouped, then the City Attorney's Office will begin foreclosure proceedings within 30 days of the decision.

2.3.11.5. *If the above conditions are not met, the City's note considers the entire amount to be payable in case of default. It will remain on the property as a lien which will be repaid in its entirety upon sale of the house. The City would lose its investment if the first lien holder forecloses, but if notified of the foreclosure the City will consider whether it would be appropriate to foreclose prior to the first lien holder acting.*

2.3.12. Hazard Insurance

2.3.12.1. *Borrowers must carry hazard insurance in an amount greater than or equal to the Loan amount or 80% of the replacement value, whichever is higher. The policy must indicate City of Frisco's interest as the mortgagee.*

2.3.13. Equal Credit Opportunity Act

2.3.13.1. *In accordance with the provisions of the Equal Credit Opportunity Act, there shall be no discrimination against the credit applicant based on age, sex, race, marital status, national origin, handicap or religion.*

2.3.14. Maximum Number of Awards

2.3.14.1. *Emergency Repair – Properties receiving emergency repairs are eligible for assistance once per twelve (12) month period.*

2.3.14.2. *Minor Repair – Properties receiving minor repairs are eligible for assistance once every five (5) years.*

2.3.14.3. *Rehabilitation – Properties receiving rehabilitation assistance over \$15,001 are not eligible for further assistance.*

3. HOUSEHOLD SELECTION AND ELIGIBILITY

Priority will be given to applicants who are determined income eligible and over the age of 62 and applicants who are physically disabled. Other eligible applicants will be accepted into the Program in the order that their name appears on the City's Rehabilitation Program waiting list. In the case where no waiting list exists, applicants will be selected on a first-come, first-served basis.

Applicants must submit all information requested in the application that applies to his/her household and complete all verification forms. By submitting an application, applicants give City staff permission to verify information, including credit information. Applicants shall provide complete and accurate information regarding their household composition, household income, and housing situation. Failure to disclose information which may affect eligibility requirements may constitute fraud and result in denial of the application. Applicants shall be required to make full restitution to the City in the event Owner-Occupied Housing Rehabilitation services are provided to applicants who provided inaccurate or incomplete information in order to meet eligibility requirements. Requests for further services will be denied unless restitution is made in full.

3.1.HOUSEHOLD ELIGIBILITY WILL BE ASSESSED ON THE FOLLOWING:

3.1.1.Ownership

3.1.1.1. The applicant must be named on the Warranty Deed or Title, as the owner of the property and principal resident. The title may not be shared with anyone other than regular household members. Judgments against the homeowner, liens, etc. attached to the Warranty Deed must be cleared except for a purchase mortgage. Title research will be used to verify this requirement. A Contract for Deed is not an acceptable form of ownership. For inherited property, the necessary legal documents must be filed for record with the name of the applicant as sole deed holder.

3.1.2.Occupancy

3.1.2.1. Homeowner must reside in and been the owner(s) of the Property to be rehabilitated for at least six (6) months prior to the submission of the application. The applicant will retain ownership for the term of the lien note. The occupancy period will be for term of the lien note. The applicant may vacate the property after it has been sold or the lien note expires.

3.1.3.Property Taxes

3.1.3.1. All delinquent property taxes shall be paid on the property prior to the Program award, or the applicant must have qualified for and received the tax deferral as allowed under Section 33.06 of the Texas Property Tax Code. Written verifications must be placed in each applicant's file.

3.1.4.Mortgage Payments

3.1.4.1. Mortgage payments must be current.

3.1.5.Maximum Income

3.1.5.1. For the purposes of this Program, all persons named on the title and all persons on the property are considered household members for determining income eligibility unless it can be proven through evidence satisfactory to the City that a person named on the title is not living on the Property. The gross annual income for all household members except for minors aged 18 and under cannot exceed the applicable income shown in [Figure 1](#).

3.1.6.Priorities –The requests for funding are prioritized using the following system.

3.1.6.1. Priority shall be given to applicants whose annual household income is thirty percent (30%) or less than median as identified in the chart above and income eligible elderly or disabled occupants.

3.1.6.2. Second priority shall be given to applicants whose annual household income is fifty percent (50%) or less than median as identified in the chart above.

3.1.6.3. *Third priority shall be given to applicants whose annual household income is eighty percent (80%) or less than median as identified in the chart above.*

3.1.6.4. *If there is no waiting list, then applications will be considered on a first-come, first-served basis.*

3.1.7. Household Assets

3.1.7.1. *Household assets (total combined for all household members) may not exceed \$50,000. This does not include retirement accounts or the value of the house.*

4. PROPERTY SELECTION AND ELIGIBILITY

4.1. ELIGIBILITY WILL ALSO BE ASSESSED ON THE FOLLOWING:

4.1.1. Location

4.1.1.1. *To qualify for an award, the Property must be located within the corporate city limits of Frisco (The City of Frisco must be the billing municipality for the water utilities).*

4.1.2. Types of Structures

4.1.2.1. *Eligible structures include owner-occupied single-family properties (one unit), condominiums, and town homes.*

4.1.3. Applicant's Insurance

4.1.3.1. *Proof of homeowner's insurance is required in an amount greater than or equal to the value of the rehabilitation loan upon completion of the rehabilitation, unless otherwise approved by City staff. The applicant must agree to list the City of Frisco as a mortgagee on the insurance policy.*

4.1.4. Property Condition

4.1.4.1. *Applicants will be required to clean up any accumulation of personal items, old furniture, junk, or other property that may impede the ability of the contractor to complete work.*

4.1.5. Project Feasibility

4.1.5.1. *The property must be economically feasible for rehabilitation. If costs for repair exceed Program limits, or a home is in such disrepair that the costs are not justifiable, the property may not be eligible for housing rehabilitation funds.*

4.1.6. Administrative Requirements

4.1.6.1. All Program participants shall be required to execute a contract with the City of Frisco detailing the conditions and agreements governing the provision of the rehabilitation work. Additional paperwork will be necessary to ensure compliance with funding and other local, state or federal guidelines. Completion of all relevant documentation and agreements shall be required as a condition of acceptance of any given project.

5. DETERMINATION OF ADJUSTED GROSS INCOME

5.1.METHOD OF DETERMINING INCOME

5.1.1.As of October 1, 2007, the City shall follow the IRS Form 1040 Adjusted Gross Income requirements for computing annual income for Owner-Occupied Housing Rehabilitation projects and Section 8 Part 5 for computing annual income for emergency projects.

5.2.ADJUSTED GROSS INCOME CALCULATION

5.2.1.The IRS Form 1040 method requires reporting certain kinds of income which are added together to constitute what is referred to as gross income. From the gross income figure, certain deductions are taken to arrive at an adjusted gross income number. This is the figure that is used to determine an applicant's eligibility for participation in the CDBG Program.

5.3.SOURCES OF INCOME - INCLUSIONS

5.3.1.Sources of income used in determining gross annual household income include the following:

- 5.3.1.1. *All wages and salaries, overtime pay, commissions, fees, tips and bonuses and other compensation for personal services (before any payroll deductions).*
- 5.3.1.2. *Taxable interest.*
- 5.3.1.3. *Dividends.*
- 5.3.1.4. *Taxable refunds, credits or offsets of state and local income taxes.*
- 5.3.1.5. *Alimony (or separate maintenance payments).*
- 5.3.1.6. *Business income (or loss).*
- 5.3.1.7. *Capital gain (or loss).*
- 5.3.1.8. *Other gains (or losses) (i.e. assets used in a trade or business that were exchanged or sold).*
- 5.3.1.9. *Taxable amount of individual retirement account (IRA) distributions. (Includes simplified employee pension (SEP) and savings incentive match plan for employees (Simple IRA)).*
- 5.3.1.10. *Taxable amount of pension and annuity payments.*

- 5.3.1.11. *Rental real estate, royalties, partnerships, S corporations, trusts, etc.*
- 5.3.1.12. *Farm income (or loss).*
- 5.3.1.13. *Unemployment compensation payments.*
- 5.3.1.14. *Taxable amount of Social Security benefits.*
- 5.3.1.15. *Other income, including prizes and awards; gambling, lottery or raffle winnings; jury duty fees; Alaska Permanent fund dividends; reimbursements for amounts deducted in previous years; income from the rental of property if not in the business of renting such property; and income from an activity not engaged in for profit.*

5.3.2. Income Exclusions

The following income exclusions shall apply in the determination of adjusted gross income:

5.3.2.1. *Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the tenant family, who are unable to live alone). Foster children shall not be used in the determination of the number of persons in the household.*

5.3.2.2. **Child Support.**

5.3.2.3. *Money or property that was inherited, willed, or given as a gift.*

5.3.2.4. *Life insurance proceeds received as a result of someone's death.*

5.3.2.5. *Income from a live-in or periodic medical care assistant (e.g. visiting nurses or care attendants). A live-in or periodic medical care assistant shall not be used in the determination of the number of persons in the household. Live-in aide means a person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who:*

5.3.2.5.1. *Is determined to be essential to the care and well-being of the person(s);*

5.3.2.5.2. *Is not obligated for the support of the person(s); and*

5.3.2.5.3. *Would not be living in the unit except to provide the necessary supportive services*

5.3.3. Federal Income Tax Returns

5.3.3.1. *All household members and all persons named on the title shall be required to provide Federal Income Tax Returns for the two previous calendar years. The Federal Tax Return will be used as a basis to verify gross income as well as household composition.*

5.3.4. Anticipated Income

5.3.4.1. *The City staff will compare the tax returns with the present income determination to anticipate income during the next 12 months. This comparison shall be the final step in income determination under the IRS 1040 method.*

6. IMPLEMENTATION PROCEDURES

The following implementation procedures may be modified at the discretion of the City staff:

6.1.PROGRAM APPLICATION

6.1.1.Applications will be provided to all persons. The applicant must coordinate with City staff for an application interview and must submit the following documents at that time:

- 6.1.1.1. *Signed application for all persons named on the title.*
- 6.1.1.2. *Copy of Warranty Deed or Title for single family homes, condominium, or town homes. Copy of a current mortgage statement (within 1 month) if applicable.*
- 6.1.1.3. *Copy of signed complete set of most current and previous Federal Income Tax Returns, including all schedules and attachments for all persons in the household and named on the title.*
- 6.1.1.4. *Copies of paycheck stubs for the last thirty (30) days for all wage earners in household or verification of wages from current employer. Upon receipt the City of staff can send a Verification of Employment to the employer.*
- 6.1.1.5. *Other income documentation (supply a copy of the award letter or a copy of the check or direct deposit bank statement):*
 - 6.1.1.5.1. *Social Security/SSI*
 - 6.1.1.5.2. *Retirement*
 - 6.1.1.5.3. *Disability*
 - 6.1.1.5.4. *AFDC*
 - 6.1.1.5.5. *Interest on Savings/Income Earning Accounts*
- 6.1.1.6. *Three (3) most recent bank statements;*
- 6.1.1.7. *Proof that property tax payments are current;*
- 6.1.1.8. *Copy of Social Security Card;*
- 6.1.1.9. *Copy of valid current identification (e.g. driver's license or State of Texas ID);*
- 6.1.1.10. *Signed Lead Based Paint Notification Form (required for properties built before 1978);*
- 6.1.1.11. *Signed Residency Verification Form for each adult;*
- 6.1.1.12. *Copy of Homeowner's Insurance;*
- 6.1.1.13. *Other support documentation as requested by the City.*

7.1.APPLICATION REVIEW

7.1.1.Applicants must pass the following eligibility tests: income eligibility, loan repayment eligibility (if applicable), property eligibility, and project feasibility. Upon receipt of the completed application, City staff reviews the application as follows:

7.1.1.1. City staff determines if applicant and property are eligible based on application and other supporting documentation.

7.1.1.2. The type of loan must be determined. All loans are deferred payment loans if the primary residence remains the primary residence for the term of the lien period.

7.1.1.3. If applicant is deemed income eligible, City staff will arrange for a title search to be completed on the property.

7.1.1.4. If the title search comes back clear, then the City staff will conduct an environmental review of the property. See Section C below, Environmental Review.

If City staff has issued a disapproval notification, an applicant may appeal the decision in writing to the Assistant City Manager within ten (10) days following receipt of the City's written notification. The Assistant City Manager shall notify the applicant in writing of the final decision on the appeal of the application for funding.

7.2.ENVIRONMENTAL REVIEW

7.2.1.Upon receipt of the Application, City staff prepares environmental documentation assessing the environmental eligibility of the rehabilitation Property.

7.2.2.City staff shall determine whether the property meets the Environmental Review Criteria format per 24 CFR §58.15:

7.2.2.1. Property is an existing residential structure;

7.2.2.2. Property is not located in a Special Flood Hazard Area;

7.2.2.3. Property is not located within a Coastal Zone;

7.2.2.4. *Property does not require further consultation from the State Historic Preservation Office;*

7.2.2.5. *Property is not located in an Airport Clear Zone;*

7.2.2.6. *Property will not result in increased density or cause a vacant building to become physically or legally habitable; or*

7.2.2.7. *Property is not located near visible toxic substances, chemical waste, dumps, landfills, industrial sites, or any other facilities capable of releasing toxic chemicals, hazardous wastes, or radioactive materials.*

7.2.3. If the property meets **all** the above, City staff will determine whether the **property meets** all environmental requirements under 24 CFR Part 58.5 and can be rehabilitated through the Program. If the property does not meet criteria in Section 6, Paragraph C, or does not comply with 24 CFR Part 58.5 based on completion of the Environmental Review form, the property cannot be rehabilitated through the Program.

7.3. INITIAL PROPERTY INSPECTION

7.3.1. Once it has been determined that the applicant meets the basic financial and property eligibility requirements, a meeting will be scheduled with the applicant at the property site with Rehabilitation Specialist and the applicant to inspect and identify home maintenance items for repair or replacement, building code violations, local code violations, and health and safety deficiencies, as appropriate. In addition, a Licensed Risk Assessor will test homes built before 1978 for lead-based paint and a report will be sent to the homeowner within 15 days. If the project is feasible, the Rehabilitation Specialist will prepare a statement of work or work description and cost estimate.

7.4. WORK DESCRIPTION

7.4.1. Once the initial inspection has been conducted, the Rehabilitation Specialist will prepare a Statement of Work, which details the repair work to be done on the property. The Rehabilitation Specialist will review the work description with the applicant and finalize the work description. Any changes to the work description should be completed with the Rehabilitation Specialist before the project is put out for bid. No additions to the work description may be added after the bid has been sent out.

7.5. FINAL APPROVAL

7.5.1. At this time, the cost estimate is used to determine the loan amount. The loan amount is used in determining the percentage of housing expenses that are used on a monthly basis. No more than 33% of monthly income can be used for housing expenses. If the percentage is more than 33%, the work description may be altered, or the project may be denied. See the Loan Policy. If the project is approved, the applicant is notified, and a pre-bid conference is coordinated with the City staff, Rehabilitation Specialist, and applicant. If the project is not approved a notification is sent to the applicant explaining the denial.

7.6. PRE-BID CONFERENCE

7.6.1. A pre-bid conference is mandatory for Minor Repairs and Rehabilitation Projects. During the pre-bid conference the work write up is reviewed by the Rehabilitation Specialist and the applicant. The Rehabilitation Specialist and the applicant will sign the statement of work. City staff will also review all contract documents with the applicant. The applicant will be provided with form copies of all contracts to be reviewed and read before the contract closing. At this time, City staff will schedule the bid walk-through with the applicant, contractors, and Rehabilitation Specialist.

7.7. BIDDING AND SELECTION OF CONTRACTOR

7.7.1. Bids will be obtained in accordance with the City's policies and procedures.

7.7.1.1. Best Bid Evaluation

7.7.1.1.1. The City shall select a contractor using the following guidelines. All bids received shall be evaluated based on the best value for the City. Best value will be determined by considering all or part of the criteria listed, as well as any relevant criteria specifically listed in the solicitation.

7.7.1.1.1.1. Bid price

7.7.1.1.1.2. Reputation of the bidder and of bidder's goods and services.

7.7.1.1.1.3. The quality of the bidder's goods or services.

7.7.1.1.1.4. The extent to which the goods or services meet the City's needs.

7.7.1.1.1.5. Bidder's past relationship with the City. All vendors will be evaluated on their past performance and prior dealings with the City including, but not limited to, failure to meet specifications, poor quality, poor workmanship, and late delivery.

7.7.1.1.1.6. City staff will evaluate the bids received for each Statement of Work utilizing the R.S. Means Residential Cost Data 2004 or latest version and/or local estimating experience.

7.7.1.1.1.7. *City staff reviews Contractor bids for cost reasonableness. Any equipment being replaced or repaired shall be substantially equal to the original condition, unless an upgrade is required for Code compliance. If the bids are determined to be unreasonable, City staff will rebid and revise the Statement of Work.*

7.7.1.1.1.8. *The City reserves the right to rebid if in its sole opinion the bids are above the customary price for such construction work.*

7.7.1.1.1.9. *Any contractor who is excluded from the federal procurement, or is on the HUD's list of Debarred Contractors, is not eligible for to participate in the Program. Contractors must have all debts to the City of Frisco paid in full. All Contractors must obtain City permits and must possess all licensing. Contractors are expected to fully comply with the Contractor Policies and Procedures.*

7.7.1.1.1.10. *Notification of the award is sent to all contractors that participated in the bid request process.*

7.7.1.1.1.11. *City staff will contact the winning contractor to set up a closing date.*

7.8. CONTRACTOR SELECTION

7.8.1. Performance of Work

7.8.1.1. *Applicants may not perform repairs themselves. Work may not be performed by members of the homeowner's immediate family. All work must be performed by Contractors meeting the requirements of City of Frisco approved contractors and those requirements listed below.*

7.8.2. Letters of Interest

7.8.2.1. *The City of Frisco will accept applications from qualified Contractors for the purpose of bidding on rehabilitating properties. Eligible Contractors shall submit the following documentation to the City:*

7.8.2.1.1. *A photocopy of their current license from the State of Texas Contractors State License Board indicating the classification ("B" for general and "C" for specialized work).*

7.8.2.1.2. *Certificate of Insurance for general liability in an amount not less than \$1,000,000, naming the City of Frisco as additional insured.*

7.8.2.1.3. *Evidence of current worker's compensation coverage, if applicable.*

7.8.2.1.4. *Not less than three (3) references.*

7.8.2.1.5. Certification that that the Contractor will not discriminate against any protected group of persons under State and Federal law.

7.8.2.1.6. A performance bond, if applicable.

7.8.3. Section 3: Economic Opportunities for Low-Income Families

7.8.3.1. *Contractors shall to the greatest extent feasible provide economic opportunities in the form of employment and/or training to qualified low- and very low-income persons residing in public housing developments, utilizing Housing Choice Vouchers or other low- and very low-income eligible persons residing in the City of Frisco. The policy shall result in a reasonable level of success in the recruitment, employment, and utilization of low- and very-low income residents and other eligible persons and business by contractors working on contracts partially or wholly funded with the United States Department of Housing and Urban Development (HUD) monies. The City shall examine and consider a contractor's potential for success by providing employment and business opportunities to low- and very-low income eligible persons prior to acting on any eligible proposed contract award.*

7.8.3.2. 135.38 - Section 3 Clause:

7.8.3.2.1. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

7.8.3.2.2. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

7.8.3.2.3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

- 7.8.3.2.4. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- 7.8.3.2.5. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.
- 7.8.3.2.6. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- 7.8.3.2.7. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

7.8.4. Warranty

- 7.8.4.1. *All work performed by the Contractor shall be warranted for a period of not less than one (1) year from the date the City approves the work under paragraph 6.8 of these procedures. (The equipment shall be warranted against defects in material and workmanship for a period of not less than twelve (12) months beginning with the date of acceptance. If the manufacturer's standard warranty exceeds the minimum required time, then the manufacturer's standard warranty shall be in effect. The successful Contractor shall furnish a copy of the manufacturer's warranty at time of delivery. Such warranty shall be stipulated in the bid submitted from the Contractor to the City. For the warranty period, the Applicant may require the Contractor to correct defects or problems arising from his or her work. Should the Contractor fail to do so, the Applicant may take any necessary legal recourse.*

7.9. CLOSING

- 7.9.1. City staff will contact the applicant to set up a closing date.
- 7.9.2. The closing shall include the applicant, Rehabilitation Specialist, City staff, and Contractor.
- 7.9.3. The Rehabilitation Specialist will review the work description with those present. The applicant and contractor will initial each line item of the work description.
- 7.9.4. Upon acceptance of terms and conditions stated in the award letter, the applicant shall sign the Home Repair Contract agreement including the lien note and a deed of trust and the applicant shall enter into an agreement with the contractor.
- 7.9.5. Prior to the execution of the applicant's agreement with the contractor, City staff shall verify that the Contractor is not listed in HUD's Federal List of Debarred Contractors.
- 7.9.6. Upon the execution of all award documents, City staff shall issue a written Notice to Proceed to the Contractor with a copy to the applicant.

7.10. COMMENCEMENT OF WORK

- 7.10.1. Work will commence no later than thirty (30) calendar days after receipt of the Notice to Proceed.

7.11. FUND DISBURSEMENT/CONTRACTOR PAYMENTS

7.11.1. Request for Payment

7.11.1.1. Upon completion of work set out in the Agreement, the Contractor will submit the following to City staff:

- 7.11.1.1.1. Original invoice identifying the work items completed and their cost;
- 7.11.1.1.2. Original, completed and signed material and labor release forms; and
- 7.11.1.1.3. Copy of signed-off building inspection cards.

7.11.2. Pre-Payment Inspection

7.11.2.1. Upon receipt of all items in Section 6, Part L, Paragraph 1, the Rehabilitation Specialist shall:

- 7.11.2.1.1. Inspect the property to ensure all work has been completed;
- 7.11.2.1.2. Determine if all applicable permits have been obtained;

- 7.11.2.1.3. If lead-based paint work was part of the contract, the work must pass a final lead paint clearance. If the work fails the inspection, the contractor must continue to clean the house until it passes the clearance inspection;
- 7.11.2.1.4. Obtain a signature from the applicant on the Contractor Payment Request form that indicates the applicant is satisfied with the work and the amount to be paid to the Contractor; and
- 7.11.2.1.5. After a signature has been obtained from the applicant, the Rehabilitation Specialist will sign the authorization for payment stating that all work has been completed as agreed to in the contract.
- 7.11.2.1.6. Before the contractor is released from the contract, the applicant must sign the Final Acceptance and the Rehabilitation Specialist must complete the Final Inspection Report.
- 7.11.2.1.7. The contractor's warranty begins the day the Final Acceptance is signed by staff and applicant.

7.11.3. Payments Requests

7.11.3.1. Payments will be made within thirty (30) days after the City receives the supplies, materials, equipment, or the day on which the performance of services was completed or the day on which the City receives a correct invoice for the supplies, materials, equipment or services, whichever is later. The Contractor may charge a late fee (fee shall not be greater than that which is permitted by Texas law) for payments not made in accordance with this prompt payment policy; however, this policy does not apply to payments made by the City in the event:

- 7.11.3.1.1. There is a bona fide dispute between the City and Contractor concerning the supplies, materials, or equipment delivered or the services performed that causes the payment to be late; or
- 7.11.3.1.2. The terms of a federal contract, grant, regulation, or statute prevent the City from making a timely payment with Federal Funds; or
- 7.11.3.1.3. There is a bona fide dispute between the Contractor and a subcontractor or between a subcontractor and its suppliers concerning supplies, material, or equipment delivered or the services performed which caused the payment to be late; or
- 7.11.3.1.4. The invoice is not mailed to the City in strict accordance with instructions, if any, on the purchase order or contract or other such contractual agreement.

7.11.4. Processing Payment

7.11.4.1. City staff will request payment. Attached to the request will be:

- 7.11.4.1.1. The original invoice; and
- 7.11.4.1.2. Copy of the Contractor Payment Request Form.
- 7.11.4.1.3. City of Frisco signed authorization to pay.
 - 7.11.4.1.3.1. *The check will be made payable to the Contractor.*
 - 7.11.4.1.3.2. *City staff will make a copy of the check, making a “Received by” notation where the Contractor or person picking up the check will sign. If the check is to be mailed, a notation of the mailing date is to be noted on the copy of the check.*

8. PROGRAM CHANGES

8.1. AT THE DISCRETION OF THE SOCIAL SERVICES AND HOUSING BOARD, THE PROGRAM MAY BE MODIFIED TO ENSURE TIMELY EXPENDITURES OF PROGRAM FUNDS AND TO OTHERWISE MEET THE INTENT OF ASSISTING LOWER INCOME APPLICANTS IN IMPROVING THEIR HOMES THROUGH THE PROGRAM.

9. EXCEPTIONS

9.1. CITY STAFF MAY MAKE AN EXCEPTION TO THE TYPE OF LOAN A HOUSEHOLD WILL BE OFFERED. THE EXCEPTION WILL BE BASED ON EXTENUATING FAMILY CIRCUMSTANCES SUCH AS A LONG-TERM DISABILITY, FATAL DISEASE, ETC. THE EXTENUATING CIRCUMSTANCE WILL BE DOCUMENTED IN THE HOUSEHOLD FILE.

10. FILES AND RECORDS

10.1. CITY STAFF SHALL MAINTAIN ACCURATE FILES AND RECORDS ON EACH APPLICANT AND SHALL RETAIN ALL PERTINENT DOCUMENTATION FOR A PERIOD OF FIVE (5) YEARS AFTER THE COMPLETION OF THE PROGRAM. SUCH FILES SHALL BE OPEN FOR INSPECTION IN ACCORDANCE WITH THE TEXAS PUBLIC INFORMATION ACT.

11. PROPERTY CLOSE-OUT

11.1. CITY STAFF SHALL ENSURE THAT UPON COMPLETION OF EACH REHABILITATED PROPERTY, THE FOLLOWING CLOSE-OUT FORMS ARE RETAINED IN THE FILES:

11.1.1. Homeowner Rehab Completion Report – CDBG;

11.1.2. Minority/Women Owned Business Enterprise (M/WBE) Report; and

11.1.3. Certificate of Completion and other such forms as may be required by the City.

12. EMPLOYEES NOT TO BE HELD LIABLE

12.1. NO MEMBER, OFFICER, AGENT OR EMPLOYEE OF THE CITY OF FRISCO OR MEMBER OF THE SOCIAL SERVICES AND HOUSING BOARD SHALL BE HELD PERSONALLY LIABLE CONCERNING ANY MATTERS ARISING OUT OF OR IN RELATION TO THE COMMITMENT OF CDBG PROGRAM FUNDS WITH REGARD TO FEASIBILITY OR VIABILITY OF THE PROPOSED PROJECT.

FY 2020 Income Limits										
Effective: July 1, 2020			PERSONS IN FAMILY							
FY 2019 INCOME LIMIT AREA	MEDIAN FAMILY INCOME	FY 2019 INCOME LIMIT CATEGORY	1	2	3	4	5	6	7	8
Dallas, TX HUD Metro FMR Area	\$86,200	30% (Extremely Low)	\$ 18,100	\$ 20,700	\$ 23,300	\$ 26,200	\$ 30,680	\$ 35,160	\$ 39,640	\$ 44,120
		50% (Very Low)	\$ 30,200	\$ 34,500	\$ 38,800	\$ 43,100	\$ 46,550	\$ 50,000	\$ 53,450	\$ 56,900
		80% (Low)	\$ 48,300	\$ 55,200	\$ 62,100	\$ 68,950	\$ 74,500	\$ 80,000	\$ 85,500	\$ 91,050

<https://www.hudexchange.info/resource/5334/cdbg-income-limits/>

Figure 1 - HUD 2020 Income Limits

Effective January 1, 2021

ATTACHMENT 1

Application Checklist

This form must be checked off and attached to the front of the completed application.

- Signed application for all persons named on the title including, but not limited to, the following attachments;
 1. Application Checklist
 2. Exhibit "A" – Current Monthly Income Chart
 3. Exhibit "B" – Household Composition Chart
- Copy of Warranty Deed or Title for single family homes, condominium, or town homes. Copy of the current (within 1 month) mortgage statement.
- Copy of signed complete set of most current and previous Federal Income Tax Returns, including all schedules and attachments for all persons in the household and named on the title. Sign a form releasing copies of tax returns.
- Copies of paycheck stubs for the last thirty (30) days for all wage earners in household or verification of wages from current employer.
- Other income documentation (supply a copy of the award letter or a copy of the check or direct deposit bank statement):
 - Social Security/SSI
 - Retirement
 - Disability
 - AFDC
 - Interest on Savings/Income Earning Accounts
- Three (3) most recent bank statements;
- Proof of property tax payment;
- Copy of Social Security Card;
- Copy of valid **current** identification (e.g. driver's license or State of Texas ID);
- Signed Lead Based Paint Notification Form (required for properties built before 1978;
- Signed Residency Verification forms for all adult household members.
- Copy of Homeowner's insurance.



Community Development Block Grant Program
6101 Frisco Square Blvd.
Frisco TX 75034
972-292-5587 fax
972-292-5114Phone
<http://www.friscotexas.gov/>

Effective January 1, 2021