



Housing and Economic Assistance to Rebuild Texas (HEART) Grant

Program Guidelines

In late August 2017 Hurricane Harvey ravaged the Texas gulf coast. Many displaced and affected residents have been relying on nonprofit organizations for transitional housing, food and supplies, financial assistance, case management, and connections to available federal resources and housing cleanup/repairs. Nonprofit organizations play a key role in the necessary hard work of cleaning up neighborhoods house by house and rebuilding block by block. Due to the scope and scale of the storm, the Texas State Affordable Housing Corporation (TSAHC) and Enterprise Community Partners (Enterprise) have launched the **Housing and Economic Assistance to Rebuild Texas (HEART) Program**, a small grants program that awards grants of up to \$50,000 to nonprofits providing critical home repairs and other housing assistance to low income families displaced or otherwise affected by Hurricane Harvey. In addition to grant funding, the program also provides free technical assistance to grantees to help build capacity and scale their programs to assist more Texas families.

This funding opportunity is a two-step application process consisting of a preliminary proposal and a full proposal round. Applicants who pass the preliminary proposal round will receive a formal invitation to submit a full proposal. Applicants may not submit a full proposal unless they are invited. TSAHC and Enterprise have also created an eligibility quiz to help applicants determine if they meet HEART program requirements before submitting a preliminary proposal.

The HEART program will accept proposals for the following housing related activities:

- 1) **Housing recovery repairs** that alleviate health and safety issues, such as mold remediation, roof repairs, repairing/replacing broken windows and doors, repairing damaged electrical systems, and fixing cracked pipes and foundation issues caused by flood waters.
- 2) **Programmatic grants** to support:
 - Case management and supportive housing services; financial counseling; nonprofit donation centers; direct financial assistance; volunteer coordination; outreach services and events;
 - Develop comprehensive disaster preparedness plans to protect buildings, residents and business operations.
 - Long term planning efforts with a focus on incorporating resilient features and green building standards for affordable housing development of single family and multifamily projects.

Housing recovery repair grants will be administered by TSAHC and programmatic grants will be administered by Enterprise. Organizations will be able to apply for both opportunities but grant award amounts will be capped at \$50,000 per organization. Technical assistance will be based on expressed needs and evaluations conducted by TSAHC and/or Enterprise. Grantees will be required to participate in technical assistance throughout the grant period.

Grant funding is made available through a combination of resources including the Rebuild Texas Fund and various other donors. To learn more about the HEART program, please review the Program Guidelines and Frequently Asked Questions.

Eligibility Requirements

To qualify for grant funding, applicants must meet all of the following requirements:

1. **Organization Type:** Applicant must be a nonprofit organization with a 501(c)(3) designation from the Internal Revenue Service. For housing recovery repair grants only, an applicant can be a government entity, a church, or a religious organization without a 501(c)(3) designation if serving one or more rural counties, cities and/or communities¹;
2. **Experience Requirements:** Applicant must have a successful track record of providing housing-related services for at least two years. Applicants without a 501(c)(3) status [as specified in Organization Type above] must specifically be able to document prior experience with home repair programs.
3. **Financial Requirements:** Applicant must be able to provide annual financial audits for its two most recent fiscal years (HEART program will accept financial reviews in lieu of audits from organizations with an annual operating budget of \$750,000 or less) and must be prepared to submit its audits, as well as other financial documents, when requested.
4. **Household Requirements:** To ensure the HEART program reaches those who are most in need, all grant beneficiaries must be households at or below 80% of the area median family income (low income)². Each applicant must use critical repair funds only for critical home repairs³ of single-family homes⁴. Homes receiving repairs must be owner-occupied.
5. **Geographic Requirements:** Applicant must provide critical repairs to hurricane-damaged homes and housing related services to located in counties eligible for individual assistance as part of the Federal Emergency Management Agency's federal disaster declaration. A map of the counties included in the federal disaster declaration is attached. The grant funding available to Harris, Montgomery, Waller and/or Grimes County is limited.

¹HEART program defines "rural" as a county that is outside a metropolitan statistical area (MSA), or a city or community that is: 1) outside the boundaries of an MSA; or 2) within the boundaries of an MSA, if it has a population of 25,000 or less and does not share a boundary with an urban area (population larger than 25,000 within an MSA).

² HEART program uses the U.S. Department of Housing and Urban Development's Section 8 income limits to determine income eligibility for the HEART program. To review the current income limits, visit: www.huduser.org/portal/datasets/il.html

³ HEART program defines critical repairs as repairs to a failed system, including electrical, roofing repairs/replacements, structural damage, plumbing, mechanical systems, and heating and air conditioning. Critical repairs must be vital to the health and safety of the occupants and meet state and local building codes.

⁴ HEART program defines "single family home" as a residential property with an attached or detached dwelling that consists of (i) a single unit on an individual lot, or (ii) a single unit in a condo project, Planned Unit Development, or duplex, triplex or fourplex, or (iii) not more than four connected units, with each unit intended as housing for one family. Dwellings that are not titled as real estate, such as RVs and houseboats, are not eligible.

Funding Parameters & Period of Performance

1. The maximum grant per applicant is \$50,000, and the maximum amount that can be used to assist an individual household is \$10,000.
2. Grantees will receive funding as a lump sum award. In certain circumstances, HEART may disperse grant funds in one or more installment(s).
3. Grantees must spend 100% of their award and complete all activities proposed in their proposal within one year of signing their grant agreement.
4. For housing recovery repairs, grantees will be required to provide income certifications for all households assisted with HEART program funds. Grantees will be required to provide evidence that the housing receiving critical repairs was damaged by Hurricane Harvey. Evidence may include proof of application to the Federal Emergency Management Agency, Insurance Claim Statements, or property assessment form completed by another entity. Grantees must also provide documentation demonstrating that the repairs were not funded through federal funds, an insurance claim, or another funding source.

Evaluation Criteria

- Proposed program/project aligns with HEART program priorities
- Proposal presents significant impact to the capacity of the organization, the needs of households with low income (80% AMI or lower) and the community(ies) served.
- Capacity of the applicant and relevant organizational experience
- Proposed grant budget and activities are feasible

Reporting Requirements

Grantees will be required to submit online quarterly reports and a final report.

For all housing recovery repair grants, a final report will be required to document that the repairs are complete and funding expended, to include:

- Number of homes repaired
- Number of volunteers and volunteer hours leveraged
- Photos and descriptions of each repair performed
- Evidence (through surveys or testimonials) of homeowner satisfaction with work completed
- Income certifications for each homeowner assisted
- Evidence that each home receiving repairs was damaged by Hurricane Harvey or the resulting flood waters
- Evidence that the homeowner did not already receive assistance through insurance, or through a federal funding source, or that the assistance received did not cover the full damage
- Other public and private funding leveraged to perform repairs (both by the nonprofit and families assisted)

For programmatic grants, grantees will be required to submit a final report that documents:

- Number of outreach events conducted by grantee
- Number of households served
- Average Median Income (AMI) of households
- Volunteers and volunteer hours leveraged

- Number of people requesting service referrals
- Types of services and referrals provided
- Additional funds leveraged, and
- Photos, success stories, and other materials to document outcomes

Proposal Submission

This funding opportunity is a two-step application process consisting of a preliminary proposal and a full proposal round. Preliminary proposals will be accepted on a rolling basis until all funds are committed. Applicants who pass the preliminary proposal round will receive a formal invitation to submit a full proposal. Applicants may not submit a full proposal unless they are invited. An invitation to submit a full proposal does not guarantee that an applicant will receive an award. An approval or denial notification will be sent to grant applicant within 15 business days of submission.

Grant Agreement

Grantees will be required to execute a grant agreement that outlines:

- a description of how the grant will be used,
- eligible expenditures⁵,
- reporting requirements, and
- Right to inspect properties or service records and to review financial documents.

Failure to adhere to the terms of the grant agreement may result in the delay or cancellation of grants, termination of the agreement, or request for repayment of all or part of the grants disbursed.

Questions

Applicants are highly encouraged to review the HEART Program Frequent Asked Questions section and take the eligibility quiz located at www.rebuildwithheart.org. Questions should be submitted in writing by email. If you have a specific question regarding the housing recovery repair grants, email Michael Wilt at heart@tsahc.org. For programmatic grants, email Monica Gonzalez at mgonzalez@enterprisecommunity.org

HEART Program Partners:

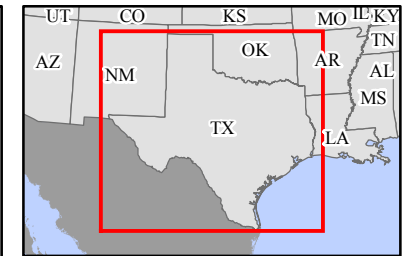
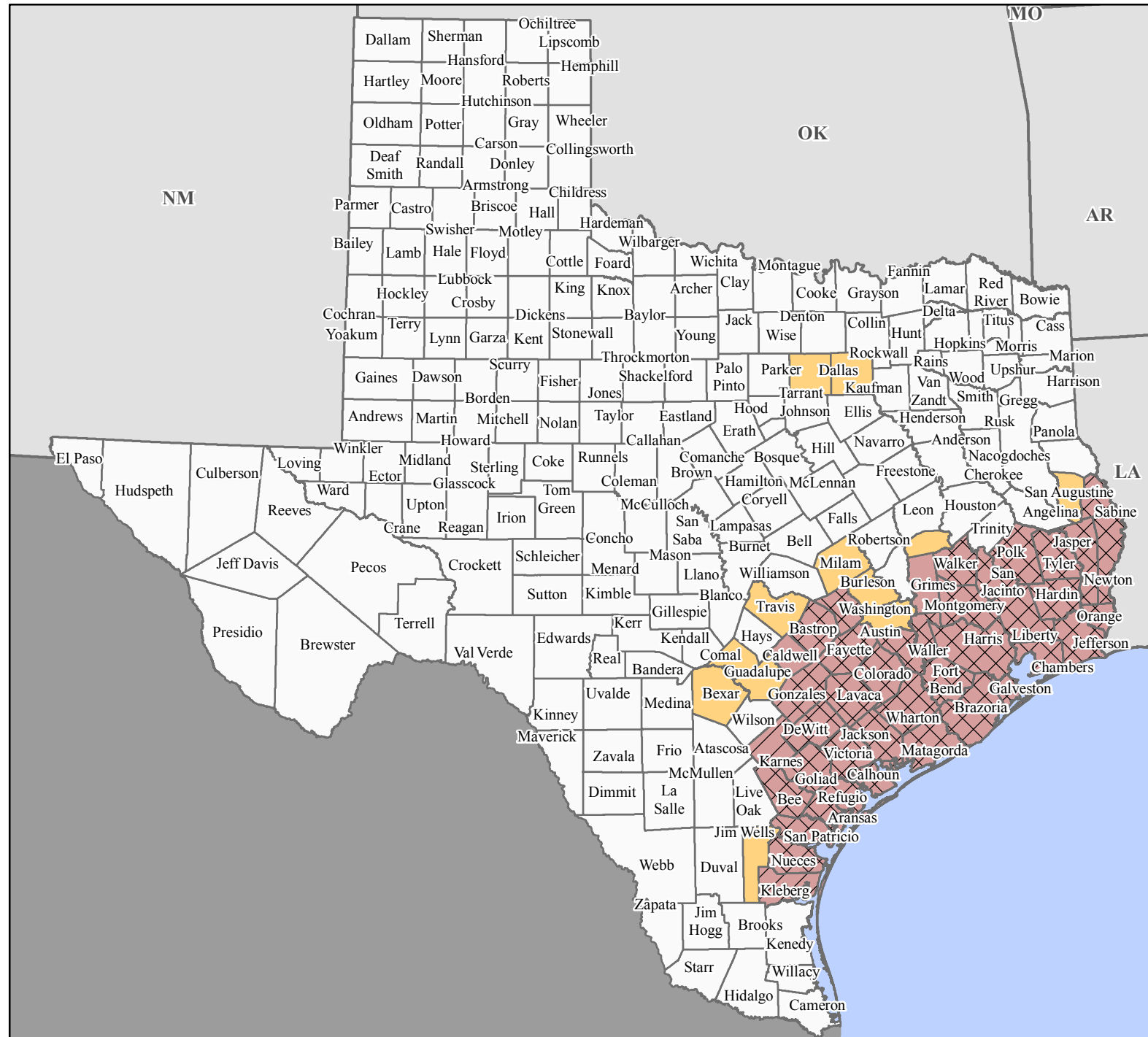


⁵ Grantees must use 100% of their grant for direct costs for critical home repairs and/or programmatic expenses. These costs may include, but are not limited to, contractor fees, materials, salaries for staff directly administering the program to be funded by HEART, and building permits and inspection fees for homes to be repaired. The grant agreement will include a full list of expenses eligible for a grant.

FEMA-4332-DR, Texas Disaster Declaration as of 10/11/2017



FEMA

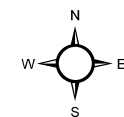


Data Layer/Map Description:
The types of assistance that have been designated for selected areas in the State of Texas.

All designated areas in the State of Texas are eligible to apply for assistance under the Hazard Mitigation Grant Program.

Designated Counties

- No Designation
- Public Assistance
- Individual Assistance and Public Assistance
- Public Assistance (Category B)
- Individual Assistance and Public Assistance (Categories A and B)
- Individual Assistance and Public Assistance (Categories A - G)



0 40 80 120 160
Miles

Data Sources:

FEMA, ESRI;
Initial Declaration: 08/25/2017
Disaster Federal Registry Notice:
Amendment #10 - 10/11/2017
Datum: North American 1983
Projection: Lambert Conformal Conic