

A Path Forward



**VIRGINIA DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT**



Partners for Better Communities

A Path Forward



Partners for Better Communities

# Roundtable Discussion

Facilitator -  
Joanne Peerman, DHCD  
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## New Cost Limits – Must Abate Lead in Pre-1978 Housing

- **\$150,000 for Substantial Reconstruction**
  - Universal Design elements required
- **\$125,000 for rehabs**
  - Owner-occupied and Investor-Owned
  - Universal Design or Visitability Standards
- **Investor-Owned Pre-1978**
  - Must use Lead Hazard Reduction funding
  - Universal Design or Visitability Standards



# Universal Design and Visitability Standards



- What have you incorporated?
- Which is easier to add Universal Design Substantial Reconstruction or Rehab?
- Name possible components for hearing or visually impaired

# Rehabilitating Homes with LBP

- Pre-1978 homes:
  - No testing for Lead Based Paint (LBP) – Presuming Lead - use FY2021 housing rehab cost limits for pre-1978 homes
  - Test for lead and abate or reduce hazards in LBP Components – use \$125,000 as upper limit which includes abatement activities- Use LHR funding
- Lead Abatement Contractors?
- Temporary Relocation Options?
  - Lodging & Storage - \$5,000 limit
- The Super Clean before Clearance?
- Clearance – Risk Assessor, Notice to Occupants?



# Construction Delays

- **Supply Chain?**
- **Material Price Increases?**
- **Length of Construction Contract?**
- **Contractor/Crew Illness?**



# Construction Related Soft Costs

**Certificate of Title**  
City And County Of Honolulu

LICENSE NUMBER

MAKE TYPE DATE ISSUED EMBLEM NO.

VEHICLE IDENTIFICATION NUMBER TAX ON MOS.

WEIGHT YEAR MODEL DATE SOLD NEW

REGISTERED OWNER(S) & ADDRESS TCI

SAFETY CHECK EXPIRES TOTAL PAID

THIS CERTIFICATE IS EVIDENCE OF RECORDED OWNERSHIP OF MOTOR VEHICLE DESCRIBED. KEEP THIS IN A SAFE PLACE. DO NOT KEEP IN VEHICLE. REGISTERED OWNER ABOVE IS ALSO LIENHOLDER WHEN LIENHOLDER'S NAME IS NOT TYPED IN. WHEN VEHICLE IS SOLD, MORTGAGED, ETC., THIS INSTRUMENT, PROPERLY ENDORSED, MUST BE PRESENTED TO THE DEPARTMENT BEFORE OWNERSHIP TRANSFER CAN BE RECORDED. ANY UNOFFICIAL ERASURES OR ALTERATIONS WILL VOID THIS CERTIFICATE.

LIENHOLDER

CT  
ST  
SF  
BF  
CF  
ST  
TF  
CP  
SP  
TL \$  
MO  
CK

**SECTION A - ASSIGNMENT OF TITLE BY SELLER**  
IF REGISTERED OWNER(S) AND LIENHOLDER ARE SAME, SIGNATURE(S) RELEASING REGISTERED OWNERSHIP ALSO RELEASES LIEN TO VEHICLE. TO RETAIN A LIEN ON THE VEHICLE, REGISTERED OWNER(S) MUST COMPLETE NEW LIENHOLDER PORTION (SECTION E) ON REVERSE SIDE OF THIS CERTIFICATE.

THE ODOMETER READING AT LAST TRANSFER WAS:  
FEDERAL AND STATE LAW REQUIRE THAT YOU STATE THE MILEAGE IN CONNECTION WITH THE TRANSFER OF OWNERSHIP. FAILURE TO COMPLETE ODOMETER STATEMENT OR PROVIDING A FALSE STATEMENT MAY RESULT IN FINES AND/OR IMPRISONMENT. I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE ODOMETER READING IS THE ACTUAL MILEAGE OF THE VEHICLE DESCRIBED HEREIN UNLESS ONE OF THE FOLLOWING STATEMENTS IS CHECKED:

ODOMETER READING (NO TENTHS)

**CHECK IF APPLICABLE**  
[ ] 1. THE MILEAGE READING REFLECTS THE AMOUNT OF MILEAGE IN EXCESS OF ITS MECHANICAL LIMIT.  
[ ] 2. THE ODOMETER READING IS NOT THE ACTUAL MILEAGE. **WARNING: ODOMETER DISCREPANCY.**

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY TRANSFERS THE MOTOR VEHICLE DESCRIBED ON THIS CERTIFICATE TO THE BUYER WHOSE NAME AND ADDRESS IS PRINTED IN SECTION C OR TO THE LIENHOLDER WHOSE NAME AND ADDRESS IS PRINTED IN SECTION E. IT TO BE FREE OF ALL LIENS AND ENCUMBRANCES EXCEPT AS STATED IN SECTION E.

**NOTE: SELLER MUST COMPLETE NOTICE OF TRANSFER FORM ABOVE.**

**SIGN HERE**

DATE OF TRANSFER PRINTED NAME AND SIGNATURE OF SELLER, IF FIRM, PRINTED NAME, TITLE AND SIGNATURE OF AUTHORIZED PERSON.

DATE OF TRANSFER PRINTED NAME AND SIGNATURE OF JOINT SELLER, IF HELD IN JOINT OWNERSHIP.

BEING DULY SWORN UPON OATH SAYS THAT THE STATEMENTS SET FORTH ARE TRUE AND CORRECT.  
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20.

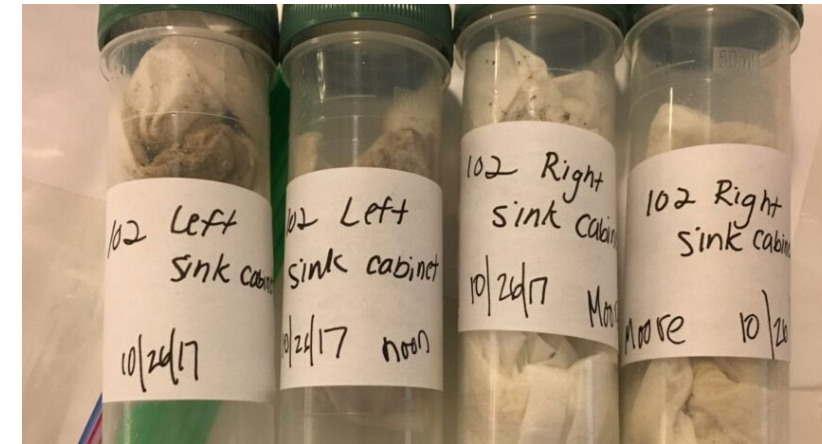
MY COMMISSION EXPIRES (AFFIX SEAL)

NOTE: NOTARIZATION OF SELLER'S SIGNATURE(S) IS OPTIONAL. HOWEVER, NOTARIZATION WILL PREVENT REJECTION FOR IRREGULAR SIGNATURE(S) UPON COMPARISON WITH THE SIGNATURE(S) ON FILE OR FOR SIGNATURE VERIFICATION WHEN TRANSFER IS RECORDED IN ANOTHER COUNTY.

CS-L(MVR)111 (2006)

ANY ALTERATIONS OR ERASURES VOID TITLE

- Asbestos/Lead Testing
- HMEP
- Legal
- Temporary Relocation
- What else?
  - Hazard Insurance
  - Septic System Maintenance Agreement



# Questions?



- Contact assigned Community Development Specialist (CDS)
- If you can't reach CDS, contact the Program Manager for your area



- Joanne Peerman, Richmond Office (804) 371-7071
  - [Joanne.Peerman@dhcd.Virginia.gov](mailto:Joanne.Peerman@dhcd.Virginia.gov)
- ,
- Amanda Healy, Abingdon Office (804) 314-1002
  - [Amanda.Healy@dhcd.Virginia.gov](mailto:Amanda.Healy@dhcd.Virginia.gov)