



Welcome Home Program

Update – Spring 2019

Welcome Home Program

- HUD allows Housing Authorities to sell single-family homes that have been used as Public Housing under their Section 32 Homeownership Program. HUD also allows the HA's to transfer the homes to a developer, or Purchase and Resale Entity (PRE), so that the PRE can perform the rehabilitations.
- SHRA was designated as the PRE in 2014, and purchased 76 vacant homes from the Housing Authority in order to become the developer responsible for rehabilitating the homes in preparation for sale.
- In 2016, SHRA re-branded the program as the “Welcome Home Program”

Welcome Home Program

- Of the 76 single-family homes are being rehabbed and sold:
 - 54 homes were owned by the Housing Authority of the City
 - 22 homes were owned by the Housing Authority of the County
- New owners must be low-income, first-time homebuyers
- 47 homes have been rehabbed and sold
- 15 homes are under construction
- 14 homes are remaining

Welcome Home Program

- This is a 5-year program, ending in September 2020
- The remaining 14 homes will be divided into 5 phases for bidding purposes
- All of the homes were in disrepair and required major rehabilitation
 - new HVAC, plumbing, electrical, roofs, cabinetry, windows & doors, etc.
- Average cost of construction per home (to date): Approx. \$155,650
- Average sales price per home: \$215,900
- An internal loan has been made available for use as needed to meet the program deadline

Before and After Photos

Front Exterior



Before and After Photos

Kitchens



Before and After Photos

Bathrooms



Before and After Photos

Living/Dining area

