INDIVIDUAL DEVELOPMENT ACCOUNT

Home Repair IDA - Frequently Asked Questions

Habitat for Humanity® of Oregon

Can I use IDA match funds to repair my home?

Match funds earned by saving in an IDA can help pay for home repairs. The IDA Program has some restrictions on what projects qualify as critical home repairs.

What are the restrictions for using IDA funds in a home repair project?

IDA matched funds can be used to pay for contractor services, materials and permits for "improvements, repairs or modifications necessary to make or keep the account holder's primary dwelling habitable, accessible or visitable for the account holder or a household member", per the Oregon IDA Program statute. As such, projects that help make a home more livable, accessible and safe qualify for this funding.

The IDA saver must check with local municipalities for permits. Some eligible expenses for IDA match include work on: roof, electrical, air conditioner, energy-efficient heating and cooling systems such as ductless heat pump, furnace, gas boiler, insulation, plumbing and fixture replacement (e.g., low flow toilets, faucets), water heater, floors, smart systems for the home (e.g., Nest thermostats), solar panels, energy-efficient windows, doors and/or weatherization, lead-based paint replacement, hazardous material abatement, seismic retrofit, foundation, beams and posts. Tool rental is an appropriate use of IDA funds if the project requires a specialized tool.

Do I have to own the home to save for a Home Repair IDA?

Matched funding earned through a Home Repair IDA can be used for performing repairs in the primary residency of the saver. Home Repair IDAs cannot be used for repairing rental properties.

What would I be asked to provide when applying for this funding?

IDA applicants will be asked about the scope of the project they want to do, what a complete project would look like, who will perform the work, and quotes from a licensed contractor (if available at application and/or to request match funds). If needed, the IDA provider may ask for pictures of the area before and after the project is completed for documentation.

Who can perform the repair work?

The repair work can be done by a licensed and bonded contractor or by the same saver, if they are capable of handling the project.

What can be paid out of Home Repair IDA funds?

Home Repair IDA funds can be used to pay for contractor services or materials:

- Payment for the repair work can only be made to a contractor.
- Payment from IDA funds cannot be made to pay a friend or family member for work done unless that person has a contractor's license.

- If the saver performs the repair work themselves, payment from the IDA Program can only be for materials, not for billed labor. Reimbursement for materials should be made upon completion and inspection of the project to verify the work was properly completed and according to their original scope of work. IDA saver would be asked for pre and post work photos of the repaired area to document their file.

How are the home repair expenses paid using IDA funds?

Once the IDA saver has answered the IDA provider's questions about the repair project and completed all program requirements (reached savings goal, completed the education requirements and be enrolled for a minimum of three months), they will be given the 'go ahead' to purchase repair materials or hire the contractor, with plans to cover these expenses with the Home Repair IDA match funds. The IDA saver collects the invoices for services or materials and submits those to Habitat Oregon requesting payment. Habitat Oregon will either pay the vendor directly or reimburse the IDA saver for expenses incurred upon receipts submittal.

Habitat Oregon will pay five out of six parts of each invoice, because the IDA Program matches five times every dollar invested by the saver up to an established limit. The IDA saver is responsible for one out of six parts of each invoice related to a Home Repair IDA project.

What are other things that I should consider?

Planning or Permitting Requirements

Depending on the project scope, applicants should research their city or county planning and permitting requirements.

Other Funding Opportunities

Applicants are encouraged to seek information on the programs listed below:

- Weatherization: Contact your local Community Action Agency (CAA) to inquire about the availability of federal weatherization funds. Find your closest Community Action Agency at **https://communityactionpartnership.com/find-a-cap/**.
- Energy Efficiency Upgrades, Heating and Cooling: The Energy Trust of Oregon has a variety of ways to access cash back, information, and tools you need to complete energy saving home upgrades and renewable energy projects. https://energytrust.org/residential/incentives/
- Portland Only, Lead Hazard Control Grant Program: https://www.portland.gov/phb/lead-grant
- Weatherization program for Multnomah County: **https://www.multco.us/dchs/weatherization**
- Statewide program information: **https://www.oregon.gov/ohcs/energy-weatherization/pages/index.aspx**