



A home repair program aimed at preserving
historic and aging housing stock while training
the next generation of tradespeople



**HISTORIC
PRESERVATION**



**NEIGHBORHOOD &
HOUSING SERVICES**

WHAT IS REHABARAMA?

REHABARAMA is a housing preservation program focused on prolonging the useful life of San Antonio's older housing stock.



Approximately 25% of San Antonio's existing housing was constructed prior to 1960. Our older housing stock provides a higher proportion of **naturally occurring** affordable housing that remains largely unsubsidized and unprotected. These existing units are at risk of demolition due to deferred maintenance, vacancy, or as a result of local code enforcement programs. Prioritizing repair and maintenance programs for our older housing stock is supported by the City's Strategic Housing Implementation Plan as an environmentally and economically sustainable method of housing preservation.

Administered by the Office of Historic Preservation, REHABARAMA focuses on building the hands-on preservation trades and emphasizes **retention and preservation of original building materials and architectural character**. Qualified participants are eligible to receive assistance with home repair and maintenance projects focused on prolonging the useful life of the home and maintaining a living environment that is safe, dry, and warm. Qualifying scopes of work include repair and maintenance projects to address one or more of the following:

- Building envelope (siding, soffit, fascia, roof penetrations, skirting)
- Structural systems (foundation, stabilization, reinforcement of structural elements, masonry)
- Non-compliance with property maintenance code issues
- Weatherization & comfort (wood window repair, windows screens, door repair, insulation)
- Longevity (scrapping, caulking, painting, flashing, gutter repair)
- Safety (porch repair & decking, accessibility)

PROGRAM GOALS

-  Preserve historic and aging housing stock to allow for aging in place & generational wealth
-  Leverage volunteer and sponsor contributions to expand value of projects
-  Integrate trades education and learning opportunities





PROGRAM TARGETS & PARTICIPANTS

- Residential occupancy at 80% AMI or below; preference for **30% AMI or below**
- Pre-1960 Housing located Citywide. Prioritize City Council Districts 1, 2, 3, and 5
- Prioritize previously-screened applicants for Westside REHABARAMA Project in D5 (2020 Event)

The assistance is provided in the form of a one-time award (direct contract between OHP and contractor) not to exceed \$25,000. **No reimbursement is required as long as the current owner or an heir continues to reside in the property.** If a home is vacated or leased during the term of the loan, the outstanding balance is due immediately and payable in full. If the property is transferred through sale during the loan term, the balance is due immediately and payable in full.

Participating property owners agree to remain in the property or preserve affordability based on award amount:

- Less than \$5,000; 1 year
- \$5,001 - \$10,000; 2 years
- \$10,001 - \$15,000; 3 years
- \$15,001 - \$20,000; 4 years
- \$20,001 - \$25,000; 5 years

Funding is available for up to 30 homes annually.

HOW IT WORKS

In the spirit of grass-roots preservation, the REHABARAMA Program **includes a single-day, service event**, held twice per year, that showcases the power that preservation has in supporting and sustaining communities. REHABARAMA events bring together local contractors, volunteer groups, students, and sponsors to accomplish exterior work such as painting and minor repairs to enhance the results of the program. By providing much needed repair and maintenance work, volunteers have the opportunity to help a neighbor in need and experience the rewarding, visible impacts from a hard day's work



Through a partnership with Guido Materials and OHP's Material Innovation Center (pictured above), **building materials are available at no cost.**



Opened in 2022, the Material Innovation Center at PortSA recaptures high-quality, salvaged materials for reuse in affordable housing projects.

Participating contractors also serve as sponsors by providing their services at a reduced rate. In return, contractors receive recognition on all event collateral as well as listing on the Rehabber Club website which showcases contractors that are experienced in the preservation trades.

Expenses	Source	Amount / Value
Contractor Labor	General Fund (OHP)	\$5,000 to \$25,000
Materials	Provided by Others	\$1,000 to \$2,500
Additional Labor	Volunteers	\$1,000 to \$2,500
Project Value:		\$7,000 - \$30,000

By leveraging incentives for participating contractors, donated materials, and volunteer labor, REHABARAMA increases the value of the projects offered to homeowners while minimizing costs.





**HISTORIC
PRESERVATION**



**NEIGHBORHOOD &
HOUSING SERVICES**