

LA FEDERATION DES ACCOMPAGNATEURS

FédAc

Autoproduction & Entraide dans le Bâtiment

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Retour sur notre visite aux USA d'août 2022

Visio FedAc – 28 septembre 2022

Sommaire :

Retour en images par F.Mathieu :

- contexte, visites effectuées, compréhension du dispositif

Complément à la présentation par D.Cérezuelle :

- 1- des opérateurs "multi cartes"
- 2- des retombées économiques mesurables pour le territoire
- 3- le choix du "collectif" et de la construction neuve : avantages, inconvénients, limites.
- 4- La reconnaissance institutionnelle de la place de l'autoréhabilitation accompagnée.
- 5- Autoconstruction ou Autoréhabilitation ? Un rapport fluctuant.
- 6- Questions et ouvertures: Oui, il y a des politiques publiques de soutien à l'autoconstruction et à l'autorénovation, mais il reste beaucoup de questions à éclaircir.

Organisation d'une rencontre internationale sur l'autoréhabilitation accompagnée

- **Une rencontre internationale : « L'autoréhabilitation accompagnée du logement et la rénovation thermique de l'habitat »** - Prévues en 2023 à Paris.
- Objectif : montrer qu'il est tout à fait possible de faire de l'autoréhabilitation accompagnée un levier de la transition.
- 2022 : phase de prospection/visites à l'étranger : les opérateurs, les institutions, les autoconstructeurs, qui inviter ?
 - Pays-Bas (visites avril 2022)
 - US (visites août 2022)
 - Angleterre (à venir)
 - Autriche (à venir)
- PARTENAIRES ACTUELS :
 - FedAc
 - Pades
 - Archi Possible
 - Institut Paris Région
 - Insiturb
 - ... on essaye de convaincre l'ADEME, la région IDF, la ville de Paris...

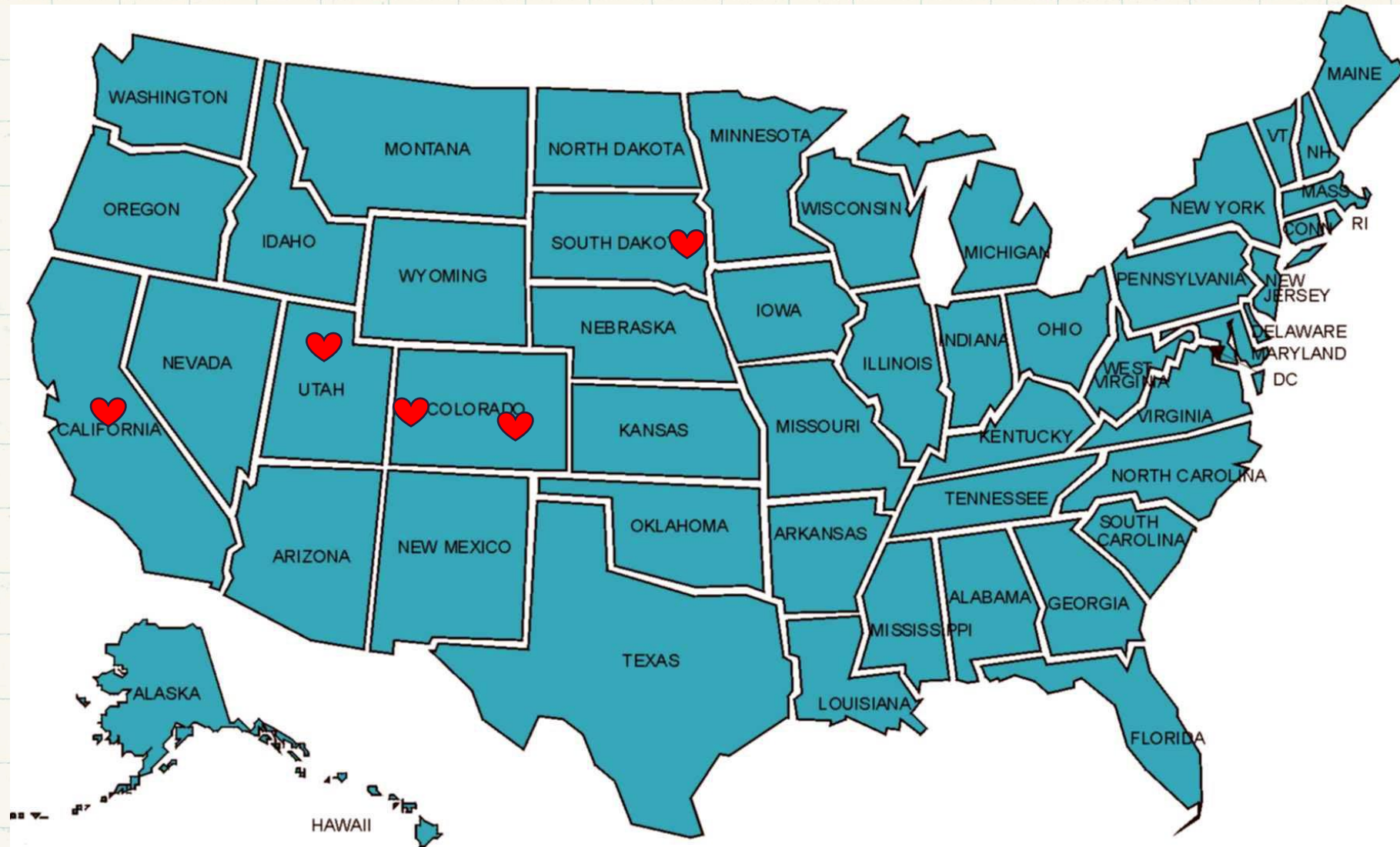
Nous sommes allés à la rencontre de 5 organisations dans 4 états (S Dakota – Utah – Colorado – Californie)

→ Nous avons pu rencontrer les équipes, les autoconstructeurs.

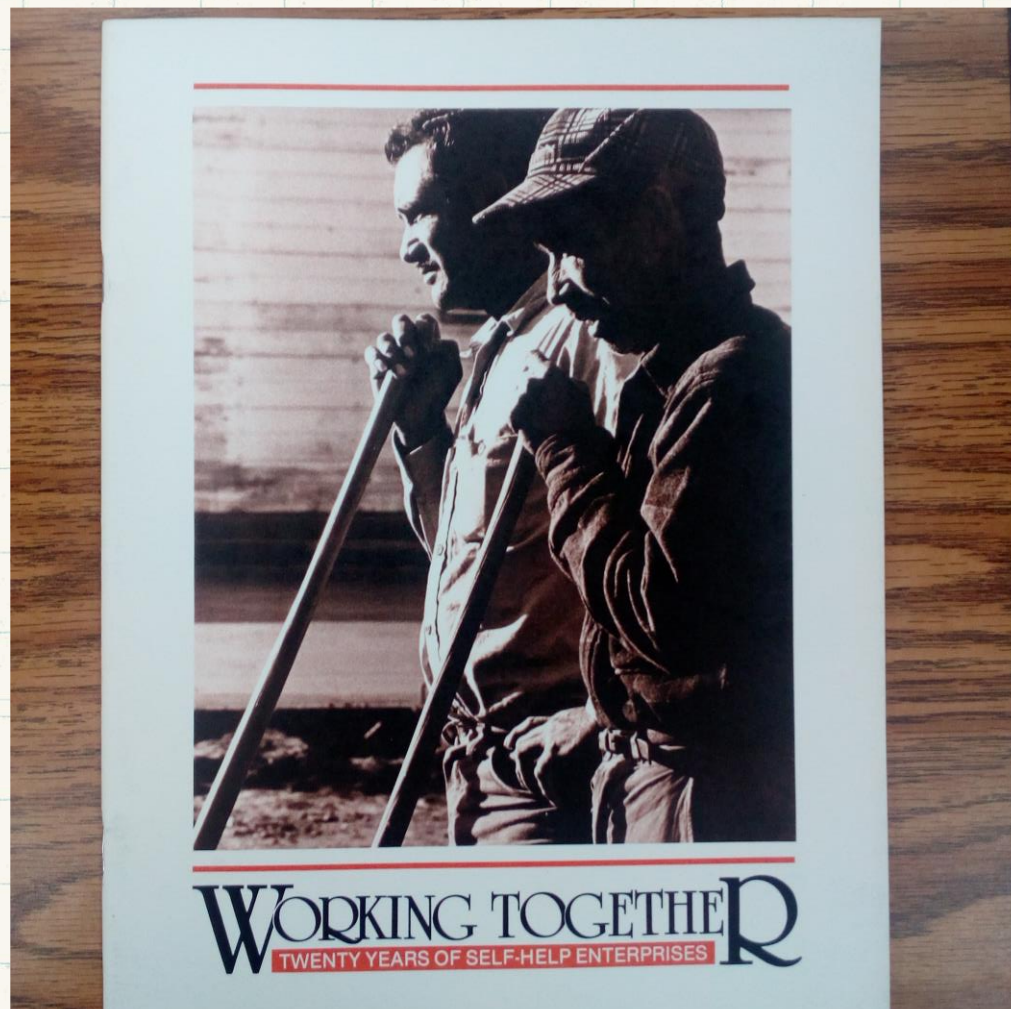
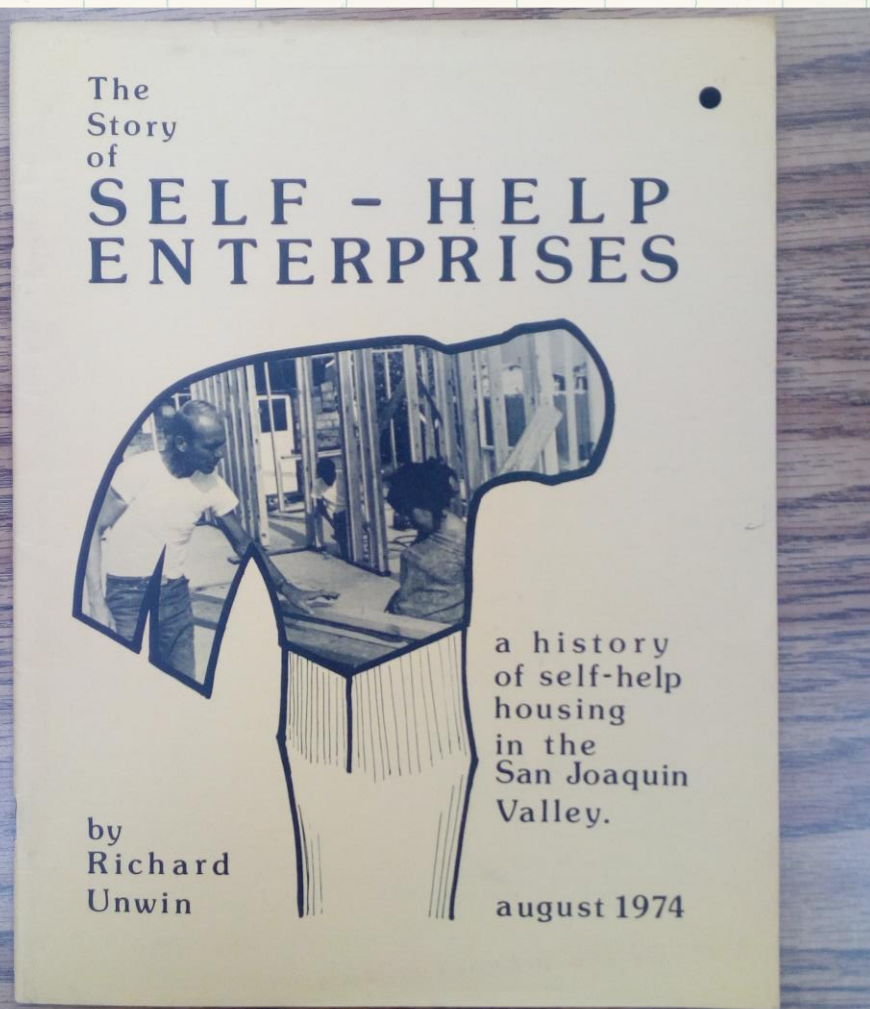
→ Nous avons visité des chantiers à différents stade de réalisation.

→ Nous avons pu comprendre comment tout cela fonctionne.

Visite US 2022 : 4 états, 5 étapes



Retour visite aux US - Une politique publique de soutien à l'autoconstruction/autoréhabilitation existe depuis l'après guerre et perdure !



Retour visite aux US – Un cadre juridique favorable à l’autoconstruction ET l’autoréhabilitation.

Sec. 523 HOUSING ACT OF 1949 (Section 2 and Title V) 68

MUTUAL AND SELF-HELP HOUSING

SEC. 523. [42 U.S.C. 1490c] (a) The purposes of this section are (1) to make financial assistance available on reasonable terms and conditions in rural areas and small towns to needy low-income individuals and their families who, with the benefit of technical assistance and overall guidance and supervision, participate in approved programs of mutual or self-help housing by acquiring and developing necessary land, acquiring building materials, providing their own labor, and working cooperatively with others for the provision of decent, safe, and sanitary dwellings for themselves, their families, and others in the area or town involved, and (2) to facilitate the efforts of both public and private nonprofit organizations providing assistance to such individuals to contribute their technical and supervisory skills toward more effective and comprehensive programs of mutual or self-help housing in rural areas and small towns wherever necessary.

(b) In order to carry out the purposes of this section, the Secretary of Agriculture (in this section referred to as the “Secretary”) is authorized—

(1)(A) to make grants to, or contract with, public or private nonprofit corporations, agencies, institutions, organizations, Indian tribes, and other associations approved by him, to pay part or all of the costs of developing, conducting, administering, or coordinating effective and comprehensive programs of technical and supervisory assistance which will aid needy low-income individuals and their families in carrying out mutual or self-help housing efforts, including the repair of units financed under section 502 that are being held in inventory; and

(B) to establish the Self-Help Housing Land Development Fund, referred to herein as the Self-Help Fund, to be used by the Secretary as a revolving fund for making loans, on such terms and conditions and in such amounts as he deems necessary, to public or private nonprofit organizations and to Indian tribes for the acquisition and development of land as building sites to be subdivided and sold to families, nonprofit organizations, and cooperatives eligible for assistance under section 235 or 236 of the National Housing Act or section 521 of this Act. Such a loan, with interest at a rate not to exceed 3 percent per annum shall be repaid within a period not to exceed two years from the making of the loan, or within such additional period as may be authorized by the Secretary in any case as being necessary to carry out the purposes hereof: *Provided*, That the Secretary may advance funds under this paragraph to organizations receiving assistance under clause (A) to enable them to establish revolving accounts for the purchase of land options and any such advances may bear interest at a rate determined by the Secretary and shall be repaid to the Secretary at the expiration of the period for which the grant to the organization involved was made;

(2) to make grants to, or contract with, national or regional private nonprofit corporations to provide training and technical assistance to public or private nonprofit corporations, agencies,

As Amended Through P.L. 116-260, Enacted December 27, 2020

February 5, 2021

SECTION 523 SELF-HELP REPAIR & REHABILITATION PROGRAM



Introduction History and Development of the self-help rehabilitation program

Although not fully utilized until 1995, the rehabilitation component of the self-help program is allowed in the original 1944-I Self-Help Technical Assistance Grants regulation. First mentioned on Page 3 in the definition of Participating Family, the rehabilitation element was largely overlooked and unused by grantees nationally. Offered as either an owner occupied or acquisition-rehabilitation element, self-help rehab offers flexibility in the program when changing market conditions make land difficult to find, tough to develop, a drop in the economy increases the housing stock, or low incomes make obtaining homes a challenge for homeowners seeking affordable housing under the traditional mutual self-help model.

Historically, other programs, such as weatherization, HUD CDBG, State Housing Trust Funds and the USDA Rural Development 504 Repair Grant and Loan have been used to serve the needs of deteriorating housing. Now, organizations are often using the 504 program for self-help owner occupied rehabilitation and the acquisition option in the 502 Direct Loan program to include rehabilitation of an existing structure. It has been determined that USDA self-help rehabilitation activities can be used in conjunction with weatherization and other programs to have a much greater impact.

Some grantees only administer self-help rehabilitation programs; others are able to sustain both a new construction and a rehabilitation program, while still others alternate their program from a new construction program to a rehabilitation program and back to new construction to align with changing market conditions.

With rehabilitation mentioned only six times in the 1944-I, there was a significant range of variability between states. In early 2017, with input from the T&MA contractors, Rural Development instituted Administrative Notice (AN) 4831. This AN was designed to provide additional guidance and create consistency in administration and reporting in the rehabilitation component of the self-help program. It clarified feasibility of the various rehabilitation projects and developed three different methods to substantiate cost savings to participants. Since rehabilitation projects vary in size and complexity, 65% labor is not a Rehabilitation Handbook –March 2020 14 requirement, but the regulations require at least 10 hours per \$1,000 spent on homeowner labor tasks with some grantees doing more or putting in a minimum number of labor hours.

Administrative Notice 4831 no longer exists and its rules have been incorporated into the updated version of 1944-I released in December 2019. See Appendix A.1 and Appendix A.2

Notes is an occasional bulletin of observations and recommendations intended to assist Self-Help Grantees. Written and distributed by LIFT CAA, Inc. (formerly known as Little Dixie Community Action Agency, Inc.) T&MA Contractors, 209 North 4th Street, Hugo, OK 74743.

Visite US – Chantiers et réalisations



Californie

Visite US – Chantiers et réalisations



South Dakota

Visite US – Chantiers et réalisations



Utah

Visite US – Chantiers et réalisations



Utah

Visite US – Chantiers et réalisations



Californie

Visite US – Chantiers et réalisations – Rénovation !



South Dakota

Visite US – Chantiers et réalisations – Rénovation !

Hamlin

13,245.21



South Dakota

Visite US – Chantiers et réalisations – Rénovation !

Submitted: Watertown Office 04/2009



Pictured above at left is the house before it was rehabilitated. Pictured at right is Linda Mino standing in front of her newly remodeled home.

Visite US –
Formation,
accompagnement,
animations.



Colorado

Visite US – Formation, accompagnement, animations.



Californie

Visite US – Formation, accompagnement, animations.

DRAFT (logo or emblem created by team members)



GROUP 67

(Possibly create a unique team name)

Purpose or Mission Statement

(50 words or less recommended)

Team Values

Norms and Rules

Safety:

Conflict Resolution:

Conflict Resolution with Supervisor:

Task-oriented:

Communication tools:

Group 61 Team Charter Page 1

Social Media:

Cell phones:

Cleanliness:

Celebrations:

Goals

BHAG: (Big Hairy Audacious Goal)

Weekly:

Daily:

Conditions of Team Membership

Our team will abide by all the rules and norms that we have established, and commit to do our very best. In the case of a violation by a team member, a sequence of warnings and corrective action will be followed:

The violation must be recognized by at least 4 team members to be considered a violation.

1st Violation-..

2nd Violation-

3rd Violation-

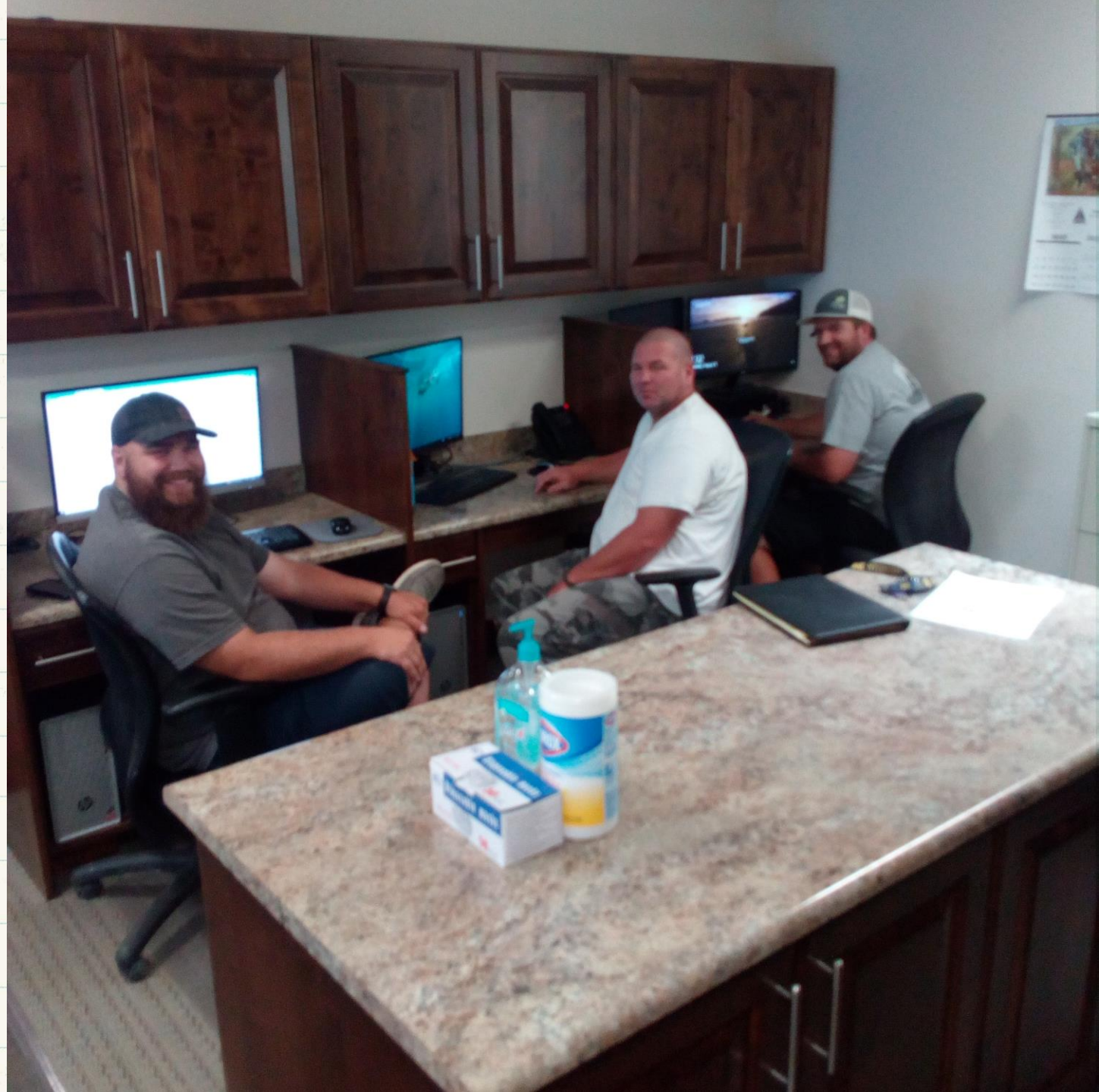
4th Violation- The team will hold a vote and decide if a meeting with Self-Help Homes and USDA is necessary to discuss the violators continued team participation. At least 90 percent of the team must agree.

Amendment Process

The team can propose amendments to this charter anytime. Ninety percent consensus by the team is necessary for adoption of a proposed amendment and must be approved by Construction Supervisor.

Group 61 Team Charter Page 2

US – Des équipes, des encadrants, de l'organisation, des contrôles.



US – Des équipes, des encadrants, de l'organisation, des contrôles.



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South Dakota

US – Des équipes, des encadrants, de l'organisation, des contrôles.



Utah

US – Des équipes, des encadrants, de l'organisation, des contrôles.



Colorado

US – Des équipes, des encadrants, de l'organisation, des contrôles.

	First Task	Second Task	Third Task	Fourth Task			
1							
2	Tammy	Basement Walls	Green Plate	Interior walls	Exterior Walls	Windows	First Task Group: Green Plate, Porch Cap, Basement Walls
3	Kardin	Basement Walls	Green Plate	Interior walls	Exterior Walls	Windows	Second Task Group: Floor Systems
4	Shaun	Trusses	Fascia Sheeting	Roof framing	Roof sheathing		Third Task Group: Exterior walls, Interior Walls, Double Top Plate
5	Tiffany C.	Trusses	Fascia Sheeting	Roof framing	roof sheathing		Fourth Task Group: Truss Prep, Truss Layout
6	Joe	Roofs	Truss Prep	Roof Subfloor	Overbuilds		Fifth Task Group: Fly trusses, Fascia, Sheath Roof, Truss Bracing, Overbuilds
7	Selene	Roofs	Truss Prep	Roof Subfloor	Fascia		
8	Hayden	Exterior Walls	Interior Walls	Garage Walls	Stairs		Shingle
9	Shailee	Exterior Walls	Interior Walls	Garage Walls	Stairs		Windows
10	Braden	Roofs	Truss Prep	Roof framing / sheathing	Shingle		Exterior Doors
11	Karen	Roofs	Truss Prep	Roof framing/fascia	Shingle		Finish Work
12	Garrett	Trusses	Fascia Sheeting	Roof Subfloor	roof sheathing		Paint Prep
13	McKenna	Trusses	Fascia Sheeting	Roof Subfloor	roof sheathing		Paint
14	Dan	Truss Prep	Roof framing	Roof Sheathing	Roofs		Cabinet install
15	Loni	Truss Prep	Punchlist	Roof Sheathing	Roofs		Stone
16	Jennika	Roofing Walls	greenplate	Shingles	Trusses		Landscaping
17	Zac	Roofing Walls	greenplate	Shingles	Trusses		Decks/Landings
18	Dave	garage walls	Porch caps	Exterior walls/sheathing	punchlist		Finish Plumbing
19	Tiffany S.	garage walls	Porch caps	Exterior walls/sheathing	punchlist		
20							
21							
22							
23							
24							
25	1 It is expected that you are to work on the tasks in the order that they are presented on this sheet.						
26	2 If you cannot work on your priority task for any reason, contact me and we will discuss what needs to be done and I will adjust tasks as needed						
27	3 It is ENCOURAGED to put in hours even if they are under the 3 hours requirement. However, you are ENCOURAGED NOT TO deviate from the task you are assigned.						

US – Des équipes, des encadrants, de l'organisation, des contrôles.



USDA Rural Development Self-Help Housing

LIFT CAA T&MA Contractors provide grantees or potential grantees with LIFT CAA T&MA Guidelines, Forms, Program Training Guides and other helpful resources.

USDA Rural Development Self-Help Housing Handbooks

- ✓ [Accounting for Individual Borrower 502 Loan Accounts 2020](#)
- ✓ [Acquisition and Owner Occupied Rehab Handbook December 2020](#)
- ✓ [Board of Directors Governance Guide](#)
- ✓ [Construction Supervisor Handbook 2019](#)
- ✓ [Feasibility Handbook 2021](#)
- ✓ [Financial Management Handbook For Federally Funded Organizations 2019](#)
- ✓ [Group Coordinator Handbook 2019](#)
- ✓ [Guide to Basic Bookkeeping For Nonprofits](#)
- ✓ [Orientation Handbook April 2022](#)
- ✓ [Pre-Construction Meeting Guide 2020](#)
- ✓ [Program Director Handbook 2022](#)
- ✓ [Section 523 TA Assistance Application Guide April 2022](#)

USDA Rural Development Regulations and Guidelines

- ✓ [1944-I Updates 03 28 2022](#)
- ✓ [AN 4827 Self Help Technical Assistance Grant Extensions And Final Evaluations](#)
- ✓ [AN 4828 Self Help Technical Assistance Grant Application Processing](#)
- ✓ [AN 4831 Section 523 Self Help Rehabilitation Program Guidance](#)
- ✓ [AN 4840 Supervised And Bank Account](#)
- ✓ [AN 4842 Self Help Technical Assistance High Risk Determination](#)
- ✓ [AN 4844 Section 523 Indirect Cost Negotiations](#)
- ✓ [AN 4845 Self-Help Technical Assistance Grant Servicing Sep 26 2017 replaces 4805](#)
- ✓ [Calculating EU's](#)
- ✓ [Civil Rights Policy Statement 508c](#)
- ✓ [Federal Fair Housing](#)

US – De la
fierté et des
compétences.



US – De la fierté et des compétences.



Schéma Fonctionnement du dispositif USDA

Ligne budgétaire -
Prêts pour les autoconstructeurs



\$1,4
Milliards

Prêts à taux « accès à l'habitat »
pour :
- Acheter les matériaux
- Acheter les outils
- Acheter une part des services
fournis par l'opérateur

Ligne budgétaire -
Dotations pour les
« opérations de terrain »



\$32
Millions

Missions des opérateurs locaux :

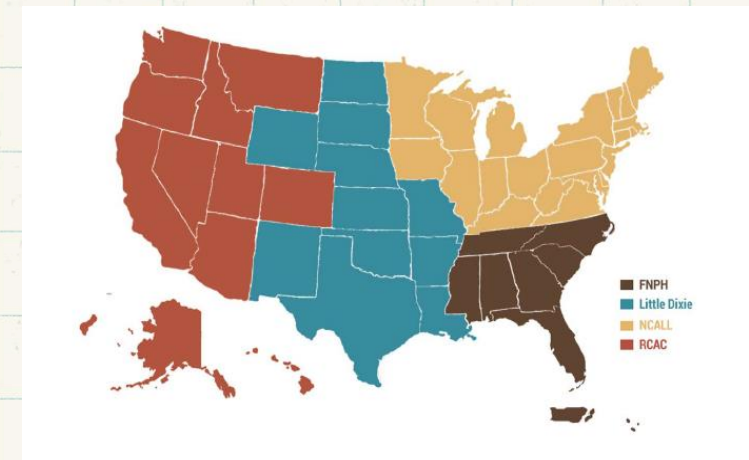
- Promotion du dispositif
- Recrutement et qualification (accès aux prêts) des familles.
- Animation collectives
- Ingénierie bâtiment
- Accompagnement technique en collectif (en solo pour réno)
- Coopérations avec les autorités locales (contrôle qualité des habitations)
- Maitrise foncière
- Recrutement des accompagnateurs techniques

Ligne budgétaire pour les
« opérations de qualité »



Missions des opérateurs :

- Formations
- Centre de ressources pour les opérateurs
- Échanges de pratiques
- Meetings



Lobbyst



US – Les points clés pour que cela fonctionne bien ...

1) **Une politique publique constante** (US Dep of Agriculture) qui permet :

- De **soutenir dans la durée des opérateurs** (environ 100 opérateurs en activité à travers le pays)
- D'octroyer **des prêts aux autoconstructeurs/autorénovateurs**

2) Des opérateurs bien organisés et **en coopération avec les autorités locales**

- Des ressources humaines clés : « **les superviseurs** » (encadrants techniques) et les directeurs/trices.
- Des camions ateliers
- Des **contrôles qualités tout au long des chantiers par les autorités locales**
- Une **qualification des familles** et des contrats d'engagements « en sueur » costauds
- Une **maitrise du foncier** pour certains opérateurs

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Visite US – Des questions ? Franck et Daniel sont motivés !

