

City of San Dimas

2013-14 Community Development Block Grant

Housing Rehabilitation Program



In order to be consistent with information provided to rehab applicants, please see the types of repairs eligible under each program below.

Rehabilitation shall be limited first to code violations, repairs to make the dwelling decent, safe and sanitary, and to meet City of San Dimas applicable Building and Safety and Health codes. General property improvements may be eligible as allowed for per the funding source requirements and allowed at the discretion of the City based on the extent of rehabilitation necessary to achieve housing quality standards.

Housing Rehabilitation Program

This program provides grants to **single family dwelling** units up to \$7,500 for eligible interior and/or eligible exterior improvements. These funds are provided to single family owner-occupied households to perform general rehabilitation necessary to bring the structure into compliance with applicable building codes and rehabilitation standards. The program provides interior and exterior repairs on single family dwellings but is **limited to interior improvements for condominiums and townhomes**.

The main goal for exterior improvements is to preserve quality of our housing stock while revitalizing older neighborhoods within the City. Repairs and/or replacements are limited to items viewed necessary to bring the condition up to current code standards as allowed for by the funding source and limited to areas considered in the square footage of the main house. **An additional \$2000 is available for environmental testing and remediation.** This project has been funded in part by the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) program.

Eligible Items Include:

- **roofing**
- **termite treatment/fumigation**
- **exterior painting** (*gates, walls and fencing are ineligible items except when incidental in cost and to the overall rehabilitation of the property*)
- **windows**
- **doors**
- **wall and trim**
- **existing attached or detached garage** (allowed only if it is incidental to the overall rehab cost of the work)
- **demolition activities** are permitted only if health and safety violations exist and/or must be remedied prior to commencement of other rehab work (in most cases, cost of activities under this scenario will exceed the grant amount and the applicant will responsible to pay the amount above the grant)

Ineligible Items:

- **tree trimming, weed abatement and trash or debris removal** (except when necessary to perform other rehabilitation work or necessary to eliminate hazardous conditions)
- **landscaping/planters/irrigation**
- **any rehab work to patios, decks, porches, and sheds**

Mobile Home Repair

For Mobile Homes we can provide grants up to \$2,000 to San Dimas mobile home residents with **urgent repairs** involving:

- **roof**
- **plumbing** (re-pipe, line leaks, water heater replacement, no fixture replacements unless inoperable due to deterioration, minor plumbing not eligible)
- **electrical**
- **heating or cooling**
- **window repairs** (replacement allowed only if condition warrants)
- **structural repairs to main unit**
- **termite fumigation/treatment**
- **exterior repairs** (siding, skirting, railing, carpet, steps. Repairs to sheds are not permitted)
- **disabled access modifications** (toilet, grab bars, ramps)
- **Landscaping matters such as weed abatement and pruning are not permitted under the program.**

An Additional \$1000 is available for environmental testing and remediation for repair/improvement if required.

The program does not provide for cosmetic upgrades such as replacement of stained flooring, countertops, exterior or interior painting. Exterior painting is only allowed if cited by park management due to deteriorated condition. Items must be necessary and have an imminent effect on improving the health and/or safety of the occupant.

In most cases there will be client out-of-pocket costs due to the reduced grant amounts. The intent of the program is to provide financial help and not necessarily to pay for the total cost of the repair or replacement.

The Housing Rehabilitation Program is available to assist eligible residents with the high cost of repairing their homes. The program is available on a first come, first served basis, and until program funds are depleted. Priority is given to first time applicants and health and safety conditions. Participation in the program may be limited to every other fiscal year. Please call or walk in and provide the following information to be added to the **Waiting List: Name, Phone, Property Address, Estimated Amount needed, Use of Funds.**

CDBG 2013-14 Low to Moderate Income Limits

<u>Persons Per Household</u>	<u>80% of Median Income</u>
1	\$46,400
2	\$53,000
3	\$59,650
4	\$66,250
5	\$71,550
6	\$76,850
7	\$82,150
8	\$87,450

Applications are not available at this time. For more information on the Program please contact:

Housing Section
Community Development
City Hall
245 E. Bonita Avenue
San Dimas, CA 91773
Phone: (909) 394-6207