

The Housing Rehabilitation Program (Program) provides financial and technical assistance to low- and moderate-income homeowners (Owner) to preserve and improve the condition of the City of Alameda's existing housing stock. Assistance may be provided to correct substandard and/or health and safety conditions, to remediate lead-based paint (LBP) hazards, to extend energy conservation measures, and/or to repair or replace major systems in danger of failure. The Program may be subject to administrative review and revision periodically in response to updated information.

ELIGIBLE PROPERTIES

Applications are available from the City of Alameda Community Development Department ("CDD") and include providing information regarding household size and income, including most recent tax return, and children's Lead Blood Level (if available). To be eligible for the Program the application must meet all of the criteria below:

- Applicant must be the owner of record at the time of application.
- Owner's household income shall be at or below 80% of the Median Income as established by HUD for the Oakland PMSA¹.
- The home must be either be:
 - Owner-occupied single family dwelling or condominium
 - Owner-occupied unit in a 1-4 unit residential structure
 - Owner-occupied residence in a mixed-use structure
- Available public and private funds must be sufficient to bring the dwelling unit up to HQS, LBP Clearance Standards and the 1997 Uniform Housing Code.
- Applications **WILL NOT** be accepted for improvements that are underway or completed.

SELECTION CRITERIA

Projects meeting the eligibility criteria shall be accepted into the Program on a first-come, first-served basis until the available funds have been exhausted. Priority may be given to properties:

- Occupied by very low-income households
- With significant health and safety hazards and/or code violations
- Which are overcrowded.

ELIGIBLE SERVICES

The specific scope of work for each home will be determined upon review of the application and CDD property inspection. The scope of work will be prioritized in the following order: Health and Safety; LBP Hazard Reduction; Incipient Code Violations; and Energy

¹ Available on the City of Alameda web site or upon request.

Conservation. Accessibility improvements for residents with physical disabilities may also be included. General Property Improvements may not exceed 10% of the total project budget. CDD may assist Owner with contractor selection and monitoring. At completion, assisted dwelling units will meet U.S. Department of Housing and Urban Development (HUD) Standards regarding Housing Quality Standards (HQS), LBP Clearance and energy conservation.

FINANCIAL ASSISTANCE

Financial assistance may be in the form of direct below market-rate loans, tailored to the specifics of each project, at affordable repayment terms. The maximum direct loan amount is \$50,000. (Waivers of this maximum may be granted for complex projects, e.g. accessibility improvements.) Costs relating to: loan processing, such as title and credit reports; environmental testing including lead dust sampling and risk assessment/paint inspection; National Historic Register eligibility review; design assistance for plans and specifications; and planning and building fees may be included in the loan. Funded applications will result in an agreement between the City of Alameda and Owner, including one or more promissory notes and a recorded Deed of Trust.

For further information or an application, please call (510) 747-6884 or email lfitts@alamedaca.gov.

PROVISIONS FOR PERSONS WITH DISABILITIES

If any person with an interest in participating in the aforementioned federal program is a person with a disability as defined by Section 504 of the Rehabilitation Act of 1974 and requires an accommodation to participate or take interest, a request for accommodation may be made to Lisa Fitts at (510) 747-6884, (510) 522-7538 (TYY) or by email at lfitts@alamedaca.gov. Such request shall include a description of the accommodation sought, along with a statement of the impairment that necessitates the accommodation. Any request for accommodation shall be reviewed and a response provided within five business days of receipt of such request. Notice of any accommodation granted will be promptly provided to the requester.

PROVISIONS FOR NON-ENGLISH SPEAKING RESIDENTS

The City of Alameda has a network of employees speaking some 45 languages who can act as interpreters for residents seeking information regarding CDBG/HOME programs. If notified two business days in advance, the City will arrange to have an interpreter available. Please contact Lisa Fitts at (510) 747-6884, (510) 522-7538 (TYY), or by email at lfitts@alamedaca.gov.

NON-DISCRIMINATION POLICY

The City of Alameda does not discriminate against any persons on the grounds of race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law.