

The Substantial Rehabilitation Program (Program) provides financial and technical assistance to private property owners (Owner) to preserve and improve the condition of the City's existing housing stock, while adding affordable rental housing opportunities for low-income families. This public/private partnership creates new housing units in vacant or underutilized spaces within the footprint of existing structures (Structure). Upon completion, units constructed with Program assistance will be occupied by tenants holding Housing Choice Vouchers for a period of not less than 15 years as required by the source of public funds. The Program may be subject to administrative review and revision periodically in response to updated information.

PREDEVELOPMENT ASSISTANCE

The Program can grant funds to Owner to determine property eligibility and development potential, pay initial "soft costs" including but not limited to title and credit reports, Planning Department fees, and to contract with:

- Licensed architect to prepare plans and elevations suitable to obtain Preliminary Design Review Approval;
- Other specialized professionals to conduct environmental and National Register eligibility review and consultant/engineering services to assess existing health and safety hazards including lead-based paint (LBP) risk assessment.

ELIGIBLE PROPERTIES

Applications are available from the City of Alameda Community Development Department ("CDD"). 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.
- Portions of the Structure shall be underutilized or unoccupied at application and for the prior twelve months. Existing residential and/or commercial tenants, if any, shall not be permanently displaced by Owner during application review and/or following construction. Temporary relocation may be required in some situations; if so, relocation assistance will be provided in accordance with the Uniform Residential Anti-Displacement and Relocation Assistance Plan.
- Owner shall apply for preliminary design review approval, variances and use permits as determined to be necessary through Predevelopment Assistance.
- Proposed Program units shall meet or exceed planning and/or building requirements for an additional living unit. Assistance for the City's Amnesty Program for vacant, undocumented units can be provided.
- Owner shall agree to refrain from any construction or remodeling during application review and prior to execution of the Program agreement. Applications **WILL NOT** be accepted for improvements that are underway or completed.

SELECTION CRITERIA

Priority for funding will be based on availability of funds and a combination of the following factors regarding the proposed Program unit:

- Suitability for family housing (2 or more bedrooms)
- Suitability for households with elderly members or individuals with physical disabilities (flat access and/or fully accessible units, if possible)
- Potential for historic preservation
- Location within reasonable range of shopping, school, transportation and recreation facilities

ELIGIBLE SERVICES

The specific scope of work for each proposed unit will be determined upon CDD property inspection. Services may consist of, but are not limited to: technical assistance for development of plans and specifications conforming to Title 24 and Uniform Building Codes as adopted by the City of Alameda; property refinancing or financial packaging for matching funds; help with contractor selection and monitoring; construction management and construction payment approval; and final inspection. At completion, Program 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 will be in the form of direct below market-rate loans, tailored to the specifics of each project and limited to the “gap” which cannot be filled through private financing. Assistance is designed to create a “break-even” situation at the point of initial occupancy. Funded applications will result in an agreement between the City and Owner, including one or more promissory notes and recorded Deed of Trust. Private financing may be used to pay for additional general property improvements in conjunction with the unit development.

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 (TTY) 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 (TTY), 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.