



# Housing Authority of the City of Alameda

701 Atlantic Avenue, Alameda, CA 94501 ~ Phone: (510) 747-4300 ~ Fax: (510) 522-7848 ~ TDD: (510) 522-8467 ~ Web: www.alamedahsg.org

## **HOUSING REHABILITATION PROGRAM**

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 Alameda Housing Authority's Housing & Community Development Department (HCD) 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 PMSA\*.
- The home must be either:
  - 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 over-crowded.

### **ELIGIBLE SERVICES**

The specific scope of work for each home will be determined upon review of the application and HCD property inspection. The scope of work will be prioritized in the following order: Health and Safety; LBP Hazard Reduction; Incipient Code Violations; and Energy Conservation. Accessibility improvements for residents with physical disabilities may also be included. General Property Improvements may not exceed 10% of the total project budget. HCD 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 recorded Deed of Trust.

\* Available upon request

***For further information or an application, please call (510) 747-4316.***



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## **PROVISIONS FOR PERSONS WITH DISABILITIES**

If any person with an interest in participating in a Community Development Block Grant (CDBG) / HOME program and is a person with a disability as defined by Section 504 of the Rehabilitation Act of 1974 who requires an accommodation to participate or take interest, that person must make a request for accommodation to Rosemary Valeska, (510) 747-4316 or email [rvaleska@alamedahsg.org](mailto:rvaleska@alamedahsg.org). 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. Please contact the City at (510) 747-4316 (Voice), (510) 522-8467 (TDD), or email [rvaleska@alamedahsg.org](mailto:rvaleska@alamedahsg.org) to request any other reasonable accommodations that may be necessary. The CDBG/HOME Section 504 coordinator is Vanessa Cooper. Ms. Cooper can be reached at (510) 747-4325 or [vcooper@alamedahsg.org](mailto:vcooper@alamedahsg.org). A copy of the City's 504 grievance procedure can be found online at [www.alamedahsg.org](http://www.alamedahsg.org).

## **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 five business days in advance, the City will arrange to have an interpreter available. Please contact the City at (510) 747-4316 (Voice), (510) 522-8467 (TDD), or email [rvaleska@alamedahsg.org](mailto:rvaleska@alamedahsg.org).

## **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.

