



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

MINOR HOME REPAIR PROGRAM

The Minor Home Repair Program (Program) provides financial and technical assistance to low- and moderate-income homeowners (Owner) to provide EMERGENCY repairs, geared to correct immediate threats to the health and safety of the client, in order to stabilize the condition of the property and reduce the need for more substantial rehabilitation. Assistance utilizing Federal Department of Housing and Urban Development funds (HUD) may be provided to correct substandard and/or health and safety conditions, security items, accessibility modifications, carpentry, plumbing, heating, and electrical repairs. The Program may be subject to administrative review and revision periodically in response to updated information.

ELIGIBLE PROPERTIES

Applications are available from the Housing & Community Development (HCD) of the Alameda Housing Authority and include providing information regarding household size and income, including most recent tax return. 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 U.S. Department of Housing and Urban Development (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 or a mixed-use structure
 - Only the unit occupied by the Owner is eligible to receive repair assistance. Common areas or systems of multi unit properties are not eligible.
- Available public and private funds must be sufficient to bring the dwelling unit up to HUD's Housing Quality Standards (HQS), Lead-Based Paint (LBP) Clearance Standards and the 1997 Uniform Housing Code.

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

ELIGIBLE SERVICES

The specific scope of work for each home will be determined upon review of the application and property inspection by HCD staff. At completion, assisted dwelling units will meet U.S. Department of Housing and Urban Development (HUD) requirements regarding Housing Quality Standards* (HQS) and LBP clearance of the work site.

FINANCIAL ASSISTANCE

Financial assistance may be in the form of grant of 100% of the cost, up to \$2,000, limited to one repair per each two fiscal years. If the unit cannot comply with the minimum HQS using only Grant funds, direct loans with affordable payments can be made under the City's Housing Rehabilitation (HR) Program. Costs relating to: environmental testing including lead dust sampling and risk assessment/paint inspection; National Historic Register eligibility review; and planning and building fees may be included in the Grant.

- 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 rvalueska@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 rvalueska@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. A copy of the City's 504 grievance procedure can be found online at 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 rvalueska@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.

