



HOME Repair PROGRAM



*Preserving Homes,
Enhancing Lives*

Program Purpose

The Home Repair Program offers technical and financial assistance to lower-income property owners to correct critical health and/or safety repairs.

Eligible Applicants

Owner-occupants, whose gross annual income does not exceed 80% of the Santa Clara County Area Median Income (AMI), adjusted for household size. *Please refer to the Eligibility Criteria for eligible income levels and asset restrictions.*

Eligible Properties

Owner-occupied single-family or duplex properties located in the City of San José.

Grant Limit

Home Repair Grant limits are based on owner-occupants' annual gross income and property location:

Citywide (Non-SNI)

For citywide properties that are not located in a Strong Neighborhood Initiative (SNI) area, homeowners may be eligible for a maximum grant amount of \$5,000.

Strong Neighborhood Initiative Areas

Properties located within an SNI area may be eligible to receive one of the following grants:

Household Income	Maximum Grant Amount
Extremely low	\$15,000
Very low	\$10,000
Low	\$ 5,000

Properties located within the City's SNI areas may be eligible for additional grants specific to each area. *See the back of the Eligibility Criteria sheet for SNI area boundaries.*

The final grant amount will be the actual cost of repairs or improvements determined by Housing Department staff. The grant may be offered in combination with other Housing Department loans.

**Programs are subject to change without notification*

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Housing

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Terms

- Certain exterior improvements to the property may be required
- Properties constructed prior to 1978 must be tested for lead-based paint
- Grants require no repayment *unless* the property is sold within three years from grant approval date
- Grants are available only one-time per property and one-time per owner
- Grants are made at the discretion of the Housing Department
- The actual cost of repairs cannot exceed the established grant maximum (*see chart on front page*)
- Property must have been owned by the applicant for a minimum of one year prior to application
- Repairs or improvement will be prioritized by the Housing Rehabilitation Inspector based on health and safety
- Grant approval is subject to underwriting criteria and asset limitations in effect at the time of application
- Applicant must sign a Grant Agreement with the City of San José
- Certain improvements may be ineligible or beyond the scope of this grant; this decision is determined by the Housing Rehabilitation Inspector

Eligible Repairs

- Roof leaks
- Furnace or water heater repair/replacement
- Plumbing
- Electrical
- Window repair
- Stairway, porch, and deck repairs
- Other emergency repairs as authorized by Housing staff

Ineligible Repairs

- Pools, spas and hot tubs
- Outdoor cooking facilities
- Storage sheds
- Patio covers
- Furniture
- Window coverings

Application Process

A Housing Rehabilitation Inspector will contact the homeowner to set up an inspection appointment. The inspector will conduct a complete inspection of the property, including the inside of the home. If the inspector determines that the grant amount is adequate to resolve all necessary repairs, and that the property has no other serious health and safety related issues, the inspector will provide a grant application. Once the complete application is submitted and basic program eligibility has been established, the application will be processed for approval. Following approval, Housing Department staff will coordinate with the homeowner to select a contractor to perform the needed work.

If the required health and safety repairs exceed the grant amount, the applicant may be required to apply for a Program loan to cover the costs of the repairs that exceed this amount. As a condition of the City's grant, all critical health and safety related needs must be addressed. *Please contact Housing staff for additional information.*

Contact Information

City of San José, Department of Housing
200 East Santa Clara Street, 12th floor
San José, California 95113
408.975.4440 Housing Rehabilitation
www.sjhousing.org/program/repairs.html