



MOBILEHOME Repair PROGRAM

*Preserving Homes,
Enhancing Lives*

Program Purpose

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

Eligible Applicants

Owner-occupants whose gross annual income does not exceed 50% 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 (see attached for household size).*

Eligible Properties

Owner-occupied mobilehomes located in the City of San José.

Grant Limit

The maximum grant amount available is up to \$15,000. However, the final grant amount will be the actual cost of repairs or improvements as determined by Housing Department staff.

Terms

- The actual cost of repairs cannot exceed \$15,000
- The mobilehome must have been owned by the applicant for a minimum of one year prior to application
- Repairs or improvements 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
- Properties constructed prior to 1978 may require testing for lead-based paint
- Grants require no repayment *unless* the property is sold within three years of the grant approval date
- Grants are available every 10 years based on the completion date of all previously completed repairs
- Grants are made at the discretion of the Housing Department

**Programs are subject to change without notification*

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Housing

Eligible Repairs

Improvements under the Mobilehome Repair Program include:

- Roof leaks
- Non-functioning furnace
- Water heater leaking/no hot water
- Major plumbing leaks (typically at water supply lines under home)
- Waste-line(s) leaking (typically at main connection or under home)
- Raw sewage backing up into home
- Gas leak (call PG&E immediately)
- Hazardous electrical problems
- Other emergency repairs as authorized by Housing staff

Ineligible Repairs

- Spas and hot tubs
- Outdoor cooking facilities
- Furniture
- Window coverings

Application Process

A Housing Rehabilitation Inspector will contact the mobilehome owner 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 mobilehome owner 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 the grant amount. As a condition of the City's grant, all critical health and safety related needs must be addressed first. *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

