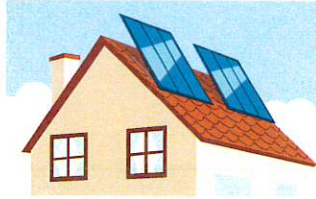




# City of Alhambra

## Homeowner Rehabilitation Programs



The Community Development Department, Housing Division is offering Home Improvement Programs.

The City has designed several programs to assist homeowners in fixing up their homes:

- ✚ Minor Rehabilitation Deferred Loan where property improvements are less than **\$50,000.00**.
- ✚ Major Rehabilitation Deferred Loan where property improvements exceed **\$50,000.00**.

To qualify for both programs a homeowner must be income eligible per HUD income limits based on household size listed below:

### INCOME LIMITS (Based on Household Size)

1	2	3	4	5	6	7	8
\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900

Please feel free to request an application as these programs are for all income qualified Alhambra residents.

If you have any questions, or would like to schedule an appointment to meet with us, please feel free to call us at (626) 570-5037.



Housing Division  
111 South First Street  
Alhambra, California 91801

Phone: (626) 570-5037  
Fax: (626) 458-4201  
[www.cityofalhambra.org](http://www.cityofalhambra.org)



La Agencia de Desarrollo de La Ciudad de Alhambra, División de Vivienda está ofreciendo Programas de Rehabilitación para los Dueños de Casa.

La Ciudad ha diseñado varios programas para asistir en el reacondicionamiento de:

- ✚ Préstamo aplazado para la Rehabilitación menor al límite de \$50,000 para la rehabilitación y reparación.
- ✚ Préstamo aplazado para la Rehabilitación mayor al sobrepase de \$50,000 para la rehabilitación.

Para calificar para los dos programas, el dueño de casa debe ser elegible por medio de sus ingresos que son basados por los límites de HUD. Los límites basados en la unidad domestica están listados a continuación:

LIMITES DE INGRESO  
(Basados en la Medida de la Unidad Doméstica)

1	2	3	4	5	6	7	8
\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900

Por favor solicite una aplicación ya que estos programas son para todos los residentes elegibles de Alhambra.

Si tiene alguna pregunta, o quisiera arreglar una cita con nosotros, por favor siéntase libre de llamarnos a (626) 570-5037.

División de Viviendas  
111 S. First St.  
Alhambra, CA 91801  
Teléfono: (626) 570-5037  
Fax: (626) 458-4201  
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發展服務署, 房屋部門目前提供屋主房屋修復計劃.

市政府設計了幾個方案以協助屋主修復自己的房屋:

- 小規模翻修遞延貸款最高可達 \$50,000 元可用於房屋外觀翻修和維修.
- 大規模翻修遞延貸款超過 \$50,000 元可用於房屋外觀翻修和維修.

如要參與這兩項方案,屋主必須符合以下 HUD 根據家庭成員人數計算的入息限額才有資格:

入息限額  
根據家庭成員人數

1	2	3	4	5	6	7	8
\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900

歡迎隨時索取申請表格因為這些方案是提供給所有符合收入資格的阿罕布拉市居民.

If 如果您有任何疑問, 或想預約與我們見面, 隨時請電 (626) 570-5037.

房屋部門  
111 South First Street  
Alhambra, California 91801  
Phone: (626) 570-5037  
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## City of Alhambra HOMEOWNER REHABILITATION PROGRAMS

Thank you for your interest in the City of Alhambra's Homeowner Rehabilitation Programs. These Rehabilitation Programs must be used, first and foremost, to correct all building/property deficiencies as determined by the City of Alhambra codes and to bring the dwelling up to Health & Safety Standards. Other conditions of the property, which if not corrected during the rehabilitation process will soon become a building/property deficiency as determined by the City of Alhambra codes and/or Health & Safety issues, may also be addressed.

The City has designed several programs to assist homeowners in fixing up their homes:

- ❖ Minor Rehabilitation Deferred Loan Program where property improvements is less than \$50,000.00 (including processing costs).
- ❖ Major Rehabilitation Deferred Loan where property improvements exceed \$50,000.00 (including processing costs).

The total loan amount is due upon sale or transfer of the property, or upon the death of the borrower.

To be eligible for a loan, you must meet **all** of the following requirements.

### Property Requirements

- The property to be rehabilitated must be located within the City of Alhambra.
- The property to be rehabilitated must consist of at least one and no more than four dwelling units, and must be located on the same lot parcel.
- One of the units to be rehabilitated must be owner-occupied.
- The "after rehabilitation" value of the property cannot exceed the HUD maximum shown below:

Single-family residence	Condo
\$677,350.00	\$526,442.50

### Owner Requirements

- The owner-occupied unit must be the owner's primary place of residence.
- Total gross income of all household members over the age of 18 must be no greater than HUD guidelines. It must be equal to, or less than 80% of the area median income adjusted to family size. See the table below for specifics.

**HUD FAMILY INCOME RESTRICTIONS**

FAMILY SIZE	MAXIMUM INCOME LEVEL
1	\$66,250.00
2	\$75,700.00
3	\$85,150.00
4	\$94,600.00
5	\$102,200.00
6	\$109,750.00
7	\$117,350.00
8	\$124,900.00

## Equity Requirements

- Total debt on the property, including the City's rehabilitation loan, cannot be greater than 95% of the after-rehabilitation value of the property as determined by the City.

If you believe you meet these requirements, please complete the attached initial application, and mail it back as soon as possible. After reviewing your application, staff will contact you.

Please make sure you complete the entire initial application. For assistance in completing this initial application or to answer any questions, please contact Holly Chenh, at (626) 570-5037.

**WHEN COMPLETED HAND DELIVER TO: OR**

City of Alhambra  
Community Development Dept., Housing Division  
111 South First Street  
Alhambra, CA 91801  
Attention: Holly Chenh

**WHEN COMPLETED MAIL TO:**

City of Alhambra  
Community Development Dept., Housing Division  
111 South First Street  
Alhambra, CA 91801  
Attention: Holly Chenh



# CITY OF ALHAMBRA

COMMUNITY DEVELOPMENT - HOUSING DIVISION

111 SOUTH FIRST STREET ALHAMBRA, CA 91801- FAX (626) 458-4201 Housing Division

## Initial Application for Homeowner Rehabilitation Programs

Homeowner(s) Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Alhambra, CA 918 \_\_\_\_\_

Home Telephone: ( ) \_\_\_\_\_

Cell Phone: ( ) \_\_\_\_\_

Work Telephone: ( ) \_\_\_\_\_

Number of Living units: \_\_\_\_\_

Total Household Annual Gross Income: \$ \_\_\_\_\_

Total Number of Persons Occupying This Property as Their Primary Residence: \_\_\_\_\_

Total Number of Bedrooms \_\_\_\_\_

Monthly Payment - 1st Trust Deed : \$ \_\_\_\_\_ (insert N/A if you don't have a home loan)

Monthly Payment - 2nd Trust Deed : \$ \_\_\_\_\_ (insert N/A if you don't have a 2<sup>nd</sup> loan)

Monthly Payment - 3rd Trust Deed : \$ \_\_\_\_\_ (insert N/A if you don't have a 3<sup>rd</sup> loan)

Annual Property Taxes Paid : \$ \_\_\_\_\_ (insert 0 if included in your payment)

Annual Fire Insurance Premium : \$ \_\_\_\_\_ (insert 0 if included in your payment)

Total amount still owed on your home: \$ \_\_\_\_\_

The information given above, to the best of my knowledge is true. I/We understand that acceptance of this Initial Application by the City of Alhambra does not constitute approval of my/our application.

Homeowner Signature \_\_\_\_\_

Date \_\_\_\_\_

Homeowner Signature \_\_\_\_\_

Date \_\_\_\_\_

The information supplied is used strictly for establishing eligibility for the Homeowner Rehabilitation Programs. Applicant acknowledges that personal and financial information may be subject to public disclosure under the California Public Records Act.

