

Information and Application
are available at:

City of El Monte
Economic Development Dept.
Housing Division
City Hall West
11333 Valley Blvd.
El Monte, CA 91731
Phone (626) 580-2070

Office Hours:
Monday to Thursday
8:00 a.m. to 5:30 p.m.

Or visit City of El Monte website at:

www.ci.el-monte.ca.us



City of El Monte
Economic Development Department - Housing
City Hall West
11333 Valley Blvd.
El Monte, CA 91731-2293

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Housing Division

HOUSING REHABILITATION LOAN PROGRAM



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What is the Housing Rehabilitation Loan Program?

The Housing Rehabilitation Loan Program is a second mortgage loan designed to assist income-eligible El Monte homeowners in improve the living condition of their homes to meet the City's health and safety code requirements.

Who is eligible for a loan?

Program eligibility is based on household size and level of income. Households with incomes at or below 80% of Area Median Income may be eligible for a minimum loan amount of \$15,000 up to maximum loan amount of \$80,000

<u>Household Size</u>	<u>Maximum Annual Gross Income</u>
1	\$50,500
2	\$57,700
3	\$64,900
4	\$72,100
5	\$77,900
6	\$83,650
7	\$89,450
8	\$95,200

Source: US Department of Housing And Urban Development (HUD). Effective: April 14, 2017, and subject to change.

What types of homes qualify under the Program?

Traditional single-family housing that is owned fee simple (may contain one to four dwelling units) within El Monte City limits; including public-owned properties

What repairs are allowed under the program?

Repairs allowed under the program are those repairs that ideally address the City's health and safety code requirements and municipal code violations. Common repairs may include: roofing, hazardous electrical wiring, plumbing, heating and air conditioning, energy efficiency improvements (e.g. windows, insulation, etc.), handicapped accessibility, and demolition of illegal structures.

- All repair work must meet City Planning Code Standards
- All repair work must meet local building code standards
- At a minimum health and safety hazard must be eliminated as part of the rehabilitation project

What are the loan terms?

- The loan has a 3% interest for 15 years
- 0% interest after 15 years
- 30 year term
- Due and payable when the property is sold, change in title, or refinanced with cash out
- 15 year affordability provision

When must I repay the loan?

- At the end of 30 years
- If the homeowner sells the home within the 30-year period
- The homeowner ceases to use the home as their primary residence
- The homeowner refinances the property without City approval
- The homeowner fails to maintain the property in a decent, safe and sanitary condition
- If the property goes into default or foreclosure
- Voluntary loan payments will be accepted without penalty

Are there any other requirements?

- Homeowner must maintain fire and flood insurance (if property located within a flood zone) for the duration of the program loan
- There must be sufficient equity in the home (property value must meet program guidelines)
- Luxury improvements/repairs are not allowed
- Occupants are not eligible for temporary relocation benefits, unless Health & Safety threats are determined to exist by the City
- Additional program requirements apply

Funding is limited and applications are processed on first-come, first-serve basis