

Multi-Family Rehabilitation Program



Program Highlights

- Up to \$10,000 per rental unit
- 15-Year, 0% interest loan
- 5 Years deferred payments
- 10% private fund match
- Rehabilitate 2 to 10 units

TENANT INCOME LIMITS

Household Size	Maximum Annual Income
1	\$ 32,050
2	\$ 36,600
3	\$ 41,200
4	\$ 45,750
5	\$ 49,450
6	\$ 53,100
7	\$ 56,750
8	\$ 60,400

**For Information and Applications
Please Contact
Brooke Austin, Housing Specialist
Lemoore Redevelopment Agency
119 Fox Street, Lemoore
(559) 924-6702**

The Rental Rehabilitation Loan Program aims to improve the conditions of rental housing by providing zero interest loans to property owners for the rehabilitation of their rental units. Tenants must be at or below the low income limit (see chart) for property to be eligible. Annual income is defined in 24 CFR, Part 5.

Funds must first be used to finance repairs necessary to correct any impending safety or health hazards, threats of physical danger or deteriorating structural damage. Then funds can be used to finance accessibility improvements for the disabled, weatherization and energy efficiency updates, and exterior improvements to enhance the appearance of the units from the street. However, each project must include at least some exterior improvements to the property, such as painting, roofing, etc.

Eligible items include appliances, bathtubs, heating and cooling, counter tops, doors, electrical panels, exhaust fans/vents, fascia board, faucets, floor covering, foundations and structural problems, gas hookups, GFCI's, insulation, kitchen and bath cabinets, lead-based paint abatement, light fixtures, painting, pest control mediation, plumbing, roofing, smoke alarms, toilets, water heaters, windows, improvements related to health and safety, accessibility improvements for the physically impaired, weatherization and energy efficiency upgrades.

City staff will work with property owners to determine project eligibility and to identify qualified contractors to perform the work. Assistance will be issued by the Lemoore Redevelopment Agency to qualified owners on a first come, first served basis until the funding is exhausted. Once funding is exhausted, applications will be placed on the waiting list for the next fiscal year.

Applications will be processed based on

- 1) proof of eligibility,**
- 2) severity of need for repair or replacement, and**
- 3) community beautification.**

A deed restriction will be recorded on the property for which the loan is issued. The restriction requires that each assisted unit remains affordable for 15 years.

