

City of Palo Owner-Occupied Housing Rehabilitation Program

Eligibility and Program Guidelines

Program Purpose and Type of Assistance

The City of Palo Owner-Occupied Housing Rehabilitation Program assists income-qualified homeowners in making repairs to the exterior of their homes, and improvements that make their homes more energy-efficient, thereby reducing utility costs to the homeowner. Examples include, but are not necessarily limited to, roofs, siding, windows, entry doors, porch repairs, exterior painting, HVAC replacement with energy efficient units, insulation, etc.

The maximum assistance available for home repairs through this program is \$15,000.00 per property. Applications will be processed on a first-come, first qualified basis. In order to be considered a complete application, all required documents must be provided.

Who Qualifies?

Eligible applicants are homeowners whose primary residence is within the municipal limits of the City of Palo and:

- Have household income at or below 80% of the County Median Income, adjusted for household size.
- Own and occupy their home at the time of application to the program.
- Are covered by a current homeowner's insurance property for the assisted property.

Vacant properties are not eligible for assistance, unless: 1). the home has become vacant due to conditions that prevent the owner-occupant from residing in the property, 2). repairs will restore the property to habitable condition, and 3). the home will be the primary residence of the owner upon completion.

Investor-owned (rental) properties and commercial properties are not eligible for assistance.

Income Qualification

Income guidelines for the program are as follows:

MFI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 person	8 person
80%	\$50,050	\$57,200	\$64,350	\$71,500	\$77,250	\$82,950	\$88,700	\$94,400

There is no limit on household assets in order to participate in the program, however income earned from assets, such as interest earned on deposits, is included in calculating household income.

Terms of Assistance

Owner-occupants who receive assistance through this program will be required to:

- Certify income and furnish documentation of all income and assets as requested by the program administrator.
- Furnish access to the property in order for contractor(s) to complete work and cooperate with any instructions from the contractor that are necessary to prepare the property for work to be completed.
- Provide proof of homeowners insurance covering the assisted property.
- Continue to occupy the property as their primary place of residence for a minimum of one year following receipt of assistance. The 5-year retention period will be secured through deed restriction. Homeowners who rent or sell the property within 5 years of project completion will be required to repay assistance. Homeowners who meet the five-year primary residence requirement will have their assistance fully forgiven.