



CITY OF CAPITOLA
 420 CAPITOLA AVENUE
 CAPITOLA CALIFORNIA 95010
 TELEPHONE/ TDD 831 475-7300
 FAX 831 479-8879



CITY OF CAPITOLA HOUSING REHABILITATION PROGRAM

The City of Capitola is pleased to announce the Owner-Occupied Housing Rehabilitation Assistance Program, funded by a Community Development Block Grant (CDBG), to provide low-interest, deferred loans to income-eligible homeowners for health and safety repairs, needed home upgrades and energy efficiency improvements. The program is operated by the Housing Authority of the County of Santa Cruz. CDBG funds are limited and will be allocated on a “first come, first served” basis.



Homeowner Eligibility

- Unit must be owner’s principal place of residence
- All homeowners must meet the income and assets requirements below.

INCOME & ASSETS LIMITS								
<i>Number of Persons in Household</i>								
	1	2	3	4	5	6	7	8
INCOME LIMIT <i>80% of Area Median Income</i>	\$55,250	\$63,150	\$71,050	\$78,900	\$85,250	\$91,550	\$97,850	\$104,150
ASSETS LIMIT* <i>1 ½ times Income Limit</i>	\$82,875	\$94,725	\$106,575	\$118,350	\$127,875	\$137,325	\$146,775	\$156,225

* Assets limit calculation does not include up to \$500,000 in qualified retirement accounts.

Property Eligibility

- Eligible properties are mobile homes, manufactured homes, condominiums, townhouses & single-family homes
- Must be located in the City of Capitola
- Must be a legal residential structure & repair work must meet all local building codes

Loan Guidelines

- Loan is up to \$75,000
- Building permits & architectural services, loan & escrow fees included in CDBG loan
- Loan term is 30 years
- Loan simple interest rate of 3%, and is deferred until sale or transfer of unit, with no monthly payments
- Loan is secured by a deed of trust or lien on mobile home/manufactured home title with California HCD
- Loan plus accrued interest is repaid upon sale or transfer of the property

Allowable Improvements

- Health & Safety—roofing, plumbing, electrical, flooring, kitchen & bathroom repairs, windows & doors
- Lead-based paint hazard abatement, handicapped accessibility, repair or replacement of major housing systems
- Replacement and installation of appliances, water-saving improvements, energy improvements (including solar)
- Painting and weatherization.
- External improvements (i.e. fences & driveways) but must be no more than 15% of total improvement amount

Rehabilitation Grant

- Up to \$7,500 for needed Rehabilitation improvements is available as a grant to homeowner
- Must be one of the following: Senior Citizen (62+), Handicapped, or Very Low Income (50% of median income)
- If you are interested please contact the Housing Authority to confirm eligibility

For More Information

Contact Martin Gomez, Housing Authority of the County of Santa Cruz at 831-454-5952 or marting@hacosantacruz.org.