



CDBG VANS REPAIR/DEMOLITION PROGRAM
Facts Sheet

- I. What is the VANS Home Repair/Demolition Program? The purpose of this program is to provide financial and technical assistance to low income DNR cited/referred homeowners to repair and or rehabilitate their homes as a result of being cited under the Neighborhood Preservation Ordinance (NPO). Demolition of a structure is also an eligible activity. The nature of the repair will primarily correct health and safety hazards, improve accessibility and otherwise correct the cited violation. It is not the intent of this program to be a complete rehabilitation program, or to provide normal maintenance or cosmetic housing repairs. Repairs have a grant limit of \$30,000.00- only eligible items are those for which the property was cited and in extent to allow citation to be canceled and occupancy to reoccur.

- II. A grant for the amount of demolition or home repair up to a maximum \$30,000 may be awarded to qualified DNR referred homeowners. The purpose of the repair grant is to enable homeowner to remain living in their home for as long as possible or to eliminate blight. This program is not intended to fund repairs or demolition for speculative purposes. Assistance to anyone individual/entity is limited no more than 4 successful applications/parcels in a 12-month period of time. Qualified property owners must own the property for a minimum of 1 year prior to making application. Otherwise a lien will be placed on the property for the value of the demolition/rehabilitation not to be released for one year from the completion of the demolition/rehabilitation. In the event that the proposed demolition/rehabilitation estimated costs exceeds \$30,000.00 the city may consider additional funding subject to a requirement that at least one replacement-housing unit be affordable. Affordability defined as being affordable to a family that earns under 80 percent of the area median income in accordance with standards developed by the United States Department of Housing and Urban Development (HUD). Such cases will be reviewed administratively on a case by case basis subject to the availability of funding, future affordability provision, and social benefit. Priority will be given to those applicants in greatest social and economical need.

- III. Who is Eligible for a VANS Home Repair/Demo Program Grant?
 - A. Eligibility Criteria - Property must be within Tucson City limits.

 - B. Demolition: The applicant, regardless of income is qualified. Applicant must demonstrate clear title.

 - C. Repair for Constructive Owner-Occupancy: The applicant must be the owner and have been occupying the cited property and intend to reoccupy the home to be repaired. Ownership may include possession of clear title, equity rights under contract, deed and mortgage, deed of trust, or life estate to a property. In certain instances involving probate, joint ownership where the property is not occupied by all owners, or ownership by a close relation (not an occupant), the definition of owner-occupant will include those applicants whose occupancy is perpetual and rent-free, where there is definite blood relationship between the applicant and the last recorded title holder.

 - D. Income - An applicant's gross income must not be above the following income limits for the family sizes given below: (Income is figured before taxes and deductions and includes all permanent ongoing payments to the applicant household).

Family Size	Income	Family Size	Income
1	\$30,800	5	\$47,500
2	\$35,200	6	\$51,050
3	\$39,600	7	\$54,550
4	\$44,000	8	\$58,100

Persons 62 years and older or handicapped are given an additional allowance for determining family size.

E. Liquid Assets - Less than \$5000 per household. Assets are cash on hand, savings accounts, U.S. Savings Bonds, stocks and bonds, and other liquid assets available to the applicant. If an applicant's liquid assets exceed the asset limit, the applicant may still be eligible for the program; however, he will be required to use those funds (the amount over limit) to pay for repairs. For example, if a two-person household has \$6,000 in liquid assets and needs repair costing \$4,200, the applicant will pay \$1000 and the project will pay \$3,200. Calculated as follows:

Applicant's liquid assets	\$ 6,000	Cost of Repair	\$ 4,200
Asset limit	\$-5,000	Assets over limit/paid by Applicant	\$-1,000
Asset amount over limit	\$ 1,000	Amount paid by Project	\$ 3,200

F. Use of Other Sources of Assistance - If the homeowner is eligible for assistance from some other source, such as homeowner's insurance, the project will pay only the difference between the cost of the repair and the amount the homeowner may be eligible for from any other source.

IV. What Repairs are Eligible Under this Project?

- Gas Leak- In the gas piping between the gas meter and any appliances.
- Water Leak- In the water piping between the water meter and any fixtures.
- Sewer Line- In the house sewer between the house and the point of disposal.
- Electrical- Repair of hazardous main electrical service and/or hazardous circuits into the home.
- Structural - Whenever any portion of the home or member of appurtenance is immediately likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.
- Replacement of Existing Furnace or Cooling System- When unit is no longer serviceable. Unserviceable refrigeration unit may be replaced with evaporative cooler, unless documentation can be provided that air conditioning is required for medical reasons.
- Existing Water Heater Replacement
- Leaking Roof Repairs and/or Replacement- Roof over main occupied residence may be eligible for repair or replacement if the extent of the leak is threatening to cause serious damage to the home, jeopardizing the health and safety of the occupants.
- a case-by-case basis as shown on the notice of violation.

V. Ineligible Repairs

- Appliance Repair- Including refrigerator, range and oven, clothes washer/dryer, garbage disposal, toaster, etc.
- Minor Plumbing- Repair of dripping faucets, running toilet tank, clogged drains, minor fixture leaks.
- Minor Electrical- Repair of electrical outlet, switch, or light fixture.
- General Mechanical- Furnace, evaporative cooler, air conditioning servicing in preparation for winter or summer, lighting and/or cleaning furnace, replacing or repairing the cooler supply line, replacing cooler motor, pads and cooler water distribution system.
- Home Security Improvements- Installation of window and door lock system, wrought iron guards, or alarm systems.
- Cosmetic and General Maintenance Repairs- Plastering, patching and painting, floor covering, door and hardware and other routine and ongoing maintenance work. General repairs to accessory structures, lean-to's, carports, garages and other amenities, window glass replacement.

Additional information may be obtained by telephone at 791-4636 or at the Community Services Department, 310 N Commerce Park Loop, 1st Floor, Tucson, AZ 85745.

“Si Desea Que Se Le Explique En Español Este Documento, Por Favor Llame Al Telefono 791-4636 Cuando Llame, Por Favor Indique El Titulo Y Tema Del Documento. Gracias.”