

FY 2020 City Home Advocacy Rehabilitation Modification Programs

Major Home Repair Program

Project Requirements

Household eligibility:

- An applicant's gross income must not be above the following income limits given below.
- Household income \leq 80% of AMI (24 CFR Part 5 Income Determination completed by COT).
- Applicants receiving Arizona Long Term Care Services (ALTCS) are NOT eligible.

Property eligibility:

- The applicant must be the owner and occupy the home to be repaired at the time the repair problem is identified. Ownership may include: Free of any property liens, Possession of clear title, equity rights under contract, deed and mortgage, deed of trust, or life estate to a property
- Assessed value shall not exceed home values established for the HOME Program.
- Mortgage payments (if any) and tax payments must be current
- Property must be free of liens.
- When applicable, can roll one year of flood insurance

Project selection:

- Date and Time complete application submitted to HCD-Online Application
- Located within City of Tucson City Limits

CDBG funding and Conditions:

- Repairs up to \$25,000.00.
- Rehabilitation projects requiring in excess of \$30,000 of CDBG funding will not be funded.

Terms:

- Funding Availability- All applications are reviewed subject to available funding.
- Lien- A 15 Year Forgivable lien shall be placed on the property for the total amount billed to the project. Lien may be transferred to first line heirs who will be occupying the house.
- Liquid Assets - Less than \$20,000 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.

- 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 the other source. Homeowners receiving ALTCS Services are not eligible.
- Receipt of Prior Housing Rehab Assistance from City of Tucson – any homeowner requesting assistance must NOT have received assistance from any other City of Tucson housing rehab program within the last 10 years.

What Repairs Are Eligible Under this Project?

- 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.
- Electrical – Repair of hazardous main electrical service and/or hazardous circuits into the home.
- Sewer Line - In the house sewer between the house and the point of disposal.
- Gas Leak - In the gas piping between the gas meter and any appliances.
- Replacement of Existing Furnace or Cooling System- When unit is no longer serviceable. Heating and cooling systems are eligible where one does not exist.
- Water Heater Replacement and/or installations.
- 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.
- Water Leak - In the water piping between the water meter and any fixtures.
- Security – Repair and/or installation of front and rear doors and lights.
- Special Conditions - All other emergencies threatening to life or health of the occupants not covered above, will be considered case-by-case basis.

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, repairing or replacing plumbing, blower motor, pads and water distribution system.
- Cosmetic and General Maintenance Repairs- Plastering, patching and painting, door and hardware and other routine and ongoing maintenance work. General repairs to accessory structures, such as car ports, sheds, walls, fencing, out buildings, etc.

“Si Desea Que Se Le Explique En Español Este Documento, Por Favor Llame Al Telefono 520-837-5346”.