

ELIGIBILITY CRITERIA

- Must own a home within the Habitat LA service area.
- Property must be owner-occupied and the primary residence of all owners on title and/or qualifying household member(s).
- The property must be an eligible property. Eligible properties are owner-occupied Single Family Residences (SFR), manufactured homes, condominiums, townhomes and duplexes.
 - Multi-family dwellings larger than two units (apartment buildings, tri-plex, etc.), homes used as rental units, boats and recreational vehicles (RV's) are not eligible.
- Property must be inhabitable and without any unpermitted or illegal additions.
 - Homes that are "red tagged", condemned, uninhabitable and/or with extensive damages over the program limit are not eligible.
- Property cannot currently be under construction, renovation or remodel.
- Property cannot be in a state of incomplete construction, renovation or remodeling activity.
- Homeowner must be current with the following:
 - Mortgage loan payment (if homeowner is still making payments)
 - Homeowner's insurance policy
 - Property taxes
- Household income must be below current maximum income limits; see chart below.

2021 Income Eligibility Requirements

Household Size	1	2	3	4	5	6	7	8
Income Limit	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900

- Household income will be determined by totaling income for all adult members residing in the home.
- Depending on funding source, Homeowner(s) may receive a grant or must agree to pay for the repairs through either a one-time payment equal to 3% of the total project costs for the repairs provided OR a zero-interest, deferred payment, forgiven loan for 100% of the total project costs for the repairs provided.
- Homeowner may be asked to partner with Habitat LA through direct participation in the form of Sweat Equity hours, if physically able, and education classes when available.
- Home must demonstrate a need for repair. This will be determined by a property assessment conducted by Habitat LA.
- Household must commit to being a good Habitat for Humanity ambassador in the community.
- Homeowner(s) must either be a U.S. Citizen or a Permanent Legal Resident.
- Homeowner must be in good standing with the USA Patriot Act and Executive Order 13224.
- Habitat Homeowners (purchasers of a home through Habitat LA's Homeownership Program) are eligible for assistance if they meet the general eligibility criteria and have owned their Habitat Home for a minimum of **10** years.
- Homeowners that have received assistance from Habitat LA's Home Preservation Program may not receive additional assistance for **5** years after the completion of their repairs. Restricted funding sources may be considered in these cases.



ELIGIBLE REPAIRS

Below is an example list of repairs provided through Habitat LA's **Home Preservation Program**:

Exterior

- Siding and trim repair and replacement; replacing wood members
- Exterior scraping, caulking and painting
- Handrails at property entrances
- Replace wood damaged by termites and dry rot, including sill, frames, etc.
- Window repair (new screen, glass, glazing) or replacement
- Replacement or repairs of housing and garage roof shingles and structural members
- Gutter replacement/repair
- Porch, deck or wheelchair ramp construction
- Repair or replacement of porch, stairs or ramp
- Fencing repair or replacement
- Concrete repairs and installation of new walkway/driveway/flatwork
- Minor drainage issues
- Door repairs or replacements for house or garage
- Weather-stripping at doors
- Caulking and foaming cracks and gaps at the doors and windows
- Adding or replacing door seals
- Supporting existing structural members
- Landscaping (pruning, trimming, removal, planting, weeding, reseeding, irrigation)
- General cleanup, brush/junk removal

Repair Exclusions

- Foundation repairs
- Cosmetic or decorative repairs and modifications
- Construction or demolition of rooms and additions
- Remodeling improvements not related to health, safety or accessibility needs
- Repairs on properties that are uninhabitable
- Repairs on properties with open permits
- Repairs on properties with unpermitted or illegal additions
- Repairs on properties undergoing current construction, renovation or remodeling
- Repairs on properties in a state of incomplete construction, renovation or remodeling
- Repairs on properties which Habitat LA deems unsafe for staff, volunteers or contracted professionals

Interior

- Installation or repairs of mechanical, plumbing, or electrical components and/or services
- Floor and wall repair/replacement
- Bathroom grab bars; installation of accessible bathroom components (bathtub, toilet, vanity, sinks, etc.)
- Supporting existing structural members
- Ceiling repairs
- Venting issues for kitchen and bathroom
- Weather-stripping at doors
- Caulking and foaming cracks and gaps at the doors and windows
- Insulating openings, attics, crawlspaces, etc. to eliminate heat loss
- Insulating pipes and duct work; wrapping water heaters
- Where applicable, applying insulation in walls



For more information about our Home Preservation Program, please contact us at (310) 323-4663 ext. 314.

Home Preservation Program selection and repairs provided are subject to the availability of funding. Not all eligible applicants will be selected. Program policies are subject to change.