

Information and Application are available at:

City of El Monte
Economic Development Department
Housing Division
City Hall West
11333 Valley Blvd.
El Monte, CA 91731
Phone (626) 580-2070

Office Hours:
Monday to Thursday
8:00 a.m. to 5:30 p.m.

Or visit City of El Monte website at:
www.elmonteca.gov

What is the Housing Rehabilitation Loan Program?

The Housing Rehabilitation Loan Program is a second mortgage loan designed to assist income-eligible El Monte homeowners in improving the living condition of their homes to meet the City's health and safety code requirements.

Funding is
limited and
applications are
processed on
first-come,
first-served basis



HOUSING REHABILITATION



2018
LOAN PROGRAM

**HOUSING
DIVISION**

City of El Monte
Economic Development Department - Housing
City Hall West
11333 Valley Blvd.
El Monte, CA 91731-2293



What types of homes qualify under the Program?

Traditional single-family housing that is owned fee simple (may contain one to four dwelling units) within El Monte City limits, including public-owned properties.

Who is eligible for a loan?

Program eligibility is based on household size and level of income. Households with incomes at or below 80% of Area Median Income may be eligible for a minimum loan amount of **\$15,000** up to maximum loan amount of **\$80,000**.

Household Size	Maximum Annual Gross Income
1	\$54,250
2	\$62,000
3	\$69,750
4	\$77,500
5	\$83,700
6	\$89,900
7	\$96,100
8	\$102,300

Source: US Department of Housing And Urban Development (HUD). Effective: April 1, 2018 and subject to change.

What repairs are allowed under the program?

Repairs allowed under the program are those which ideally address the City's health and safety code requirements and municipal code violations. Common repairs may include: roofing, hazardous electrical wiring, plumbing, heating and air conditioning, energy efficiency improvements (e.g. windows, insulation, etc.), handicapped accessibility, and demolition of illegal structures.

- All repair work must meet City Planning Code Standards
- All repair work must meet local building code standards
- At a minimum health and safety hazard must be eliminated as part of the rehabilitation project

When must I repay the loan?

- At the end of 30 years
- If the homeowner sells the home within the 30-year period
- The homeowner ceases to use the home as their primary residence
- The homeowner refinances the property without City approval
- The homeowner fails to maintain the property in a decent, safe and sanitary condition
- If the property goes into default or foreclosure
- Voluntary loan payments will be accepted without penalty

Are there any other requirements?

- Homeowner must maintain fire and flood insurance (if property located within a flood zone) for the duration of the program loan
- There must be sufficient equity in the home (property value must meet program guide lines)
- Luxury improvements/repairs are not allowed
- Occupants are not eligible for temporary relocation benefits, unless Health & Safety threats are determined to exist by the City
- Additional program requirements apply