



## Housing Rehabilitation Program

**(4 - 1 - 2025)**

### ELIGIBILITY REQUIREMENTS

**PLEASE BE ADVISED THAT THERE IS LIMITED FUNDING FOR REHABILITATION GRANTS, AND THAT FILLING OUT AN APPLICATION DOES NOT GUARANTEE FUNDING. PLEASE COMPLETE PAGES 3, 4 AND 5 AND SUBMIT BACK-UP DOCUMENTATION REQUESTED ON PAGE 6 TO CONFIRM YOU ARE A LOW-INCOME HOUSEHOLD. GRANT FUNDING WILL BE PROVIDED ON A FIRST-COME, FIRST-SERVED BASIS, UNTIL GRANT FUNDS ARE ALLOCATED. SUBSEQUENTLY, APPLICATIONS WILL BE PUT ON A WAITING LIST.**

Thank you for your interest in Jurupa Valley’s Affordable Homeowner Rehabilitation Grants Program. The Mayor and City Council have approved this funding using Community Development Block Grant (“CDBG”) funds that were allocated to the City of Jurupa Valley by the United States Department of Housing and Urban Development (“HUD”). The goal of the Affordable Homeowner Rehabilitation Grants Program is to help low income households who do not otherwise have funds, to repair health and safety items at their home. The Program is available to low income families that meet the income limits.

Please complete Pages 3-6 and submit documents requested in Page 5. It is important to note that documentation will be required for EVERY PERSON living in your home. If a person does not have income (i.e., children), an affidavit may be required. Finally, please be aware that your household income is calculated to include more than just your salary; it also includes certain investments or savings you may have.

Funding is available on a first-come, first-served basis. The City expects to be able to grant up to eight grants per year. Please be aware that this Program provides grants for specific home repairs, and does not include luxury items like air conditioners.

1. **MUST** meet program CDBG 2025 income limits listed below:

Household Size	1	2	3	4	5	6
<b>MAX Income Limit</b>	<b>\$62,650</b>	<b>\$71,600</b>	<b>\$80,550</b>	<b>\$89,500</b>	<b>\$96,700</b>	<b>\$103,850</b>

**\*A percentage of assets are included in total income (i.e. stocks, bonds, cash in savings and checking accounts, etc.)**

2. Homeowners who received a previous grant less than 10 years ago **do NOT qualify**. This information will be verified through the City’s records.
3. Home must be owner-occupied.
4. All individuals living in the home must be listed on the application.
5. Application must be submitted with all necessary documentation (see documentation checklist on page 5 of application).

# City of Jurupa Valley

## Affordable Homeowner Rehabilitation Grants Program

### Application Packet

#### General Information

The City of Jurupa Valley Affordable Homeowner Rehabilitation Grants Program is designed to help qualified owners rehabilitate their homes. Allowable repairs include eliminating code violations, substandard conditions, and health and safety issues (e.g. roofing, plumbing, electrical, heating, flooring, painting) Qualified owners may receive grants of up to \$10,000. **Residents who have previously received a home grant through the City in the past ten years do NOT qualify.** Grants do NOT need to be repaid to the City if the Owners do not move from their homes within two years of grant work being completed. Owner-occupied homes within the City of Jurupa Valley are eligible.

#### Income Eligibility requirements

Income eligibility is based on both family size and total annual household income. Households whose income is at or below 80% of the Riverside County adjusted median income (AMI) may be eligible. Income includes employment, Social Security, pensions, self-employment income, disability, stocks, bonds, savings and checking accounts, and child support. To determine income, the City considers savings accounts, stocks, bonds, and other forms of capital investments, since the interest earned on certain assets will be included as income. **Household income includes all adults 18 and over living in the home.**

2025 CDBG Maximum Income Limits

Household Size	1	2	3	4	5	6
<b>MAX Income Limit</b>	<b>\$62,650</b>	<b>\$71,600</b>	<b>\$80,550</b>	<b>\$89,500</b>	<b>\$96,700</b>	<b>\$103,850</b>

#### Process

If your application is approved, an inspector will call to schedule an appointment to discuss requested rehabilitation work. The inspector will create a work write-up with approved work that will be used to obtain competitive bids from licensed contractors. The City will review the bids and assist in selecting the most cost-reasonable bid. If the home was built before 1978, a lead-based paint test must be conducted before any work can be performed (the cost for this test will be deducted from the grant funds). After the work is completed, the work will be inspected for final approval. The contractor will provide an invoice and current W9 tax form along with any necessary City or HCD permits. Upon City Council approval, the contractor is then paid by the City's Finance Department. (Payment to contractors can take up to 30 days).

Please be advised that if homeowner has intent to sell the home during the grant process, or within two year of grant work being completed, the applicant will not be eligible for a Rehab Home Grant.

#### Licensed Contractors & Permits

Contractors that perform work must hold a valid license with the Contractors State License Board, and must meet City requirements. Some work will require a building permit that must be obtained from the City of Jurupa Valley or California Department of Housing and Community Development (HCD). The City will provide applicants with a list of approved contractors that they must choose from to complete work on their home.

#### Submit Completed Applications & Supporting Documents:

City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, CA 92509  
Attention: Robert G. Vasquez

# City of Jurupa Valley

## Affordable Homeowner Rehabilitation Grants Program

Name(s) of Owners: \_\_\_\_\_

Address of Home for Rehabilitation: \_\_\_\_\_ #: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ Primary Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Year Home Built: \_\_\_\_\_

Do you own the home listed above? \_\_\_\_\_ Do you occupy the home listed above? \_\_\_\_\_

Do you own any additional properties? \_\_\_\_\_ If yes, is this a rental property? \_\_\_\_\_

What is the address of the additional property? \_\_\_\_\_

Have you ever received a Home Grant from the City? \_\_\_\_\_

If yes, when did you receive a Home Grant? Please indicate the year \_\_\_\_\_

**Household Size** (Please list the applicant/owner first then all other people living in the home and their age and income, if applicable.)

Name	Age	Annual Income

**Ethnicity of Applicant (Please check all that apply):**

- Hispanic:      Yes              No
- White                       American Indian or Alaska Native & White
- Black or African American       American Indian or Alaska Native & Black or African American
- Asian                       Black or African American & White
- Asian & White               American Indian or Alaska Native American
- Other Multi Racial: \_\_\_\_\_       Native Hawaiian or Other Pacific Islander

Have you bought or sold any property in the past two (2) years? Yes \_\_\_ No \_\_\_

If yes, please explain:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Bank Account Information - List ALL Checking, Savings, & Credit Union Accounts For ALL Residents**

<i>Name Shown on Account:</i>	<i>Type:</i>	<i>Account #:</i>	<i>Bank Name / Address:</i>

**INCOMPLETE APPLICATIONS AND BACKUP DOCUMENTATION WILL RESULT IN YOUR APPLICATION BEING RETURNED.**

**Applicant Certification**

I acknowledge and agree to the attached eligibility requirements and certify, under penalty of perjury under the laws of the State of California, that all information provided herein is true and correct. Income verification is attached to this application

\_\_\_\_\_  
Owner (print or type)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Owner (print or type)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

RETURN COMPLETED APPLICATIONS TO:

**City of Jurupa Valley  
Attention: Robert G. Vasquez  
8930 Limonite Avenue  
Jurupa Valley, CA 92509**

# Application Checklist

Please use the checklist below to ensure your application is complete.

## Basic Eligibility (REQUIRED DOCUMENTS)

- Proof of Ownership of the home listed on application (Grant Deed or Registration or Certificate of Title).
- Copy of most recent mortgage statement, if applicable
- Copy of most recent space lease rent statement – if mobile home.
- Copies of identification for EVERY person living in the home. Acceptable IDs include: California driver's license or state ID, US passport, and Social Security cards.
- Signed Federal Lead-Based Paint notice (page 6).

## Verification of Income for all adults 18 years and older

**All adults living in the home must submit copies of each of the following with the Application. For each item that is not applicable, please provide an explanation on a separate piece of paper.**

Not Applicable	Applicable
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- |       |       |   |
|-------|-------|---|
| _____ | _____ | <u>Two months</u> of most recent pay stubs, most recent Social Security statement, and/or disability statements for all adults living in the household. |
| _____ | _____ | Two years of Self-employment income (Schedule C) or 1040 form for all adults.   |
| _____ | _____ | Copy of most recent statements for Unemployment Compensation, Worker's Compensation, and/or SSI for all adults.   |
| _____ | _____ | Copies of 3 recent <u>consecutive</u> months bank statements for all adults living in the household <u>Please include all pages.</u>                    |
| _____ | _____ | 2024 Federal tax returns (1040) for <u>all</u> household members – ALL pages must be included.  |
| _____ | _____ | Copy of retirement account statements for all adults (401K, 403B, 457, CD or IRA).  |
| _____ | _____ | Life Insurance Cash Value Statement   |
| _____ | _____ | Copy of child support (e.g. court ordered amount or notarized statement from parent)  |
| _____ | _____ | Other Investments Statements (e.g. Annuities, CDs, money market accts., stocks, bonds)  |
| _____ | _____ | Lump sum receipts, such as inheritances, lottery winnings, capital gains, etc.  |
| _____ | _____ | Investments such as: gems, jewelry, coin collection, antique cars, etc.   |
| _____ | _____ | Other income (e.g. financial support from family member). Please list amount and explain:   |

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# NOTICE FEDERAL LEAD-BASED PAINT

Both the State of California and the federal government have adopted regulations designed to reduce or eliminate the risk of lead-based paint hazards in homes. Some homes built before 1978 may contain lead-based paint that may be harmful to anyone living or working within the home, especially pregnant women and children. Such hazards may occur as a result of exposure to contaminated lead paint dust and paint chips. It is important that you understand these requirements when applying for a home improvement grant from the City of Jurupa Valley.

Federal regulations (24 CFR Part 35) require any home built prior to 1978 that receives federal assistance for rehabilitation be assessed for the presence of lead-based paint hazards. To comply with this requirement, the City will fund the cost of the assessment by a licensed and certified contractor, after a completed application for the Housing Rehabilitation Program has been filed but before the grant is approved. The results of the assessment will become public record and filed with the State Department. You will be personally obligated to disclose the results of the testing to any potential buyer and/or the subsequent occupants of the property.

As a participant in the City of Jurupa Valley Affordable Homeowner Rehabilitation Grants Program, I understand that I will be required to use safe work practices when stabilizing any lead paint that may be found on the property. I also understand that some methods used to control the hazards may not be permanent in nature and may need to be readdressed in future years.

By signing this Notice, I hereby certify that:

1. I have received a copy of this Notice.
2. I have read and understand the lead hazard requirements contained in this Notice.
3. I accept these requirements and the related personal disclosure obligations as a condition of my application for the City of Jurupa Valley Affordable Homeowner Rehabilitation Grants Program.

If you would like to discuss the hazards of lead-based paint and the potential impact of the state and federal requirements on your property, please call the City of Jurupa Valley's Housing Consultant – Robert G. Vasquez at 553-0991.

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Applicant: \_\_\_\_\_  
Signature Date

Applicant: \_\_\_\_\_  
Signature Date