



CITY OF COVINA RESIDENTIAL REHABILITATION PROGRAM

ATTENTION ALL RESIDENTS WHO OWN AND OCCUPY A SINGLE-FAMILY RESIDENCE OR MOBILE HOME

Is your house or mobile home in a state of disrepair but you just can't afford to repair it? Is your home's accessibility difficult for elderly or physically challenged occupants? If so, the City of Covina Special Projects Division may be able to help.

This is **not a beautification program**. This program is available to address health and safety issues faced by low-income persons in the incorporated limits of the City of Covina.

If you meet the qualifications, your name will go on the active waiting list. **The number of homes that can be rehabilitated yearly is dependent upon the amount of funding received from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program.** The more money we receive, the more homes we can repair. Although emergencies and life safety issues will take priority, all qualifying applications will be considered in order of receipt.

Program Requirements

- City of Covina resident (in general, street addresses 2999 or below)
- Income of anyone 18 years and older residing in the residence will be included in the calculation for qualifying income.
- Household income must be classified as low to moderate (2025 income guidelines)
 1. 1 person household does not exceed \$84,850 (gross)
 2. 2 person household does not exceed \$96,950 (gross)
 3. 3 person household does not exceed \$109,050 (gross)
 4. 4 person household does not exceed \$121,150 (gross)
 5. 5 person household does not exceed \$130,850 (gross)
 6. 6 person household does not exceed \$140,550 (gross)
 7. 7 person household does not exceed \$150,250 (gross)
 8. 8 person household does not exceed \$159,950 (gross)
- Assets are counted as part of income (cannot exceed \$60,000)
 1. A second residence
 2. Motorhome
 3. Boats, small water craft (SeaDoo), all terrain vehicle (ATV)
 4. Stocks, bonds,
 5. More than 1 vehicle
 6. Savings accounts
- Sufficient equity must be available in the home.
- Can have no more than two (2) other liens on the home. City will not accept mortgage interest in the property at less than third (3rd) position on all loans.

Program Procedures

- Complete and return a Preliminary Application.
- Your name will be placed on a waiting list. When there is available funding, you will be

contacted to complete a more in-depth application and provide the City the required supporting documentation.

- Your application will be evaluated based on what has been submitted and a determination will be made as to your eligibility for the program.

Typical Authorized Improvements

Any code violations will be corrected before any other repairs are considered. Repairs such as leaking roofs, sewer connections, fumigation, replacement of dry rot and termite damaged wood, repair of damaged chimneys, window replacement, exterior painting, and ADA assistance for the elderly and physically challenged individual.

Work to update Lead Base Paint and friable asbestos must be completed before rehabilitation work is completed.

Non-Authorized Work

Includes but not limited to: driveway replacement, air conditioning, upgrading electrical panel, interior painting, re-carpeting the house, re-wiring the house, widen driveways that don't meet the program requirements, connecting spas, swimming pools, landscaping.

Funding Amounts based on availability of funds

Mobile Homes Rehabilitation -

- \$8,000 grant

Single-Family Residential Rehabilitation – total of \$30,000 available (amount available will be reduced by prior participation in the program)

- \$10,000. Grant, written off over 5 years if certain conditions are met
- up to \$20,000 loan at 3% simple interest

Disqualification - Applications may be disqualified due to factors including but not limited to:

- Falsification of information on application
- Falsification of supporting documents submitted
- Exceeds income level per number of persons residing in the residence
- Not the owner of the residence
- Residence is not owner-occupied.

For more information or a pre-application, contact the City of Covina Special Projects Division at (626) 384-5509. You may also obtain a pre-application on-line under the 'Renters & Homeowners Resources' tab at <https://covinaca.gov/city-departments/community-development/special-projects/>

Unincorporated (Los Angeles County) residents' information

In general, residents with Covina mailing addresses street numbers 3000 and above will need to contact the Los Angeles County Development Authority (LACDA) in Alhambra. For information regarding programs you may reach them by telephone and e-mail.

The general website is www.lacda.org. To contact the Single Family Home Improvement Program for the 5th Supervisorial District, call (626) 586-1805.