



GARDEN GROVE

Mobile Home Rehabilitation Grant

Grants Available

The Mobile Home Rehabilitation Grant Program is designed by the City of Garden Grove to help qualified owners rehabilitate their mobile homes. Qualified repairs include eliminating code violations, substandard conditions and health and safety issues. Qualified owners may receive grants of up to \$5,000. Grants are offered as long as funds are available. Grants do NOT need to be repaid to the City.

Who is Eligible to Participate?

Any owner who is income qualified, and whose mobile home is in need of necessary exterior or interior repairs is eligible to apply. If you have already received a grant during the past five (5) years, you are not eligible.

What Types of Repairs are Allowed?

Code violations are considered a priority and will be funded before other rehabilitation work. Examples of exterior property rehabilitation work include: roof, windows, porch and painting. Examples of interior rehabilitation work include: plumbing, heating, door locks, and floor repairs. Examples of health and safety issues that can be addressed with Mobile Home Grant funds include: installation of a wheelchair ramp or smoke detectors.

Lead-Based Paint Notification

Mobile homes built before 1978 may contain some lead-based paint. In order to receive a grant, if your home was built before 1978, the City may test for the presence of lead-based paint utilizing a third-party vendor for any painted surfaces expected to be disturbed. The testing is performed at no cost to the homeowner.

What are the Income Requirements?

Income eligibility for the program is based on both family size and total annual household income. Families whose income is at or below 120% of the County's median household income may be eligible (this includes income from employment, Social Security, pensions, disability, annuities, stocks, bonds, child support, self-employment income, savings and checking accounts, etc.). To determine your household income, we must also take into account your savings accounts, stocks, bonds, and other forms of capital investments, since interest earned on certain assets will be included as income. Income for all adults 18 years and older is counted.

2010 Income Limits (Effective June 17, 2010)

% AMI	Income Standard	Household Size					
		1	2	3	4	5	6
120%	Moderate	\$73,250	\$83,700	\$94,200	\$104,650	\$113,000	\$121,400

How Does the Grant Process Work?

If your application is approved, a City Building Inspector will call to schedule an appointment to discuss the requested rehabilitation. The inspector will create a bid sheet, listing the approved repairs and the work specifications that the approved contractor must follow.

You will receive a letter from the City listing the approved work and work specifications identified by the City Building Inspector. You will have 4 weeks to obtain at least three (3) bids from licensed contractors for all rehab work. The City will review all bids and select the lowest responsible bidder to complete the work.

All grant-funded payments will be made to the contractor after completion of the work, final approval of the City Building Inspector, and receipt of an invoice and current W9 for the completed work. In rare cases, a deposit may be paid by the City to the contractor with the balance to be paid after the work is finished.

Licensed Contractors

All work must be completed by a licensed contractor that holds a valid license with the Contractor's State License Board. Contractors must not appear on HUD's Disbarred Contractors List.

Permits

Some rehab work will require obtaining a building permit from the State Housing and Community Development Office (HCD). Once the work is finished, the approved contractor must submit a W9 tax form, invoice and copy of a signed HCD permit if necessary to the Neighborhood Improvement. The City Building Inspector will then call to schedule a final inspection. After the City receives a completed Final Certificate, all invoices will be paid to the contractor directly.

How to Start the Process?

To start the process, fill out a Mobile Home Rehabilitation Grant application. Mail the completed and signed application along with copies of all the required supporting documents.

Mail to:
City of Garden Grove
Neighborhood Improvement
Attn: Nicole Herrick
P.O. Box 3070
Garden Grove, CA 92842

For more information, please contact Nicole Herrick at (714) 741-5533

