



SENIOR CITIZEN HOME REHABILITATION GRANT

Grants Available

Home Rehabilitation Grants of \$5,000 are available for senior citizens 62 years of age or older to make exterior and interior approved home repairs to address code violations, safety issues, and mobility and accessibility improvements. Applicants must own and occupy their home in Garden Grove, be low-income, and be in need of necessary home repairs. Grants do not have to be repaid, and are offered as long as funds are available. If you have already received a grant during the past five (5) years, you are not eligible.

Eligible Home Repairs

Code violations are considered a priority and will be funded before other improvements. Exterior property repairs, such as roof, windows, painting, driveway, garage door, and tree removal. Interior repairs for health and safety issues include: plumbing, heating, door locks; and mobility issues include: the installation of a wheelchair ramp or walk in shower stalls.

Lead-Based Paint Notification

Homes built before 1978 may contain some lead-based paint. In order to receive a grant, if your house was built before 1978, the City will test for the presence of lead hazards utilizing a third-party vendor for any painted or glazed coated surfaces. The testing is performed at no cost to the homeowner.

Income Eligibility

To qualify for a Senior Grant, total household income must be at or below 80 percent of the County’s median household income.

FY 2010 Low Income Limits (Effective May 14, 2010)

Household Size	1 Person	2 People	3 People	4 People	5 People	6 People
Maximum Income	\$52,050	\$59,450	\$66,900	\$74,300	\$80,250	\$86,200

Income eligibility is based on family size and total annual household income (this includes income from employment, Social Security, pensions, disability, annuities, stocks, bonds, child support, self-employment income, savings and checking accounts, etc.). *Income for all adults 18 years and older is included in the income evaluation.* To determine your household income, we must 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.

Grant Process

If your application is approved, a City Building Inspector will contact you and schedule an appointment to discuss the repairs requested and inspect your home. The inspector will submit

a work write-up listing the repairs, and related work specifications, which may be made to your home with grant funds. Required building permits will also be listed on the work write-up.

Prior to soliciting bids, you may be required to have your home tested for the presence of Lead-Based Paint. No rehab work may begin until we receive the results of the lead paint test back from the Lead Testing Company. *If your home has any lead paint that will be disturbed, you will be required to obtain bids from lead certified contractors.*

After the inspection and lead test (if applicable) you will receive a letter and copy of the work write-up listing the approved repairs and work specifications identified by the City Building Inspector. Using the work write up as a guide, it will be your responsibility to obtain a least three (3) bids from licensed contractors for all rehabilitation work within 4 weeks. The City will review all bids and select the lowest responsible bidder to complete the work. If you have a preferred contractor, please indicate so. The City Building Inspector may take this into consideration when evaluating the bids.

After a contractor has been selected, you will be sent a City of Garden Grove Rehabilitation Grant Agreement. Please carefully read all sections of the Rehabilitation Agreement, as there are requirements for timely completions outlined. After a signed copy of the Rehabilitation Grant Agreement is received, you will be sent the Notice to Proceed, which allows the selected contractor to start work and a fully executed copy of your Rehabilitation Agreement.

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. Any costs above the grant are the homeowner's responsibility.

Licensed Contractors

All work must be completed by licensed contractors, which hold valid licenses 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 City (e.g., roof, windows). It is the contractor's responsibility to obtain permits as required. They will need to include the cost of permits in their bid and may contact the City Permit Center for additional information regarding the permit at 714-741-5307.

How to Start the Process

To start the process, fill out a Senior Citizen Home Rehabilitation Grant Program application. Mail the completed and signed application with copies of the required supporting documents, and a signed lead notice. Incomplete applications and documentation will lead to delays processing your application. **For more information, please contact Nicole Herrick at (714) 741-5533.**

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