

# HOUSING REHABILITATION PROGRAM

The Walnut Housing Rehabilitation Program is a Federal Community Development Block Grant (CDBG) Program that provides grants and loans to qualified low to moderate income homeowners of single family detached residences to make needed home improvements.

Grants of up to \$7,500 are available to address code deficiencies. In addition, deferred loans are available at a zero (0%) percent interest to cover the cost of the balance of the improvements if a grant is being awarded. The maximum loan available under the program is \$30,000, including all costs incurred in the processing of the loan. The term of any loan will be deferred until such time that the property is sold, refinanced, or title to the property changes.

The program is operated on a "First Come First Served" basis. A waiting list is maintained if funds are unavailable.

The funds must be used to correct hazardous structural conditions, to make improvements considered necessary to eliminate blight, to improve handicapped access, and to correct building and health code violations.

## ELIGIBLE IMPROVEMENTS

- Correction of code violations
- Removal of barriers to the disabled
- Install new deadbolt locks
- Repair/Replace doors/windows/screens
- Repair/Replace electrical system
- Cost effective energy conservation measures
- Repair/Replace garage doors
- Exterior painting
- Termite/Pest Control
- Repair Plaster, Siding and Stucco
- Repair/Replacement of plumbing/sewer pipes/fixtures
- Repair/Replace Roofing
- Installation of Smoke Detectors
- Installation of Ground-Fault Circuit Interrupters
- Repair/Replace HVAC systems
- Structural Repairs/Modifications (only to correct existing structural code deficiencies or to provide accessibility to disabled persons)
- Testing and treatment/removal of lead-based paint/asbestos hazards
- Any items determined eligible by screening committee
- The elimination of specific conditions detrimental to public health and safety, which have been identified by Program Inspector

In order to participate, the property must be located within the City of Walnut and you must be the owner-occupant of the single family detached residence. In addition, your household income must not exceed the low- and moderate-income limits listed in Table "A" shown below.

**TABLE "A"**  
Effective March 19, 2009

HOUSEHOLD SIZE <i>(No. of people in household)</i>	1	2	3	4	5	6	7	8
<b>MAXIMUM INCOME</b>	\$44,400	\$50,750	\$57,100	\$63,450	\$68,550	\$73,600	\$78,700	\$83,750

*Based on 2009 Median Family Income for the Los Angeles ~ Long Beach Metropolitan Area of \$62,100; Income limits updated annually.*

**For additional information, or to request an application packet, please contact:**  
City of Walnut, Community Development Department at (909) 595-7543  
Ask for the Housing Rehabilitation Program Consultant, or  
Visit [www.ci.walnut.ca.us](http://www.ci.walnut.ca.us) Click on the "Housing Rehabilitation Program" link under "City Service".

# Walnut

## PRIDE

### HOUSING REHABILITATION PROGRAM

*Funding provided by the Federal Community  
Development Block Grant (CDBG) Program  
through the County of Los Angeles  
Community Development Commission*

**ONE-TIME GRANTS UP TO \$7,500**

**DEFERRED 0% INTEREST LOANS  
UP TO \$30,000**

Let's Keep *Walnut*  
**Looking Great**

**Program Consultant**  
ART CASAÑAS

**Community Development Director**  
DANIEL FOX

**CITY OF WALNUT**  
*Community Development Department*  
21201 La Puente Road  
Walnut, California 91789

**ATTENTION  
Walnut  
Homeowners!**



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*Community Development Department*  
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