

Renovated Homes



CITY OF LAWDALE

**GREAT
NEIGHBORHOOD
PROGRAM**



City of Lawndale
Community Development Department
14717 Burin Ave.
Lawndale, CA 90260

For more information or to obtain an application,
please contact the Community Development

Department office at:

(3 1 0) 9 7 3 - 3 2 4 8



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This program is funded by the City of
Lawndale and/or Lawndale
Redevelopment Agency

RESIDENTIAL REHABILITATION PROGRAM



The City of Lawndale, through its Community Development Department, provides the following residential rehabilitation programs under the Great Neighborhoods Program to improve housing conditions for Lawndale residents. The program was established to help low and moderate income residents with health and safety repairs to their single-family homes. Funding is available for the purpose of:

1. Correcting HUD, health and safety, building code, and zoning violations;
2. Emergency repairs or ADA improvements;
3. Enhancing the visual appearance of the neighborhood;
4. General interior and exterior improvements.

WHAT'S AVAILABLE?

- City residents who are between 0%-120% of the Los Angeles County median income, as adjust by the family size, are served through these programs:

Family	31-50%	51-80%	81-120%
1	\$27,750	\$44,400	\$52,150
2	\$31,700	\$50,750	\$59,600
3	\$35,700	\$57,100	\$67,050
4	\$39,650	\$63,450	\$74,500
5	\$42,800	\$68,550	\$80,450
6	\$46,000	\$73,600	\$86,400
7	\$52,350	\$83,750	\$98,350

Home Improvement Forgivable Loan

(\$20,000 loan)

This program has a zero percent (0%) interest and **NO** monthly payments.

- **Qualifications**– You must be the owner-occupant of the home and earn at 50% or below the area median income.
- **Repayment**– Repayment is due if you sell your home, refinanced to cash out, or transfer title within five years from the filing date of the notice of completion.
- **Lien**– The City will file a lien(Deed of Trust) against your property to secure the loan.

Home Improvement Deferred (\$20,000 loan)

This program has a zero percent (0%) interest and **NO** monthly payments.

- **Qualifications**– You must be the owner of the home and earn between 51%-80% of the area median income.
- **Repayment**– Repayment is due if you sell your home, refinanced to cash out, or transfer title.
- **Lien**– The City will file a lien (Deed of Trust) against your property to secure the loan.

Home Improvement Repayable Loan (\$20,000 loan)

This program has a 3% interest rate **WITH** monthly payments.

- **Qualifications**– You must be the owner – occupant of the home and earn between 81%-120% of the area median income.
- **Repayment**– Loan funds are amortized over a 15-year period and carry an interest rate of 3%.
- **Liens**– The City will file a lien (Deed of Trust) against your property to secure the loan.

Home & Gardens Beautification Grant (\$3,000)

This program is a 100% grant.

- **Qualification**– You must be the owner-occupant of the home, earn no more than 120% of the are median income, and live within the City of Lawndale.
- **Repayment**– Repayment is not necessary

GREAT NEIGHBORHOODS PROGRAM

RESIDENTIAL REHABILITATION PROGRAM BROCHURE

ADDENDUM

After the printing of the Residential Rehabilitation Brochure, the Lawndale City Council added the following programs:



HANDYWORKER GRANT

(\$500)

Elderly and Handicapped homeowners may not have the physical ability to undertake minor repairs or the financial capability to pay another person to complete the repairs. The purpose of the Emergency and Handyworker grants is to address small repairs more quickly than is possible using the other Great Neighborhood Program grants and loans which are meant for larger rehabilitation projects.

Qualifications- You must be the owner occupant of the home, over the age of 62 or handicapped, have no able bodied adults living in the home, and earn less than 80% of the area median income.

Repayment Repayment is not necessary.

Types of eligible repair - repair of cracked and peeling paint; broken toilet, sinks, and leaks; heater repair; roof repairs; weatherization of doors and windows; broken windows, doors or other security improvements; installation of smoke detectors.

EMERGENCY REPAIR GRANT

(\$1,000)

The purpose of the emergency repair grant is to assist households who are faced with unexpected repairs to their residence which are of a critically urgent nature and pose an immediate threat to the household's health and safety.

Qualifications - You must be the owner occupant of the home, over the age of 62 or handicapped, have no able bodied adults living in the home, and earn less than 80% of the area median income.

Repayment Repayment is not necessary.

Types of eligible repairs unsanitary plumbing conditions, hazardous electrical, or sewer line failure.