

Single Family Residence Loan Program

PROGRAM PURPOSE

To preserve an affordable housing option for low-income homeowners and to eliminate health and safety code violations as prescribed by local building codes as well as HUD's Housing Quality Standards.

PROGRAM SCOPE

The Single Family Residence Loan Program for owner-occupants targets low-income homeowners who require improvements to their homes and are unable to obtain adequate financial assistance from commercial lenders.

ELIGIBLE LOCATIONS

All unincorporated areas of Orange County, Orange County Development Agency areas, and participating cities, if applicable.

ELIGIBLE UNITS

Detached and attached single family, owner-occupied residences.

ELIGIBLE APPLICANTS

Applicants must own and reside in the residence and have a gross annual household income that does not exceed 80% of the Orange County area median income, adjusted for family size. Applicants within Orange County Development Agency areas may qualify with incomes up to 80% of the area median income, adjusted for family size. Please refer to the annual household income information sheet for specific income figures. Annual income level is subject to change.

ELIGIBILITY CRITERIA

Total net assets cannot exceed \$150,000. Of that amount, total liquid assets cannot exceed \$50,000. Equity in the applicant's principal residence is excluded from total assets. Liquid assets are defined as assets easily converted into cash, such as Treasury Bills, money market funds, certificates of deposits, bank deposits, and stocks. No retirement accounts shall be included in the computation of liquid assets.

ELIGIBLE IMPROVEMENTS

Priority is given to making health and safety improvements, energy and resource conservation improvements, and exterior improvements. Exterior improvements include: Roof replacement; window replacement; entry doors and sliding door replacements; stucco repair; exterior painting; irrigation and lawn*; water conservation landscaping*; fencing*; garage door and electrical connections; driveway replacement; security lighting*; and water main line replacement*.

(* Items on their own or together are not eligible unless grouped with other eligible exterior improvements such as roof replacement.)

Improvement to the interior must be verified to be of a health and safety issue and include the following:

Electrical Improvements

- Exposed hot wiring from missing light fixtures, switches, and receptacles.
- Illegal or hazardous garage wiring, i.e., exposed Romex, fixtures wired with extension cord, no receptacle provided for garage door opener.
- Replacement with CO/ALR receptacles & switches on homes with aluminum wiring.
- Replacement with GFCI receptacles within 6' of water source (Kitchen & bathrooms).
- Upgrade of service to standard 100amp. To include new panel & breakers.

Plumbing

- Re-piping of water supply system in copper pipe if home is piped in galvanized pipe. To include new risers, angle-stops and flex-lines to existing fixtures.
- Replacement of main water supply line from meter to house in copper or approved ABS material. To include pressure regulator if combined with existing galvanized plumbing.
- Toilets if cracked, leaking, or not of the 1.5 gallon flush limitations. "Hi-boy" type toilets for the physically impaired.
- Faucets & tub/shower mixing valves that leak or are inoperative.
- Under-sink drain plumbing if leaking or missing trap and to prevent mold growth conditions.
- Installation of earthquake shut-off gas valve on property owner side of meter.

Water Heaters

- Complete replacement if found to be leaking from sources other than water supply inlets and P&T valves.
- Replacement of leaking water supply flex-lines, shut-off valves and/or P&T valves.
- Replacement of rigid aluminum gas supply tubing with new gas flex line.
- Correction of illegal or improper venting of flue gasses.
- Replacement of compartment floors, pedestals if found to be structurally unsound.
- Installation of pedestals if water heater is on floor of garage. Installation of concrete pad if unit is on bare ground.
- Installation of galvanized enclosure if unit is located outside and unprotected.
- Installation of strap & bracket type seismic restraints.
- Installation of P & T drain line to either the exterior of cabinet or to plumbing drain pipe.
- Installation of tankless (on demand) water heater units per applicable codes.

Gas Heating

- Complete replacement of either FAU or wall furnace(s) if "red-tagged" from an inspection by The Gas Company, state/county/city building official or local fire department.
- Replacement of rigid aluminum gas supply tubing with new gas flex line if required by local building codes.
- Correction of illegal or improper venting of flue gasses.

No cosmetic interior items allowed unless to correct a Health and Safety code violation

Year 2011 Income Guidelines

Family Size	1	2	3	4	5	6	7	8
Earn less than	\$51,700	\$59,100	\$66,500	\$73,850	\$79,800	\$85,700	\$91,600	\$97,500

(Income guidelines subject to change)

Please call (714) 480-2807 for more information.