

ROOF REPLACEMENT GRANT

GRANT PURPOSE

The purpose is to preserve existing affordable housing stock for very low and low-income families through replacing older, wood shake shingle roofing; dilapidated and weathered composite roofing, and roofing that cannot otherwise be repaired to prevent leaking and future water damage.

GRANT SCOPE

The Roof Replacement Grant targets very low and low-income homeowners who require replacement/improvements to their roofs and are unable to obtain adequate financial assistance from commercial lenders.

ELIGIBLE UNITS

Detached, single-family residences located in County of Orange unincorporated communities including: Modjeska, Trabuco, and Silverado Canyon; El Modena; Olive Heights; Midway City; West Anaheim; Anaheim Island; Santa Ana Heights; and, other unincorporated communities. Home values must not exceed 120% of area sales average.

ELIGIBLE APPLICANTS

Due to the nature of the funding source, 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. Please refer to the annual household income information below for specific income figures. Annual income level is subject to change.

ELIGIBLE IMPROVEMENTS

Replacement of a wood shake, shingle roofs; replacement of older, dilapidated composite shingle roof beyond the manufacturer's warranty; and replacement of rolled roofing/hot mop and rock roofing material. Replacement is limited to 3-tab composite shingles with a minimum warranty of 30 years or, if flat roofed or low pitch (less than a 2" in 12") with appropriate built-up roofing.

INELIGIBLE IMPROVEMENTS

Replacement of tile, stone, or other roofing material. Installation of dormers, sky lights, roof additions, or other accessories not in place at time of roof replacement. All current accessories shall be removed and replaced, unless homeowner agrees to removal and disposal.

ELIGIBILITY CRITERIA AND GRANT TERMS

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.

Grant is conditional in terms. During the first, second, and third year following completion of improvements, any sale, transfer of property, or if property is no longer owner-occupied, will require 100% repayment of County grant. At the end of the third year, the grant shall be reduced by 50%. After the fourth year no repayment of the grant is required.

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.