

# Residential Rehabilitation Program

The purpose of the Residential Grant Program is to preserve the City's residential neighborhoods by assisting property owners to improve their residential property. Homes must be owner occupied and be within the income guidelines to qualify for the program.

Eligible home improvements include, but are not limited to: house painting, flooring, hazardous interior conditions (electrical, plumbing, structural), walls and fencing, garage repairs, roofing, driveway repairs, exterior siding, plastering and stucco, and the correction of code violations. Work is completed by state licensed contractors through the Community Services staff.

## Grant Program

Direct assistance of a one time grant per program year will be provided to owner occupied households for home repairs and improvement costs to a maximum of \$7,000 for single family homes, and \$5,000 for mobile homes within the proper City of Lomita boundaries for:

1. Correction of code violations first; and once code violations are corrected,
2. Imminent code violations must be completed secondarily; and, upon elimination of any and all code violations and imminent code violations,
3. CDBG eligible general property improvements may be considered by staff for the scope of work on the project.

Applicants for the Grant Program with properties outside the Community Development Commission's (CDC) approved slum/blight target area must be within the "Extremely Low" or "Low" income maximums. Those within the Development Commission's (CDC) approved slum/blight target area can be within the "Extremely Low" "Low" or "Moderate" income maximums.

The program is administered with Community Development Block Grant (CDBG) funding. Due to the limited funding available each year, applicants are required to be on a waiting list. When funds become available, all potential applicants will be sent an application and be requested to provide the required documents to determine eligibility.

All eligible applicants can qualify based upon family size, and the corresponding maximum gross income of 80% of the Los Angeles County Median Income.

For more information about the program, please contact Daniella Knighton, Administrative Analyst at (310) 325-7110 ext. 119 or [d.knighton@lomitacity.com](mailto:d.knighton@lomitacity.com)