2012 MAXIMUM INCOME LIMITS

FAMILY SIZE	ANNUAL INCOME	FAMILY SIZE	ANNUAL INCOME
1	$54,450	5	$83,950
2	$62,200	6	$90,200
3	$70,000	7	$96,400
4	$77,750	8	$102,650

(Based on current effective median income of Los Angeles County. Revised annually as set forth in 25 Cal. Code Regs. Section 6932)

For program information go to
http://www.westcovina.org/cityhall/cdc/housing/hpp/

For Recorded Information,
Please call
(626) 939-8888

To speak to the Housing Program Administrator please call (626) 939-8417

Hpp101bb

WEST COVINA

1444 W. Garvey Ave. South
P.O. Box 1440
West Covina, CA 91793
Phone: (626) 939-8417
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West Covina
Community Development
Commission

HOUSING PRESERVATION LOAN PROGRAM-

NO INTEREST FIRST 10 YEARS
After 10 years @ 5% Interest

EQUAL HOUSING LENDER

HOUSING PRESERVATION PROGRAM

As part of the Fiscal Year 2012/2013 budget of the Community Development Commission, $100,000 was budgeted from housing set-aside funds to continue the Housing Preservation Program. The Housing Preservation Program will focus on preserving middle-income housing stock in the City of West Covina by utilizing code enforcement as a primary component in identifying residential properties that are in need of exterior improvement.

Objective

- Over the past several years, a large percentage of the housing stock within the City has matured and is now in need of a face-lift. This Program was adopted as part of the budget to protect and preserve the single-family housing stock.

Program Guidelines

The Program will provide eligible, moderate-income West Covina homeowners a no-interest home improvement loan of up to $10,000. Loans repaid within the first ten (10) years will not accrue interest and after the tenth year, loans will accrue simple interest at a rate of 5 percent per annum until they are paid in full. To be eligible, a single-family home must be the primary residence and the homeowner must have resided in the home for a minimum of six (6) months.

Homeowners will be required to execute a promissory note secured by a deed of trust. The loan is to be repaid when any one of the following occur:

- When the property is sold or title is transferred (includes transfer within family);
- Upon the death of the Title holder(s) of the property [the homeowner(s)];
- Upon the homeowner refinancing their primary loan(s) or a take-out financing;
- If the homeowner is in default of the loan agreement;
- When the property fails to be maintained according to City building codes; or
- When the homeowner no longer resides in the house.

Basic Requirements

- Must be a homeowner residing within the City of West Covina.
- Income must meet qualifying income guidelines.
- Exterior improvements only.
- Maximum loan of $10,000 plus a $50 bank-processing fee.

Financing Provisions

Maximum Loan Amount:	$10,000
Interest Rate:	No interest first 10 years; 5% after year 10
Fees to Borrower:	$50 loan processing fee

- The City of West Covina does not subordinate loans approved under the Housing Preservation Program.
- Monthly loan payments will begin after year 10.
- Only licensed contractors can be used. Should the homeowner wish to do the work, the Community Development Commission will pay for materials only; no equipment, labor or tool costs will be paid. All payments will be made upon completion of work.