

## MOBILE HOME REPAIR/REPLACEMENT PROGRAM FOR SENIORS/DISABLED PERSONS

### ELIGIBILITY CRITERIA

1. Applicant must be a Culver City Resident
2. Applicant must be a Senior (62 or older) or Disabled Head of Household
  - Disability evidenced through being a recipient of Social Security Disability (SSDI) or verified in a written statement from a licensed physician in the state of California
3. Applicant must be up- to- moderate income as defined by California Redevelopment Law (CRL)
4. Applicant must have no assets in excess of the amount needed to cover expense related to the repair or purchase of a mobile home
5. The mobile home coach must be determined inhabitable by Culver City Code Enforcement, Building Safety and Fire Department or require substantial repairs to address health safety as determined by Culver Code Enforcement or Building Safety

### PROGRAM CONDITIONS AND TERMS

Program participant must enter into an agreement with the Culver City Housing Authority (CCHA) CCHA to receive and participate in supportive services and case management for three -five years through the CCHA or its recognized supportive service providers such as the Department of Mental Health Genesis Program or similar type programs. Program participant will not be charged for supportive services and case management through the CCHA but other service providers may require a fee based on an income sliding scale. The CCHA and/or Culver City Code Enforcement will conduct quarterly inspections to make sure the mobile home unit is being maintained and clear of any code violations or health safety issues. At the conclusion of three to five years, the program participant will be re-evaluated to determine if services and inspection can be reduced or concluded.

Depending on the nature and or severity of property damage and whether the mobile is deemed habitable, program participant may either secure a grant or deferred loan for repairs up to \$40,000 (this threshold amount was selected because it is the low end of the cost to purchase a new mobile home.) If a deferred loan is determined, the loan does not have to be repaid while the program participant remains income eligible and does not refinance or transfer the mobile home unit . If the mobile home is determined uninhabitable, the CCHA may purchase a new mobile home based a fair market pricing on behalf of the program participant. Based on the program participant's income either loan repayment will be deferred or a minimum payment based on CRL affordability will be charged. The mobile home will transfered to the CCHA to maintain as its affordable housing stock upon the death of the program participant or if the program participant is relocated to assisted living or vacates the mobile. The mobile may not be refinanced or transferred.

### 2018 INCOME LEVELS \*

Income Level	1 person household	2 person household	3 person household	4 person household	5 person household	6 person household	7 person household
Extremely Low	\$20,350	\$23,250	\$26,150	\$29,050	\$31,400	\$33,740	\$38,060
Very Low	\$33,950	\$38,800	\$43,650	\$48,450	\$52,350	\$56,250	\$60,100
Low	\$54,250	\$62,000	\$69,750	\$77,500	\$83,700	\$89,900	\$96,100

\* Income limits subject to change per California Redevelopment Law (CRL)