



TEVIS BARNES
Housing Programs Administrator

CITY OF CULVER CITY

COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING DIVISION

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MOBILE HOME REPLACEMENT PROGRAM FOR SENIORS/DISABLED PERSONS

Program Eligibility Requirements:

The following are the eligibility criteria for the Mobile Home Replacement Program for Seniors/Disabled Persons (Program):

1. Applicant must be a Culver City Resident;
2. Applicant must be a Senior Citizen (62 or older) or Disabled Head of Household;
3. Applicant income must not exceed the moderate-income limit for their household size 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 purchase of a mobile home;
5. Applicant must be the mobile homeowner with clear title and updated registration with the State of California;
6. The mobile home must be determined inhabitable by Enforcement Services, Building Safety and Fire Prevention Divisions;
7. Proof of the applicant's age will be verified with birth certificates and government issued identification;
8. Disability status will be evidenced through an applicant being a recipient of Social Security Disability (SSDI) or verified in a written statement from a licensed physician in the state of California; and
9. Income will be verified through banking statements, credit checks, paycheck stubs, Social Security and pensions statements and other forms of verification deemed necessary by the Housing Authority, such as tax returns and profit and loss statements.

Program Terms and Conditions

1. Program participants (Participants) must purchase a new mobile home unit approved by the Authority, the mobile home park where the mobile home will be located and State of California mobile home standard defined by the Housing and Community Development Department (HCD).
2. Participants must enter into an agreement with the Authority to receive and participate in supportive services and case management to address the hoarding and/or other issues for three to five years through the Authority or its recognized supportive service providers such as the Department of Mental Health Genesis Program or similar type programs.
3. Participants will not be charged for supportive services and case management through the Authority but other service providers may require a fee based on an income-based sliding scale.

4. The Authority and Enforcement Services Division 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 reevaluated to determine if services and inspection can be reduced or concluded.
5. The Authority will purchase a new or used coach for the Participant based on the fair market price. The maximum purchase price of the new mobile home cannot exceed \$100,000 per Participant and will also include the removal of the old unit and transfer and placement of the new unit. Based on the Participant's income, loan repayment will either be deferred, or a minimum monthly payment will be charged and such payment amount will be based on CRL affordability standards.
6. A covenant will be recorded against the mobile home and will be transferred to the Authority to maintain the unit as part of its affordable housing stock upon the death of the Program Participant or if the Program Participant is relocated to assisted living or vacates the unit. The Authority will hold title of the mobile home and will be the owner of record, thus preventing the mobile home unit from being refinanced for cash or title transferred.
7. During the removal of the old uninhabitable coach and during the timeframe to purchase a new mobile home unit and remove and replace the old mobile home unit, the Participant may need temporary housing which shall be covered under the Program up to a maximum \$1,600.

2020 Income Levels*

Income Level	1 person household	2 person household	3 person household	4 person household	5 person household
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550
Very Low	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850
Low	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350
Moderate	\$63,100 to \$64,900	\$72,100 to \$74,200	\$81,100 to \$83,500	\$90,100 to \$92,750	\$97,350 to \$100,150

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