



CITY OF SAN CLEMENTE

RENTAL REHABILITATION PROGRAM

The City of San Clemente is currently offering a rehabilitation program that assists owners to make repairs to their residential rental properties. Eligible properties must have 1 to 4 units, fifty-one percent (51%) of the units may not exceed the income levels listed below, and rents must remain at fair market rates for five (5) years. These figures are adjusted annually, and current limits are listed below. Funds may only be used for eligible improvements, with health, safety and code related items to be addressed first. This Program is contingent on funding availability.

This Program offers a matching 50-50 deferred forgivable loan over five (5) years, or twenty percent (20%) a year. Owners are required to provide equal funds toward the project and submit verification of tenant’s income and rent every year. A maximum of \$10,000 per unit may be provided.

ELIGIBLE IMPROVEMENTS

Paint, re-stucco exterior walls, roofing, plumbing, kitchen and bath fixtures, electrical, heating systems, windows or doors, foundation repairs, extermination of termites, insulation/weather-stripping, new garage doors, driveway repairs, fences, walls, landscape repairs, and other improvements which are intended to improve deteriorated conditions.

INFORMATION

For additional information or to request an application please email dobbst-temp@san-clemente.org, or leave a message at the City of San Clemente Rehabilitation Office at (949) 366-4755.

Household Size	1	2	3	4	5	6
Gross Income	\$66,500	\$76,000	\$85,500	\$94,950	\$102,550	\$110,150

Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rents	\$1,415	\$1,632	\$2,037	\$2,862	\$3,304



CITY OF SAN CLEMENTE HOUSING REHABILITATION PROGRAM RENTAL REHABILITATION APPLICATION

The information collected below will be used to determine whether you *potentially* qualify as a borrower under the San Clemente Housing Rehabilitation Program. This document is not a public record. The information will only be used to process your loan application and to comply with HUD requirements. In accordance with Federal law, all properties built before 1978 must be inspected for lead based paint (the owner does not pay for the inspection). After a preliminary review of this application, **you will be required to submit documentation of income, employment, and other items for verification, as required and permitted by law.**

NAME _____

CO-BORROWER'S NAME _____

MAILING ADDRESS OF OWNER _____
NUMBER STREET

CITY STATE ZIP CODE

ADDRESS OF PROPERTY TO BE REHABILITATED

PHONE NUMBER _____ CELL NUMBER _____

EMAIL ADDRESS _____ BEST WAY TO CONTACT: _____
PHONE OR EMAIL

Others listed on title of address to be rehabilitated: _____

Briefly describe the improvements that you wish to be completed. Please note that any code violations existing on the property must be corrected as a condition of receiving funding.

NUMBER OF UNITS ON PROPERTY _____ DATE PURCHASED PROPERTY _____

LOAN BALANCE ON PROPERTY _____ CURRENT APPROXIMATE VALUE _____

Any recent bankruptcies or credit issues? If yes, please explain _____

Have you received assistance from the City of San Clemente before?_____ If yes, what type of assistance did you receive and when?_____

The information provided above is true and complete to the best of my/our knowledge, under penalty of perjury. I/we consent to the disclosure of income and financial information from my/our employers and financial references for purposes of income and asset verification related to my/our application and understand that nondisclosure of any information can be a basis for denial.

Applicant Signature:_____Date_____

Co-Applicant Signature_____Date_____

Please return this application to: Housing Rehabilitation Program, Community Development, City of San Clemente, 910 Calle Negocio, Suite 100, San Clemente, CA 92673. If you have any questions, please email dobbst-temp@san-clemente.org or call 949-366-4755.

Please be aware that your tenants will be required to complete city required forms and provide income information to qualify for this loan. Tenants will also be monitored annually for the length of the loan.