

HOW DO I FIND A CONTRACTOR?

The Economic Development (ED) Department staff can provide a list of local contractors who have been approved for work under this program.

Property owners always have the option to choose licensed contractors of their own preference.

All contractors must be approved by ED staff before they can bid on any project under this program.

CAN I DO SOME OF THE WORK MYSELF?

No, unfortunately this option is not available under this program.

HOW DO I APPLY?

Call or visit the ED Department at 707 Nevada Street, Suite 1 in Susanville.

Regular office hours are from 8:00 am until 5:00 pm, Monday through Friday.

Please Contact:
Jenna Aguilera
Development Specialist
Phone: (530) 251-2683
Fax: (530) 257-6599
Email: housing@co.lassen.ca.us



NATIVE AMERICAN HOUSING REHABILITATION PROGRAM

County of Lassen



Economic Development Department

Housing Rehabilitation Program
Lassen County
Economic Development Department
707 Nevada Street, Suite 1
Susanville, CA 96130
www.lassenhousing.com



LASSEN COUNTY HOUSING REHABILITATION PROGRAM

The main objective of Lassen County's Housing Rehabilitation Program is to improve the housing of income eligible persons in a manner that conserves the existing housing stock and contributes to neighborhood revitalization and preservation.

INCOME ELIGIBILITY

Owner-Occupant - To be eligible household income must be equal to, or less than, the annual income guidelines listed below.

Owner-Investor - There are no restrictions on the income of the owner-investor unless the owner is interested in qualifying for a deferred payment loan. To be eligible household income must be equal to, or less than, the annual income guidelines listed below.

Tenant* - If a rental is currently occupied, the tenant's household income must be equal to, or less than, the annual income guidelines listed below. *Additional requirements are enforced for rental units.

Household Size	Income Limits
1	\$32,250
2	\$36,900
3	\$41,500
4	\$46,100
5	\$49,800
6	\$53,500

APPLICANT ELIGIBILITY

Native American - The applicant must be included on their organizations adopted list of members.

Owner-Occupant - must be the owner and occupant of the structure to be rehabilitated and certify the home is their primary residence.

Owner-Investor - must be the owner of the structure to be rehabilitated.

ELIGIBLE ACTIVITIES

All conditions described in Priorities I thru II must be addressed before Priorities III thru IV can be considered. Specific examples of each Priority are listed below, but are not limited to:

Priority I - Code Violations

- Electrical wiring, fixtures or systems
- Foundations

Priority II - Accessibility Improvements

- Widening of doors
- Installation of ramps

Priority III - Efficient Energy Systems

- Solar technology

Priority IV - Additional Improvements

- Interior and exterior paint
- Flooring

Luxury Items - Not allowed:

- Patios or decks
- Carports or garages



PROPERTY ELIGIBILITY

Properties that are located within Lassen County are eligible for rehabilitation financing.

Eligible dwellings include: single-family homes, duplexes, mobile homes on a permanent foundation, and apartment units.

GRANT TERMS

The maximum grant amount for eligible Native American residents is \$100,000 per household. The grant amount shall not exceed the value of the home.

LIMITATION AGREEMENT

The Limitation Agreement is required for all grant assisted units. This agreement will be recorded with a first or second deed of trust, in the form of a forgivable loan, against the property as security. The agreement will contain a period of affordability, this is the time period that an applicant shall not sell, transfer title, or discontinue use as an income-limited residence, as discussed below, in the rehabilitated property. The affordability requirements will be based on the amount of housing rehabilitation funds provided for the property and are set forth below.

Funds Provided	Term
\$90,001 - \$100,000	5 Year Agreement
\$70,001 - \$90,000	4 Year Agreement
\$50,001 - \$70,000	3 Year Agreement
\$30,001 - \$50,000	2 Year Agreement
\$10,001 - \$30,000	1 Year Agreement
\$00,000 - \$10,000	No Agreement