

NHSIE ACHIEVE

In partnership with Bank of America Community Home Fund
Emergency Home Repair Program Guidelines

Highlights

- Achieve is a 0% interest loan and if its conditions are satisfied it will be forgiven at 33.333% each year for three years. The loan will cease and the prorated balance will become due, payable upon demand, if the property is sold, refinanced, transfer of title, foreclosure or other default occurs within the first 3 years.
- Funding availability for emergency repairs based on health and safety, accessibility, seniors specialty needs, weatherization needs, to assist with Code Compliance violations
- Maximum funds per grant \$5,000.00 based on the Scope of Work with eligible improvements. For cost exceeding the maximum grant funds, the owner and contractor to enter into a separate contract, a copy of the contract and revised Scope of Work to be provided to NHSIE. The home owner will be responsible to pay any additional cost over the maximum grant funds.
- Eligible Improvements include but not limited to accessibility needs such as grab bars, ramps and modified plumbing fixtures, roofing repairs, electrical repairs, HVAC repairs, plumbing repairs, Implementation of CPTED projects replacement of doors and/or windows, insulation upgrades, painting post 1987 structures and termite repairs.

Requirements

- The borrower to be the owner and resident of a single family home in Riverside or San Bernardino County.
- The property may be subject to an equity determination to confirm the property is not over encumbered.
- Borrower to have a maximum income limit of 80% LMI levels; home owners over the age of 62 living at the primary residence may qualify with 120% LMI levels.
- All work to be completed by a Contractor approved by NHSIE, in good standing with the State of California and obtain any required business license within the jurisdiction of the residence.
- Contractor to provide copies of Worker's Compensation Insurance, Insurance and any required business licenses prior to approval from NHSIE.
- NHSIE to prepare a Scope of Work, the owner to approve the Scope of Work prior to the commencement of work.
- The owner/residence is required to take our home maintenance class "Homes and Hammers" provided by NHSIE at a cost of \$25.00.
- The home owner will be responsible to approve payment after work is complete and call NHSIE for final inspection.

For more information visit our website at www.nhsie.org/maintain-a-home or contact our Redevelopment department at 909-884-6891

