

ENVIRONMENTAL
HOUSING
REHABILITATION GRANT
PROGRAM

The Commerce Community Development Commission established the Environmental Housing Rehabilitation Grant Program in recognition of the need to mitigate the negative environmental impacts created by the operation of the rail yards and freeways within the City of Commerce.



City of Commerce
2535 Commerce Way
Commerce, CA 90040

COMMERCE COMMUNITY
DEVELOPMENT COMMISSION

ENVIRONMENTAL
HOUSING
REHABILITATION
GRANT
PROGRAM



City of Commerce
2535 Commerce Way
Commerce, CA 90040
Phone: (323) 722-4805

ENVIRONMENTAL HOUSING REHABILITATION GRANT PROGRAM

PROGRAM SUMMARY

The Commerce Community Development Commission established the Environmental Housing Rehabilitation Grant Program in recognition of the need to mitigate the negative environmental impacts created by the operation of the rail road yards and freeways within the City of Commerce. The grant is available to all low and moderate income residents in owner-occupied dwellings within the "Ayers Residential Neighborhood". The funding for this program is provided with Redevelopment Agency Low and Moderate Income Housing Funds ("Housing Set-Aside Funds").

ELIGIBLE CRITERIA

- The Dwelling Unit must be located within the Program's established boundaries.
- The Dwelling Unit must be of the existing conventional single-family residential housing stock or a pre-manufactured home.
- The Dwelling Unit must be owner-occupied. (Proof of property ownership will be required).
- The Dwelling Unit must be the owner's primary residence. (Proof of residency will be required).

INCOME LIMITS

2009 Income Guidelines				
Percentage of Median Income	1 Person	2 Persons	3 Persons	4 Persons
Ext. Low (30% AMI)	15950	19050	21400	23800
Very Low (50% AMI)	27750	31700	35700	39650
Low (80% AMI)	44400	50750	57100	63450
Median (100% AMI)	43450	49700	55900	62100
Mod. (120% AMI)	52150	59600	67050	74500

ALLOWABLE IMPROVEMENTS

Eligible rehabilitation costs include, and are limited to the following:

Interior Improvements

- Installation of carbon monoxide detectors, filtration systems (air purifiers) that assist in cleansing exterior air entering the unit.
- Installation of heating & air conditioning units and related electrical system upgrades.
- Insulation of attic.
- Installation of hypo-allergenic carpeting, ceramic, and wood flooring.

Exterior Improvements

- Installation of double-pane windows with high Sound Transmission Class ratings.
- Window acoustical insulation.
- Ventilation systems that decrease the intrusion of exterior noise pollution.
- Window tinting to combat light pollution.
- Awnings and patios can be installed to create more shade and help reduce the intrusion of noise and light.
- Exterior door replacement.
- Installation of roof insulation.
- Installation of roof vent baffles.
- Insulation of exterior walls.
- Lead Based paint and asbestos testing/ abatement.

Landscaping

- Front and back yard landscaping improvements can be funded to address noise and light pollution effects.
- Irrigation systems for new and existing landscaping.
- Planting of mature trees (30-gallons in size minimum) are recommended to assure a more immediate impact on the reduction of noise and light pollution.
- Strategic placement and type of trees shall be reviewed and approved by City staff to assure development of each tree will have the intended shade effect and/or noise reduction from adjacent uses (properties) emitting noise pollution.

MAXIMUM GRANT AMOUNT

The Program provides a grant of up to \$30,000 to low and moderate income home owners within the Ayers Residential Neighborhood to implement interior and exterior upgrades that will result in the mitigation of air, noise, and/or air pollution.

REQUIREMENTS OF THE APPLICANT

- Applicant(s) must submit a completed application with the required supporting documentation.
- Applicant(s) must be owner(s) of record of the Dwelling Unit as described.
- Applicant(s) must cooperate with the contractors, inspectors, and City staff in order to complete the home improvements.
- A prioritized list of improvements provided by the applicant must be from the **Allowable Improvements** list only.

TERMS

- The Commerce Community Development Commission will enter into a 10-year residency agreement with the Participant prior to disbursing the Grant. The Environmental Housing Rehabilitation Grant Program will include a Regulatory Agreement, which will be recorded against the Dwelling Unit providing for the repayment of the Grant plus 2% simple interest in the event that the subject dwelling unit is sold or converted into a rental property within 10 years of receiving the Grant.
- Repairs and improvements will be prioritized based on budgetary restrictions.

CONTACT INFORMATION

For more information or to obtain an application contact the City of Commerce Community Development Department at (323) 722-4805.