Home Maintenance and Improvement Program (HMIP)

Purpose
Provides loans to owner-occupied low-income and moderate-income households to correct health and safety violations, abate code deficiencies and repair major systems in danger of failure. Some other home repair needs may be financed, including modifications for accessibility.

Status
Taking applications now.

Maximum Amount
Deferred Loan: $75,000 or the cost of rehabilitation, whichever is less
Minimum Amount: $2,500

Amortized Loan:
$75,000 for single family unit and $5,000 for each additional unit, up to four units

REQUIREMENTS

Eligible Applicants
Oakland property owners living in the unit to be rehabilitated or repaired.

Location
Property must be located in one of the seven Community Development Districts. See district maps in the CDBG section of this website.

Eligible Properties
Owner-occupied single-family dwelling or up to four units.

Income
- One-unit structures must be occupied by low- to moderate-income households
- Two-unit structures must have at least one unit occupied by a low-moderate income household
- Three-to-Four unit structures must have at least 51% of the units occupied by low-moderate income households

0% Deferred Loan: Annual Household Income cannot exceed 50% of the established HUD median income limits* for Alameda County

3% Deferred Loan: Annual Household Income cannot exceed 80% of the established HUD median income limits* for Alameda County

Income of all household members who are 18 years or older must be considered to determine income eligibility.

Occupancy
Applicant must occupy the property

Eligible Uses
See eligible repairs.

Other Requirements
N/A

LOAN / GRANT DETAILS

<table>
<thead>
<tr>
<th></th>
<th>Low Income</th>
<th>Moderate Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest Rate:</td>
<td>0% interest</td>
<td>3% interest</td>
</tr>
<tr>
<td>Payments/Term</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>No periodic payments.</td>
<td>No periodic payments.</td>
</tr>
<tr>
<td></td>
<td>Loan will be paid upon the sale or transfer of title of property or if property ceases to be owner-occupied.</td>
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</tbody>
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Prepayment Penalty
None

Closing Costs
$350-$500

Security
Deed of Trust

* HUD median income limits

Fine print and legal notices may apply. For more information, please contact Oakland Development at 510-348-1160.
**HOW TO APPLY**

<table>
<thead>
<tr>
<th>Status</th>
<th>Available Now</th>
</tr>
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<tbody>
<tr>
<td>Deadline</td>
<td>None</td>
</tr>
<tr>
<td>Process</td>
<td>Complete and submit the application.</td>
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</tbody>
</table>

**Application**  
Call (510) 238-3909 to request an application

**MORE INFORMATION**

| Details | See [eligible repairs](#) document. |
| Projects | N/A |

**Contact**  
Residential Lending and Rehabilitation  
City of Oakland  
Community and Economic Development Agency

*Area Median Income limits are revised annually.  [Click here for current limits.]*
It is the policy of the City of Oakland not to discriminate on the basis of race, ethnicity, religion, family status, sexual orientation, or disability in employment or any of its programs, activities, or services.

City of Oakland is an equal opportunity housing provider.