

## Neighborhood Housing Revitalization Program (NHRP)

<b>Purpose</b>	The Neighborhood Housing Revitalization Program (NHRP) provides financial assistance to owners of one-to-four unit or single family dwellings that are in need of repair to correct code violations and to eliminate safety and health hazards.		
<b>Status</b>	Taking applications now.		
<b>Maximum Amount</b>	\$150,000 per property	<b>Minimum Amount</b>	N/A

### REQUIREMENTS

<b>Eligible Applicants</b>	Borrowers must be individuals, <u>not</u> partnerships, corporations or non-profit organizations. Borrowers must have title to the property at the time of application. Borrowers who are licensed contractors must agree to abide by the City of Oakland Living Wage Ordinance. Borrowers must demonstrate credit worthiness, financial capacity, and relevant past experience to undertake the rehabilitation project.
<b>Location</b>	Property must be located in one of the seven Community Development Districts. See district maps in the CDBG section of this website.
<b>Eligible Properties</b>	Single-family dwelling or one-to-four residential unit building. Must be vacant, blighted and have one or more major code violations.
<b>Income</b>	N/A
<b>Occupancy</b>	N/A
<b>Eligible Uses</b>	In general, loan funds are to be used to cover the repair costs and related development costs associated with repairing properties to comply with code. Eligible development costs include, but are not limited to, permit fees; architectural and engineering fees; appraisal fees; and title and escrow fees. Loan funds must first be used to correct code violations necessary to receive building services approval. All work must be under the supervision of a licensed general contractor in good standing with Contractors State License Board (CSLB).
<b>Other Requirements</b>	The proposed project must meet the Performance Standards and Specifications for the Housing Rehabilitation Programs of the City of Oakland and must meet all applicable building codes, housing and planning standards.

### LOAN / GRANT DETAILS

	<b>If sold to a first-time homebuyer with income less than 120% of area median</b>	<b>If sold to any other household or maintained as rental property</b>
<b>Interest Rate:</b>	0% interest	10% simple interest
<b>Payments/Term</b>	<ul style="list-style-type: none"> <li>• No periodic payments.</li> <li>• Loan term is 24 months.</li> <li>• Payments are deferred with principal and accrued interest due and payable on or before expiration of the loan term.</li> </ul>	<ul style="list-style-type: none"> <li>• No periodic payments.</li> <li>• Loan term is 24 months.</li> <li>• Payments are deferred with principal and accrued interest due and payable on or before expiration of the loan term.</li> </ul>
<b>Prepayment Penalty</b>	None	None
<b>Closing Costs</b>	\$500	\$500
<b>Security</b>	Deed of Trust	Deed of Trust

### HOW TO APPLY

<b>Status</b>	Available Now
<b>Deadline</b>	None
<b>Process</b>	Complete and submit the application.

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

### MORE INFORMATION

**Details** Projects which best meet the general criteria specified above will be reviewed further and receive priority consideration based on the following:

1. Oakland residency;
2. Demonstrated experience in having successfully completed rehabilitation/construction projects within recent four (4) years;
3. Properties that have been declared substandard by the City of Oakland; and
4. Properties that have been vacant for one (1) year or more.

**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.](#)

City of Oakland  
Community and Economic Development Agency  
Housing and Community Development Division  
250 Frank Ogawa Plaza Suite 5313 | Oakland, CA 94612  
Tel: 510.238.3015 | Fax: 510-238-3691 | TDD: 238-3254  
2002 All Rights Reserved  
Last updated April 11, 2007  
[contact the webpage editor](#)

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

