

Program Summary

The City of Winters City Council and Community Development Agency (CDA) approved the Senior Housing Rehabilitation Program on June 6, 2006 to assist eligible seniors who have home rehabilitation and repair needs. Loan and grant recipients must be 65 years of age or older; persons 50 years of age or older who meet the Social Security Administration definition for having physical disabilities are also eligible. Those seniors targeted for assistance are those who fall within low-income categories or in the lower end of the moderate-income category for Yolo County.



Application Process

1. Submit application to the City of Winters. Applications are available at City Hall in English or Spanish.
2. Staff will verify home ownership and income.
3. City Building official will review requested repairs.
4. Repair documents are prepared and submitted to contractors from approved list.
5. Bids are reviewed with owner.
6. Staff prepares application packet for review and approval by loan and grant advisory committee.
7. Contract is signed with contractor.
8. Repairs begin.

Questions?

- For questions concerning the building permit process contact the Building Division at (530) 795-4910 ext. 112 or 117.
- For questions concerning the application process contact the Redevelopment Department at (530) 795-4910 ext. 118 or 119.



Senior Housing Rehabilitation Program



City of Winters

City of Winters

318 First Street
Winters, California 95694
www.cityofwinters.org

Phone: (530) 795-4910
ext. 118 or 119

Program Goals

- Assist qualifying seniors with minor health and safety repairs.
- Improve and preserve housing for extremely low, very low, low and moderate income senior households.

Program Eligibility

- Recipients must live within the city limits of the City of Winters and be the owner occupant of the home.
- The 2008 Yolo County annual income* limits are as follows:

Household size

	1	2	3
Income			
Extremely low	\$14,900	\$17,050	\$19,150
Very low	\$24,850	\$28,400	\$31,950
Low	\$39,750	\$45,450	\$51,100
Moderate (81-90%)	\$44,730	\$51,120	\$57,510

(*Annual Income is the gross amount of income received by all adults in the family over the past year and evidenced by their most recent Income Tax Returns, W-2 forms, 1099 forms and recent pay stubs.)



Eligible Improvements

(depending on type of loan or grant)

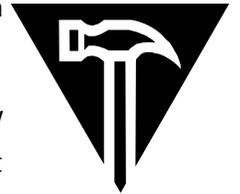
- Repairs must be authorized by the Winters Redevelopment Agency staff before the start of work and must be done by a licensed contractor.

Eligible rehabilitation and repair projects may include:

- Roof repairs; reroofs (cases of extreme leakage)
- Weatherization of houses (double-pane windows, weather-stripping)
- Replacement/upgrade of electrical service panel; electrical wiring/fixtures
- Replacement of exterior wood (termites, wood rot)
- Painting of exterior walls of house
- Painting of interior walls of house
- Replacement of flooring (age, condition, water damage)
- Replacement of plumbing fixtures and piping (age, condition, hard water)
- Lead hazard removal
- Repairs to correct building code items on verge of becoming violations
- Replacement of furnace (inoperative or hazardous)
- Whole house fans; air conditioning units

Loan/Grant Funds Available:

Loan: The CDA/City will give seniors that qualify as low or moderate income a forgivable loan (one per household) of up to \$20,000 in exchange for an agreement to maintain their property for 10 years. The loan is interest free with no payments and is forgiven in 10 years. If seniors sell their property before 10 years, the loan must be repaid with interest to the CDA/City. If the property is sold to another low or moderate income family, the loan will be forgiven.



Grant I: The CDA/City will give seniors that qualify as low or moderate income a grant (one per household) of up to \$10,000 for emergency home repairs.

Grant II: The CDA/City will give seniors that qualify as low or moderate income a grant (one per household) of up to \$500 for minor home repairs.

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