

# EMERGENCY AND MINOR Repair PROGRAM

## Program Purpose

The Emergency and Minor Repair Program offers technical and financial assistance to correct immediate health and/or safety repairs.

## Eligible Applicants

Owner-occupants of mobilehomes or single-family homes, whose gross annual income does not exceed 80% of the Santa Clara County Area Median Income (AMI), adjusted for household size. *Please refer to the Eligibility Criteria for eligible income levels and asset restrictions.*

## Eligible Properties

Owner-occupied mobilehomes and owner-occupied single-family properties located in the City of San José.

## Grant Limit

The maximum grant amount available based on the repair or replacement need is:

| Type of Repair                             | Maximum Grant Amount |
|--|----------------------|
| Plumbing                                   | \$2,500              |
| Heating, Ventilating, and Air Conditioning | \$3,500              |
| Electrical                                 | \$2,500              |

Repairs under the Minor Repair Program are provided as a direct service. Housing staff will arrange for a pre-approved contractor to make the necessary repairs once owner eligibility is established. The final grant amount will be determined by the actual cost of the repairs.

## Terms

- The actual cost of repairs cannot exceed the established grant maximum (*see chart above*)
- Property must have been owned by the applicant for a minimum of one year prior to application
- Grant approval is subject to underwriting criteria and asset limitations in effect at the time of application
- Certain improvements may be ineligible or beyond the scope of this Program; this decision is determined by the Housing Rehabilitation Inspector and/or contractor

*\*Programs are subject to change without notification*

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*Preserving Homes,  
Enhancing Lives*



Housing

### Eligible Repairs

Repairs under the Emergency and Minor Repair Grant Program may include:

- Non-functioning furnace
- Water heater leaking/no hot water
- Lack of toilet/bathing facilities
- Direct water intrusion
- Gas Leak (*call PG&E immediately*)
- Hazardous electrical (*call PG&E immediately*)
- Other emergency repairs as authorized by Housing staff

### Application Process

A Housing Rehabilitation staff member will enter your home and inspect your property to evaluate the vital and immediate health and safety need(s) in question. If Housing Staff determines that the grant amount is adequate to resolve the requested critical health and safety issue(s), and that your residence has no other serious health and safety related issues, Housing Staff will provide a grant application. Once the complete application is submitted and basic program eligibility has been established, the Housing staff member will contact a contractor to perform the needed work.

If the required health and safety repairs exceed the grant amount, the applicant may be required to apply for a Program loan to cover the costs of the repairs that exceed this Program's limits. As a condition of the City's grant, all critical health and safety related needs must be addressed. *Please contact Housing staff for additional information.*

### Contact Information

City of San José  
Department of Housing  
200 East Santa Clara Street, 12th floor  
San José, California 95113  
408.975.4440 Housing Rehabilitation  
[www.sjhousing.org/program/repairs.html](http://www.sjhousing.org/program/repairs.html)