



Maintaining the appearance of your home is one of the biggest responsibilities of home ownership, but unfortunately not all homeowners are in a position to complete those repairs. To assist them, the City's Home Improvement Program (HIP) provides loans to qualified low and moderate income homeowners to repair hazardous structure conditions, make modifications to improve home access, make necessary repairs, or correct existing code violations.

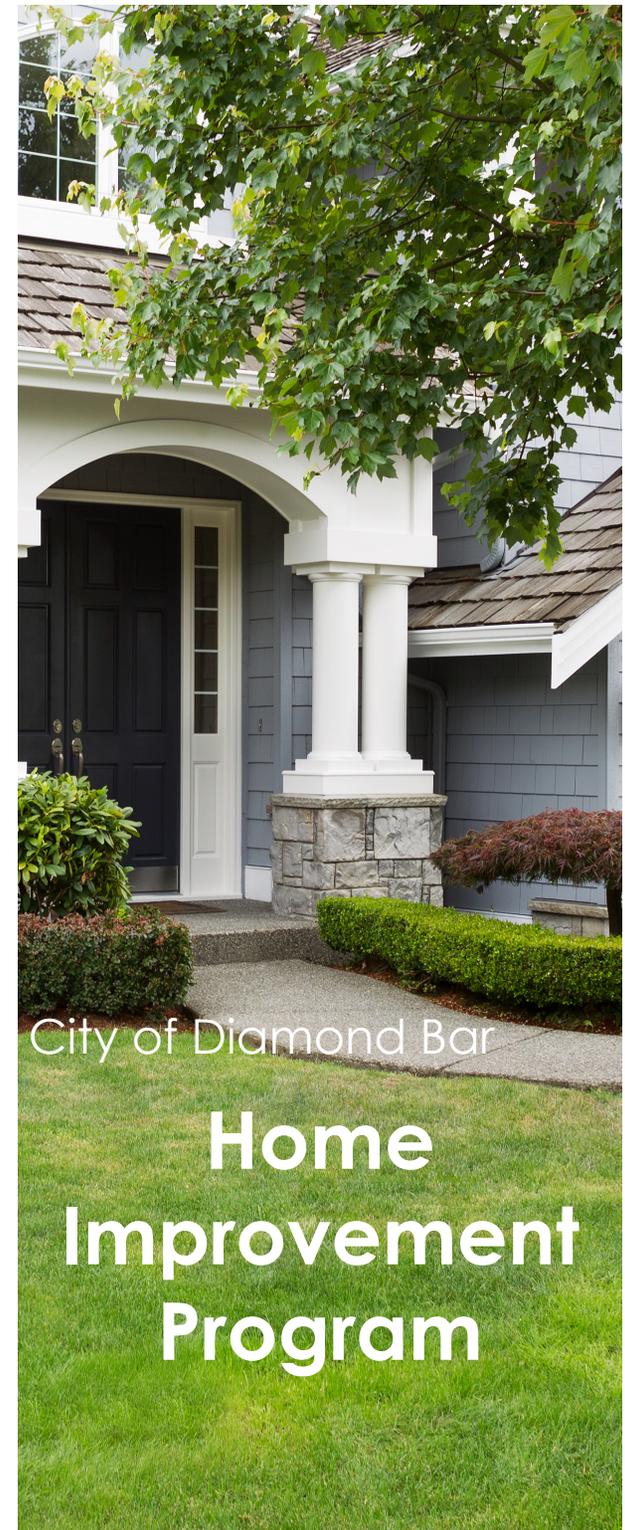
This brochure provides Diamond Bar residents with an overview of HIP qualifications guidelines.

To receive application materials, contact the Community Development Department at (909) 839-7030.



21810 Copley Drive
Diamond Bar, CA 91765
(909) 839-7000
www.diamondbarca.gov

Revised 9/20



City of Diamond Bar

Home Improvement Program

Program Overview

The goal of the Home Improvement Program (HIP) is to preserve and enhance single-family residential neighborhoods throughout the city. Through zero-interest loans, eligible homeowners will be able to complete home repairs for the improvement of their home's appearance and safety.

Eligible projects must include repairs or specified improvements that will result in:

- preservation of safe, decent and sanitary housing
- correction of hazardous structural conditions
- modifications necessary to ensure access for persons with disabilities
- improvement of the dwelling appearance;
- elimination of blight
- correction of exterior code violations

Financial Requirements

In order to participate in the HIP, applications must meet the following eligibility criteria:

- property must be an owner-occupied single-family detached residential dwelling
- property must be located in the city of Diamond Bar
- completed application must be submitted
- total annual household income cannot exceed federal income guidelines

Financial assistance awarded must be used to pay for specified repair or improvements in accordance with program criteria.

The City offers the Deferred Loan Program:

Maximum loan amount of \$20,000 at zero percent interest. Loan repayment due upon the sale, transfer of title or refinancing of dwelling, and when loan recipients no longer occupy property or become owners of any real property other than subject property.

Improvement Priority Selection

All eligible improvements must be approved by the City and appropriate U.S. Department of Housing and Development (HUD) representatives.

The following order of priority will apply to all eligible improvements financed by the program:

1. Improvements needed to alleviate conditions that present an immediate threat to the health and safety of the property's occupants and those needed to correct existing hazardous building, zoning and public nuisance code violations.
2. Exterior improvements needed to repair or replace hazardous, broken, damaged and/or deteriorated elements of the main dwelling.
3. Lead based paint improvements as required by HUD.

Eligible improvements include:

- Abatement of Code Violations
- Accessibility Modifications
- Asbestos Testing & Abatement
- Deadbolt Locks
- Doors/Windows/Screens
- Electrical
- Energy Conservation
- Exterior Painting
- Exterior Plastering, Siding, and Stucco
- Garage Doors
- Ground Fault Circuit Interrupter Protection (GFCI)
- Hazardous Property Clean-Up
- HVAC Systems
- Lead Based Paint Testing, Treatment & Abatement
- Repair of Plumbing/Sewer Pipes & Fixtures
- Roofing
- Smoke Detectors
- Structural Repairs/Modifications
- Termite/Pest Control
- Water Heaters



2020 Eligibility Income Limits

Household Size	Moderate Income
1	\$63,100
2	\$72,100
3	\$81,100
4	\$90,100
5	\$97,350
6	\$104,550
7	\$111,750
8	\$118,950

Based on 2020 median family income for Los Angeles County is \$77,300.

The Home Improvement Program (HIP) is sponsored by the U.S. Department of Housing and Urban Development (HUD), federally funded Community Development Block Grant (CDBG) program and the City of Diamond Bar.