



## Tenant Accessibility Emergency Repair Grant Program

### PROGRAM PURPOSE AND INTRODUCTION

The City of Napa operates a Housing Rehabilitation Program. The program is funded with Community Development Block Grant (CDBG) funds.

The purpose of the Program is to improve and maintain housing for low-income residents in the City Napa. This includes the Tenant Accessibility Emergency Rental grants for accessibility improvements to rental units for low-income renters.

### ABOUT THE PROGRAM

Tenant Accessibility Emergency Repair grants of up to \$5,000 are available to respond to an immediate need to make a rental unit accessible for a person with disabilities. The Housing Rehabilitation Supervisor will determine what accessibility elements are needed.

All units must be located within the city limits of the City of Napa or in an adjacent unincorporated Napa County pocket.

Federal law requires landlords to allow reasonable modifications and accommodations to rental properties for persons with disabilities. The cost of making the modification may fall on the person making the request, so this Program helps fund this cost. As a condition of the Program, the landlord must agree not to require the tenant to remove the improvement at the end of their tenancy.

### SCOPE OF WORK

A modification is generally a structural change to an area to make it accessible to persons with disabilities. Accessible means any improvement, addition, modification, or feature that specially adapts a home for full use by a disabled person.

For the work to proceed, the landlord must agree to the modifications to the unit specified and that the tenant will not be responsible for returning the unit to its' original state prior to the modification. A landlord may deny a request for reasonable accommodation if providing the accommodation is not reasonable (i.e. if it would impose an undue financial and/or administrative burden) and/or if the requested accommodation would constitute a fundamental alteration (significant change) to the provider's operations.

With landlord approval, the City will create a scope of work, contact certified contractors, monitor the project and process the payments. All work will be performed by a licensed contractor with no cost to the owner.

### **ELIGIBILITY OF THE TENANT**

Tenants assisted by the Program must have household incomes at or below 80% of area median income adjusted by household size at the time of application. The household's income includes income from all adult household members (excluding live-in aides). The Program's current income limits are:

<b>FAMILY SIZE</b>	<b>LOW INCOME (80 % OF MEDIAN)</b>
1	\$63,050
2	\$72,050
3	\$81,050
4	\$90,050
5	\$97,300
6	\$104,500
7	\$111,700
8	\$118,900

(Income limits per HUD, effective June 1, 2021)