City of Oakland
Housing and Community Development Agency
Residential Lending and Housing Rehabilitation Services

250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
(510)-238-3909

Home Maintenance and Improvement Program (HMIP) Loan
Program Description

PURPOSE:	The **Home Maintenance and Improvement Program** (HMIP) is a City of Oakland Housing Rehabilitation program that offers loans to owner-occupied low-income households to correct health and safety related repairs, including building code deficiencies. Loans are not made for payment or reimbursement of completed or in-process repair costs.	
REQUIREMENTS:		
LOCATION:	• Property must be in the City of Oakland.	
OCCUPANCY:	• Single family residences must have been owner-occupied for a minimum of 1 year by low-income households. • Two-unit structures must have at least one unit occupied by a low-income household. • Three-to-Four unit structures must have at least 51% of the units occupied by low-moderate income households. • All vested recorded owners of the property must complete the application even if they do not occupy the property.	
Types of HMIP Loans:	DEFERRED LOAN 0% INTEREST	DEFERRED LOAN 3% INTEREST
INTEREST RATE:	• 0% Interest	• 3% Interest
PAYMENTS/TERMS:	• No Periodic Payments. • Loan will be paid upon the sale or transfer of title of property or when the property is no longer owner-occupied. • Not eligible for further assistance for 5 years. Exception on case-by-case bases.	• No Periodic Payments. • Loan will be paid upon the sale or transfer of title of property or when the property is no longer owner-occupied. • Not eligible for further assistance for 5 years. Exception on case-by-case bases.
SECURITY:	• Deed of Trust	• Deed of Trust
PREPAYMENT:	• None	• None
CLOSING COSTS:	• Actual Cost (financed in loan amount).	• Actual Cost (financed in loan amount)
MAXIMUM LOAN AMOUNTS:	• $150,000 for single family (or the cost of rehabilitation, whichever is less) and $5,000 for each additional unit, up to four units.	• $150,000 for single family (or the cost of rehabilitation, whichever is less) and $5,000 for each additional unit, up to four units.
MAXIMUM AFTER REHAB VALUE	• 95% of FHA median purchase price for our area may apply.	• 95% of FHA median purchase price for our area may apply.
INCOME:	• Annual Household Income cannot exceed **50%** of the established HUD median income limits for Alameda County.	• Annual Household Income cannot exceed **80%** of the established HUD median income limits for Alameda County.
	Income of all household members who are 18 years or older must be considered to determine income eligibility.	

Income Limits	Household Size	Maximum Income*	Household Size	Maximum Income
	1	$54,500	1	$84,600
	2	$62,300	2	$96,650
	3	$70,100	3	$108,750
	4	$77,850	4	$120,800
	5	$84,100	5	$130,500
	6	$90,350	6	$140,150
	7	$96,550	7	$149,800

It is the policy of the City of Oakland not to discriminate on the basis of disability in employment or any of its programs, activities, or services. Auxiliary aids and services may be provided upon request.

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