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COMMUNITY & HOUSING
SUPPORT DIVISION

SERVING THE CITIZENS
OF SAN ANGELO
ONE HOUSEHOLD

HOMEOWNER REPAIR PROGRAM

All applicants must meet the income eligibility requirements for the CDBG program. All applicants must reside in the home for at least the previous six months, and the home must be located within the San Angelo city limits.

The **Emergency Repair Program**, assists low income homeowners to repair unexpected situations that are detrimental to health and safety. **The emergency must have occurred without warning within two weeks of initial contact with CHS.** Grant funding and pre-qualified contractors will be used to complete the emergency repair at no cost to the homeowner.

Eligible repairs include, but are not limited to one or more of the following:

Plumbing systems—Lack of hot/cold running water, Defective sewage system, Leaking water/gas lines or dangerous conditions in plumbing/gas systems, Leaking or inoperable water heaters;

Electrical systems— Lack of electricity due to electrical hazards, Exposed or dangerous electrical wiring;

Air conditioning/heating units— Client must be elderly (age 62 or older) or disabled and lack of air conditioning/heating must present a health hazard **as identified by a physician**; New central air/heat systems will not be installed, but repairs to an existing unit is authorized;

Carpentry— Structural deficiencies posing an immediate safety issue; **Will only perform necessary work to arrest the condition.**

The **Minor Repair Program**, assists low income homeowners to repair their housing to safe and sanitary conditions. On a structurally sound house **eligible repairs include, but are not limited to one or more of the following:** Roofs, Insulation, Air Conditioning, Windows, Doors, screens, siding, steps, plumbing, electrical systems, required interior work, handicap accessibility improvements. Grant funding and pre-qualified contractors will be used to complete the repairs at no cost to the homeowner.

PROGRAM REQUIREMENTS

Households:

- Must provide office with a recorded **Warranty Deed** (or other fee simple deed conveying ownership) in their name
- Must not earn more than 80% of the San Angelo Median family income established by HUD
- Must have lived in the home for at least **6 months** prior to contact with CHS
- Cannot have a felony conviction within the past **5 years**
- Must not be delinquent on any debts owed to COSA & other local taxing entities
- Have not received duplicate repair assistance within the previous 24 months

INCOME LIMITS

Gross annual household income must be equal to or less than the following maximum amounts as adjusted for family size: **Effective 05/15/2023*

FAMILY	INCOME LIMIT*
1	\$43,700
2	\$49,950
3	\$56,200
4	\$62,400
5	\$67,400
6	\$72,400
7	\$77,400
8	\$82,400

** Income guidelines are received from HUD and are subject to change.*

REQUIRED DOCUMENTS

Submit the following documents with your application:

- Photo ID for all **ADULTS** in the household
- Social Security Card for **every person** in the household
- Birth certificates for **every child** in the household
- Verification of ALL income for any person that is receiving income and residing in the household (most recent tax return, current social security statement, **4 most recent pay stubs**)
- Warranty Deed, must be recorded

CONTACT INFORMATION:

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