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MOV^{AL} HOME REHAB

HOME REHABILITATION GRANT PROGRAM

HELPING HOMEOWNERS IMPROVE THEIR HOMES
AND STRENGTHEN OUR NEIGHBORHOODS

HOME REHABILITATION GRANT PROGRAM

Up to \$15,000 Available for Eligible Home Improvements

The Home Rehabilitation Grant Program is a City-supported initiative designed to enhance neighborhood character and preserve the City's existing housing stock through targeted residential improvement projects. By assisting qualified homeowners with exterior and structural improvements, the program seeks to foster civic pride, encourage long-term property stewardship, support housing stability, and advance the City's broader goals of community revitalization and neighborhood investment.

Apply today and take the next step toward improving your home and community.

PROGRAM PURPOSE

The Home Rehabilitation Grant Program is designed to:

- Improve the appearance and condition of owner-occupied homes
- Preserve and enhance neighborhood character
- Support long-term homeownership and housing stability
- Assist income-qualified households with needed exterior, street-facing home improvements
- Promote community pride and neighborhood revitalization

Maximum Grant Amount:

Up to \$15,000 per household, subject to available funding.

Funds are paid directly to approved contractors or vendors after work is completed and verified.

WHO IS ELIGIBLE?

Applicants must:

- ✓ Own and occupy the home as their primary residence
- ✓ Have lived in the home for at least one year
- ✓ Be current on property taxes
- ✓ Have a household income at or below 80% of Area Median Income (AMI)
- ✓ Live within the City of Moreno Valley
- ✓ Own a single-family residential property

Income Limits

Applicants must have a household income at or below 80% of Riverside County's Area Median Income (AMI).

Household Size	80% AMI Maximum Income
1	\$68,900
2	\$78,750
3	\$88,600
4	\$98,400
5	\$106,300
6	\$114,150
7	\$122,050
8	\$129,900

OWNER OCCUPANCY REQUIREMENT

To protect public investment and ensure long-term neighborhood benefits:

- The applicant must own and occupy the property as their primary residence.
- Verification of ownership and proof of occupancy will be required.
- Applicants must have resided in their home for at least one (1) year.
- Applicants must agree to continue occupying the property as their primary residence for a minimum of three (3) years following issuance of the grant payment.
- Program participants will be required to submit an annual self-attestation confirming continued residency at the assisted property during the required three (3) year owner-occupancy period.
- Should the property be located within an HOA area, the participant must submit an approval for proposed changes from the HOA.

This requirement helps ensure grant funds are invested in long-term community improvement.

Property Requirements

- The property must be located within the City of Moreno Valley.
- The program shall be limited to single-family residential properties.
- Property taxes must be current.

OWNER OCCUPANCY AND GRANT FORGIVENESS

The Grant will not require repayment; however, an Owner Occupancy provision will be required for assisted properties through a legal Deed of Trust or similar recordable mechanism.

Applicants must continue to reside in the assisted property as their primary residence for three (3) years beginning on the date the grant payment is issued. If the property is sold, transferred, or no longer owner-occupied during the required occupancy period, the homeowner will be subject to repayment of all or a portion of the grant funds in accordance with the schedule below.

Grant Forgiveness Schedule

Occupancy Period	Repayment Requirement
Less than 1 year	100% repayment
More than 1 year, less than 2 years	66% repayment
More than 2 years, less than 3 years	33% repayment
3 years or more	0% (grant fully forgiven)

PROPERTY OWNERSHIP DOCUMENTATION

Program staff must obtain supporting documentation to determine eligibility. Verification may include at least one of the following:

Verification of Ownership

- Copy of Grant Deed or Quitclaim Deed
- Title report or title insurance issued within the last three months verifying vesting

Verification of Owner Occupancy

- Current property tax bill showing homeowner's exemption and subject property as mailing address

Verification of Mortgage Status

- Most recent mortgage statement showing payment is current
- Mortgage payment history printout

Verification of Mortgage Type

- No reverse mortgages or negative amortization loans

Verification of Property Taxes

- County Tax Collector printout showing taxes are current
- Receipt of recent payment or approved payment plan

Verification of Insurance

- Evidence of current homeowner's insurance showing expiration date or continuous coverage

INCOME DOCUMENTATION

Income documentation must be dated within three (3) months of application submission unless otherwise noted.

Acceptable documentation includes, but is not limited to:

- Employment income (pay stubs, tax returns, W-2s)
- Self-employment income (tax returns, audited financial statements)
- Social Security or SSI benefits
- Child support, alimony, or regular contributions
- Rental income
- Public assistance benefits
- Income from assets
- Unemployment, disability, or workers' compensation
- Retirement or pension income
- Zero income certifications or IRS verification of non-filing

ELIGIBLE IMPROVEMENTS

Examples of eligible projects include:

Exterior Improvements

- Exterior painting
- Stucco repair
- Window and door replacement
- Screen and shutter repair
- Front façade improvements
- Roofing repairs (subject to program guidelines)
- Fence replacement or repair
- Tract wall improvements
- Landscaping & entryway enhancements
- Front yard landscaping improvements
- Drought-tolerant landscaping
- Irrigation modifications
- Decorative pathways and hardscape
- Entryway enhancements

Note: Landscaping improvements must be completed in conjunction with an eligible exterior improvement project.

SELECTION OF GRANT RECIPIENT RUBRIC

Exterior Improvement Scope and Visibility (0–10 Points)

Project Scope	Points
Multiple, highly visible exterior improvements	10
One primary exterior improvement	7
Limited exterior improvement	4

Project Readiness and Completeness (0–10 Points)

Readiness Level	Points
Complete application; clear scope; permits feasible	10
Minor documentation outstanding	5
Incomplete or unclear scope	0

Neighborhood Impact and Curb Appeal (0–10 Points)

Impact Level	Points
High visibility (corner lot, arterial frontage, or neighborhood entry)	10
Moderate visibility	5
Limited visibility	0

Current Condition of Property (0–15 Points)

Existing Condition	Points
Severely deteriorated exterior condition with multiple major deficiencies, including overgrown vegetation, deteriorated paint, damaged fencing, or visible neglect;	15
Significant exterior deterioration with several noticeable deficiencies indicating deferred maintenance and negative impact to curb appeal; may include prior code enforcement activity	12
Moderate exterior deterioration, including one or more visible deficiencies such as landscaping issues, minor fencing damage, or peeling paint	8
Minor exterior deterioration; generally maintained property with limited deficiencies	4
Well-maintained property with minimal to no visible exterior deficiencies and no history of code violations	0
*Up to 5 bonus points will be available should the scope of the project address a code case.	

HOW THE **PROGRAM WORKS**

1. Submit an Pre-Application
2. Eligibility Review
3. Invitation to Complete Full Application
4. Notice of Award
5. Finalization of Scope of Work
6. Notice to proceed issued
7. Complete the Approved Work
8. Final Inspection and Verification

Applications are reviewed based on eligibility, project readiness, property condition, and neighborhood impact.

READY TO **APPLY?**

For additional information or application materials, contact:

City of Moreno Valley

Financial & Management Services

951.413.3460

grantadmin@moval.org

moval.org/rehabgrant

Together, we can preserve our neighborhoods, strengthen our community, and invest in Moreno Valley's future.

CITY OF MORENO VALLEY

Home Rehabilitation Grant Program

Building Stronger Neighborhoods, One Home at a Time.

