

CITY OF CARSON

**OWNER-OCCUPIED REHABILITATION
PERMENANT LOCAL HOUSING ALLOCATON
FACT SHEET**

The City of Carson received \$353,116.00 in a PLHA program grant award from the Department of Housing and Community Development (HCD). All program funds must be expended by April 30, 2024/25. The city will offer deferred payment loans to low-to-moderate income owner-occupants to pay for rehabilitation to single-family homes located within the boundaries of the City of Carson. All applicants shall meet the eligibility requirements as described below to participate.

Owner-Occupied Rehabilitation Program Summary:

The maximum loan amount of program assistance is up to **\$50,000** or the amount needed for rehabilitation, whichever is less. The deferred loan interest rate is 0%. Payment in full, principal and accrued interest is due when title is transferred or the property changes ownership. The deferred loan is secured by a Note and Deed of Trust. A minimum of 60% of the proposed work shall be for the correction of code violations posing a health and safety concern. Items eligible for rehabilitation include: roofing, new driveway, exterior painting, stucco, faulty plumbing, heating and hazardous wiring repairs and security lighting. The deferred loan is to be used on a one-time per property basis.

**2023/24 MAXIMUM TOTAL HOUSEHOLD INCOME LIMITS (PLHA)*
Los Angeles County
State HCD : Effective June 6, 2023**

Household Size	Income Equal to or less than 30% of Area Median	Income 31% to 50% of Area Median	Income 51% to 60% of Area Median	Income 51% to 80% of Area Median	Income 81% to 120% of Area Median
1		\$26,500	\$44,150	\$70,650	\$82,500
2		\$30,300	\$50,450	\$80,750	\$94,300
3		\$34,100	\$56,750	\$90,850	\$106,050
4		\$37,850	\$60,050	\$100,900	\$117,850
5		\$40,900	\$68,100	\$109,000	\$127,300
6		\$43,950	\$73,150	\$117,050	\$136,700
7		\$46,950	\$78,200	\$125,150	\$146,150
8		\$50,560	\$83,250	\$133,200	\$155,550

*** Based on 2023 Median Family Income for the Los Angeles - Long Beach Metropolitan Area of \$98,200 for a four (4) person household**

