

City of Fountain Valley Home Improvement Program Eligible and Ineligible Improvements

All eligible improvements must be physically attached to the property and be permanent in nature. In order to be eligible for Program assistance, the City's Housing Coordinator, or his/her designee, following an inspection of the property in accordance with Program requirements, must approve proposed improvements in writing. All rehabilitation work must be completed by qualified, licensed, and insured contractors selected in accordance with Program procedures.

The City of Fountain Valley Home Improvement Program is designed to provide for the repair, and if necessary, the replacement of damaged, deteriorated or failing items or improvements that already exists on an eligible property. In the event that replacement of damaged, deteriorated or failing items or improvements is necessary, said items will be replaced with those of equal or like quality. The program is not designed to provide for the upgrade of single-family homes. Some eligible improvements (e.g. the replacement of flooring) are subject to materials and/ or labor cost allowances. A description of all applicable cost allowances can be found in Appendix A of this policy.

A listing and description of all eligible improvements, including item-specific restrictions (if applicable) is provided below:

Abatement of Code Violations: Any and all work including but not limited to demolition, construction, rehabilitation, replacement, and installation needed to abate violations of the City of Fountain Valley's building and municipal codes.

Accessibility Modifications: All modifications, alterations, or additions necessary to facilitate access and use of the home by disabled persons occupying the home.

Cabinetry: Repair, re-facing or refinishing of damaged or deteriorated cabinets, including countertops. Replacement of cabinets is only permitted when repair, re-facing or refurnishing is not a cost effective alternative.

Deadbolt Locks: Installation of deadbolt locks if exterior doors are "solid core".

Doors/Windows: Repair and replacement of worn or damaged doors or windows with those of similar type and quality. Enlargement of door/window openings is permitted only where the existing door/window area is non-compliant with current building codes, and only to the extent needed to achieve building code compliance.

Driveways/Walkways: Repair or replacement of damaged or deteriorated driveways and walkways. Driveways and walkways may only be replaced with broom-finished concrete. The use of decorative stone is not permitted. Replace is not for cosmetic improvement.

Drywall/Lath and Plaster: Repair, replacement and finishing of damaged drywall/lath and plaster necessary to match the original finish.

Electrical: Repair and upgrading of electrical system, if required under National Electrical Code, including service panels, wiring, outlets, and switches. Replacement of lighting fixtures and installation of security lighting is eligible subject to a \$50.00 per lighting fixture cost allowance.

Energy Conservation: Installation or replacement of insulation, weather stripping, water heater blankets, and attic ventilators. Installation of energy efficient doors and windows is allowable provided that the conditions outlined under **Doors/Windows** are met.

Fencing/Block Walls: Repair or replacement of existing fencing or block walls (in kind) is eligible. Chain link fences may however, be replaced with a wood (cedar or redwood) fence. For fences or block walls located on a property line, only the homeowner's pro-rated cost may be included in the project. Permission and financial participation (on a pro-rated basis) from all neighboring property owners is required. For properties with pools, the repair or installation of fences, gates and safety hardware/devices as needed to comply with Uniform Building Code requirements is permitted.

Flood Insurance: Payment for the first year of flood insurance (if required) as needed to insure improvements made under the City's Home Improvement Loan Program is eligible. All costs associated with maintaining flood insurance coverage beyond the first year are to be born entirely by the homeowner.

Flooring: The replacement of damaged or deteriorated flooring (in kind). Subject to materials and labor cost allowances outlined in Appendix A of this policy.

Garage Doors: The repair or replacement of garage doors, including the replacement of inoperable garage door openers and broken springs is eligible. The installation of garage door openers where no opener is currently installed is permitted only in homes occupied by one or more disabled persons.

HVAC Systems: Repair or replacement of failed, failing, damaged or inoperative HVAC system components included furnaces, air conditioning compressors, forced air units, heat pumps, ducts and vents. The installation of new air conditioning equipment when none previously existed is not permitted.

Kitchen Appliances: Repair or replacement of damaged or inoperable stoves, ovens and dishwashers. Subject to the materials and labor cost allowances outlined in Appendix A of this policy. Stoves must be built in type.

Landscaping: The replacement of dead sod to the extent necessary to meet minimum municipal code requirements. All sod replacements must include the installation of an automated irrigation system. Drip or other irrigation system inclusive of timers, valves, sprinkler heads, runs, backflow preventers, pressure relief valves, backfill and testing to be provided. The planting of drought tolerant ground cover and plant material inclusive of soils amendments, redwood bender board, miscellaneous border materials, staking and fertilizer and a minimum 90-day maintenance plan to also be included. The planting or replacement of trees, shrubs, and planter boxes is not permitted. No hardscape allowed or funded through the Home Improvement Program.

Overgrown/Dead Vegetation: The trimming of overgrown vegetation and the removal of dead vegetation or living vegetation whose root system is causing structural damage. Dead vegetation, other than sod, that is removed may not be replaced.

Painting (exterior): Exterior painting is eligible and must be undertaken if the current condition represents a violation of the City's Public Nuisance Code as determined by the City's Code Enforcement Officer.

Painting (interior): Complete painting of the interior of the home.

Pest Control: Eradication of insect infestations and repairs to improvements damaged by insect infestation. Termite inspections and abatements must be conducted on all homes that have not been inspected during the most recent two (2) year period.

Plastering, Siding, and Stucco: Repairs (e.g. patching, filling or localized replacement) to damaged plaster, stucco or siding.

Plumbing/Sewer Pipes and Fixtures: Repair or replacement of leaking or damaged water/sewer pipes and fixtures (including toilets, bathtubs, shower enclosures, faucets and garbage disposals) to the extent necessary to complete rehabilitation, not customization. Connection to municipal sewer lines is permitted.

Property Clean-up: Removal of overgrown vegetation, debris, and trash located on the property's front, side and rear yard. Removal of excessive debris and trash from the inside of the home is permitted only where the homeowner(s) is/are physically incapable of completing such work.

Rain Gutters: Repair or replacement of failing rain gutters.

Roofing: Complete repair or replacement of deteriorated or damaged roofing. Materials of the same type and quality as the existing roof must be used (i.e. composition shingle must be replaced by composition shingle) except where 1) different roofing materials are needed to match the type and quality of roofs found on a majority of homes in the immediate neighborhood, or 2) the existing roof is made of wood shake in which case a tile roof may be

installed. Roof replacements that require an engineering survey or engineered structural modifications are not permitted.

Room Additions: Room additions/expansions only in households with overcrowded conditions. An overcrowded household is defined as one having more than 1.5 persons per bedroom.

Seismic Retrofitting (mobile homes only): The repair, modification, replacement or installation of earthquake straps and/or other seismic retrofitting devices.

Smoke and Carbon Monoxide Detectors: Must be installed throughout the home as required under the Uniform Fire Code.

Structural Repairs/Modifications: Structural repairs/modifications are permitted to the extent that such repairs/modifications are needed to 1) correct existing structural deficiencies as defined by the Uniform Building Code; and 2) allow for improvements designed to provide accessibility to disabled persons.

Swimming pools and Spas: Swimming pools and spas are considered luxury items and cannot be repaired, but may be removed if they are unserviceable and a health hazard. The proper demolition permits must be obtained prior to the start of demolition. Area of the former swimming pool or spa will be filled and capped with top soil and sod. No other decorative landscaping will be included.

Termite/Pest Damage: The repair of wood damage by termite/pest infestation, water damage to wood such as framing, fascia trim, wood window and door trim. Damage to patio covers will only include 20% replacement if damage is greater than 20%, the option of total removal is allowed but not replacement.

Wall Paper/Wall-Tile: The repair or replacement of damaged or torn wallpaper and damaged or missing ceramic tiles. Where bathtub/shower wall tile is severely damaged or missing, homeowner may choose to replace the entire bathtub/shower area with a full fiberglass tub surround. Wall tile for tub/shower surround shall be tile of similar type and quality of the tile that is being replaced.

Water Heaters: Repair or replacement of deteriorated or inoperable water heaters including the repair or installation of enclosures, insulation blankets and earthquake strapping.

Ineligible Improvements

Ineligible improvements include, without limitation, improvements that are 1) considered accessory uses: including but not limited to greenhouses, patio covers, patio decks, barbecue pits and outdoor fireplaces, bathhouses, swimming pools, saunas and hot tubs, valances, cornice boards, drapes, blinds, and indoor or outdoor furnishings; 2) remodeled, upgraded or relocated items: including but not limited to re-wiring or re-piping; 3) new items not previously installed, or, replacement of items in proper working order; 4) work to repair previous renovations done without building permits, that would not be covered by the Home Improvement Program; 5) previous unpermitted renovations that are normally covered by the Home Improvement Program, but were completed less than five years ago; 6) any improvements not approved by the City's Housing Coordinator/Analyst or his/her designee; 7) Out buildings, accessory structures such as decks, patios, sheds, etc.