



Development Services Department  
Home Improvement Program  
240 W. Huntington Dr.  
Arcadia, CA 91007

Phone: (626) 294-4844  
Email: [HIP@ArcadiaCA.gov](mailto:HIP@ArcadiaCA.gov)

To download an interest form or to  
submit a form online, visit  
[ArcadiaCA.gov/HIP](http://ArcadiaCA.gov/HIP)



# Home Improvement Program



*This program has been funded in part by  
the U.S. Department of Housing and Urban  
Development through the Community  
Development Block Grant Program.*





## Program Purpose

The Home Improvement Program offers assistance for home repairs to low and moderate income owner-occupied residences. Qualified homeowners may be eligible for a federally funded grant made available by the U.S. Department of Housing and Urban Development (HUD) to pay for certain eligible improvements, as outlined in this brochure.

## Program Highlights

- Grants up to \$25,000 are available (\$20,000 for condominiums/townhomes).
- No repayment required, unless the home is sold or title transferred within 5 years after completion of repairs.
- List of licensed contractors provided.
- Technical assistance provided by City Staff.
- Contractors paid directly by the City.

## HUD Income Limits as of April 2025\*

1 Person Household	\$84,850
2 Person Household	\$96,950
3 Person Household	\$109,050
4 Person Household	\$121,150
5 Person Household	\$130,850
6 Person Household	\$140,550

\*Income limits subject to change. Household income includes a percentage of all financial assets. No additional properties may be owned. Contact Program Manager for additional details.

## Eligible Improvements

- Plumbing & electrical upgrades
- Roof replacement, water heater & HVAC replacement, window & door replacement
- Termite control
- Energy efficiency improvements
- General improvements including painting and exterior repairs
- Handicap accessibility improvements
- Condominiums & townhomes are limited to interior improvements only



## Program Guidelines

- The combined income of all household members is used to determine income eligibility per HUD program requirements.
- Property must be in a residential zone in the city limits and owner-occupied.
- Applicant is required to own and occupy the property for a minimum of 5 years both before applying and after completion of repairs. A note will be recorded on the Title Deed requiring repayment of grant amount if property is sold within 5 years.
- First time participants are given priority and property owners can only participate in this program once every five years.
- Homeowners must agree to all terms outlined in the Grant Agreement.