



Development Services Department
Home Improvement Program
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To download an interest form or to
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ArcadiaCA.gov/HIP



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Home Improvement 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. Contact Program Manager for additional details.



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.
- In compliance with Executive Order 14218, all applicants must complete a declaration of their U.S. citizenship or eligible immigration status.

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