

## Access Improvement Program (AIP) Grant Program Description

PURPOSE:		The ACCESS IMPROVEMENT PROGRAM (AIP) is a City of Oakland program that provides grants for accessibility modifications to both owner-occupied and rental properties.			
REQUIREMENTS					
LOCATION:		<ul style="list-style-type: none"><li>Property must be in the City of Oakland.</li></ul>			
ELIGIBLE ITEMS:		<ul style="list-style-type: none"><li>Properties receiving AIP grants assistance are eligible based on applicants needs and certified by a Physician.</li><li>Eligible repairs include wheelchair ramps or lifts, bathroom modification for wheelchair accessibility, and entry modifications. <b>Excluded: Walk-in bathtub.</b></li></ul>			
	OWNER-OCCUPIED		RENTAL PROPERTIES		
MAXIMUM GRANT AMOUNT:	<ul style="list-style-type: none"><li>The maximum grant is <u>\$40,000</u> except in cases where a lift is required, the maximum amount is <u>\$60,000</u>.</li></ul>		<ul style="list-style-type: none"><li>For existing construction, the maximum grant is <u>\$40,000</u> per unit, except in cases where a lift is required, the maximum amount is <u>\$60,000</u>.</li><li>For new construction, the maximum grant is \$4,000 per unit or \$16,000 per 4-unit property.</li></ul>		
OCCUPANCY	<ul style="list-style-type: none"><li><u>Applicant must occupy the property and maintain the access improvements for at least five years.</u> <i>If the owner sells the property, fails to occupy the property, or removes the access improvements within the five-year period, the Owner shall reimburse the City on a prorated basis.</i></li></ul>		<ul style="list-style-type: none"><li><u>Property owner must agree to rent unit(s) made accessible to disabled person(s) for a minimum of five years.</u> <i>If the owner (or his or her successor) terminates the agreement, the owner (or his or her successor) shall reimburse the City on a prorated basis. In the event of change of ownership, the obligation remains through the term of the Agreement.</i></li></ul>		
INCOME	<ul style="list-style-type: none"><li><b>Owner-Occupant's</b> annual household income cannot exceed 80% of the area median income. Income of all household members who are 18 years or older will be considered to determine income eligibility.</li></ul>		<ul style="list-style-type: none"><li><b>Tenant's</b> annual household income cannot exceed 80% of the area median income. Income of all household members who are 18 years or older will be considered to determine income eligibility of the tenant.</li></ul>		
INCOME LIMITS CURRENTLY IN EFFECT		Family Size		Maximum Income	
		1		\$87,550	
		2		\$100,050	
		3		\$112,550	
		4		\$125,050	
		5		\$135,100	
		6		\$145,100	
		7		\$155,100	
8		\$165,100			

It is the policy of the City of Oakland not to discriminate on the basis of disability in employment or any of its programs, activities, or services. Auxiliary aids and services may be provided upon request.

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