



Shared Housing

REBUILDING FOR HEROES PROGRAM



Housing

Single-Family GRANT PROGRAM

Program Purpose

The **Shared Housing Program** offers financial assistance to rental property owners interested in renting their single-family rental property to homeless veterans. In return for reserving one or more rooms for a minimum of one year, rental owners may qualify for a grant of up to **\$5,000** for basic repairs or improvements to the property. Owners may apply for grants for one or more properties.

Eligible Applicants

Program eligibility is based on the tenant's income. Owners will not be asked for their income information unless they are an owner resident. To qualify, the combined household income may not exceed 80% of the Area Median Income (AMI). Please refer to the [Eligibility Criteria](#) sheet for eligible income levels.

Eligible Properties

Single-family rental properties must be located within the City of San José and be managed as a shared housing model. Properties must be in good standing with the City's Code Enforcement Division. The veteran's unit must meet all Housing Quality Standards (HQS) before the unit can be occupied by the new tenant. The City grant can be used to fund repairs required to bring the unit to current code standards. Properties in default are not eligible for this program.

Grant Limits

The maximum grant amount available for this program is **\$5,000**. However, the grant amount will depend on the actual cost of repairs or improvements.

Terms

- Grants funds are paid directly to a licensed contractor after work is complete.
- Veterans unit must be vacant prior to start of construction.
- The repairs and improvements will be prioritized by the Program Inspector based on the health and safety needs of the property.
- Applicant will be required to sign a Grant Agreement with the City of San José.
- Properties constructed prior to 1978 must be tested for lead-based paint.
- Repairs and improvements must be competitively bid.
- Veteran unit must be occupied for one full year from completion of the work.

Eligible Repairs

The goal of this grant is to provide rental owners with the resources necessary to upgrade their property to ensure a safe and healthy living environment for the veteran units. Examples of eligible repairs include:

- Accessibility Upgrades
- Roof Repairs
- Electrical
- Heating
- Plumbing
- Kitchen and/or bathroom repairs





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Ineligible Repairs

Certain improvements/repairs are not eligible under this program. Examples of such improvements/repairs include: spas or hot tubs, outdoor cooking facilities, storage sheds, free-standing appliances, furniture, draperies, or other improvements not attached to the property.

Tenant Selection

The Rebuilding For Heroes program is operated in collaboration with [Destination: Home](#) and the [All the Way Home](#) campaign to end veteran homelessness. City staff will connect owners with Destination: Home to begin the tenant selection process once the grant application is approved. Apartment owners who participate in the All the Way Home campaign program can [benefit from a variety of incentives](#) including guaranteed rental income for their veteran tenants.

Tenant Protection

The designated veteran housing units/rooms must be vacant prior to start of construction. The property owner must provide evidence that the previous tenant vacated the unit voluntarily or was not displaced to create a vacant unit to participate in this program. Owner must complete a tenant protection questionnaire in conjunction with the program application.

Rent Limits

Rents on the veterans apartment will be restricted to the Fair Market Rent (FMR) standard set by the subsidy (voucher) limits. Additionally, rent may not be increased for a period of one year from the completion of the improvements to ensure that existing tenants are not adversely effected by this program.

Application Process

Property owners interested in this program can call the Rehabilitation Program line below for questions about the program and to pre-screen for program eligibility. Prior to submitting an application, the owner may choose to meet with a Building Rehabilitation Inspector at the subject property to gain a better understanding of the program, project scope, and process. This is a voluntary assessment at which point the property owner may elect to continue or discontinue with the application process.

After submitting an application, City staff will fully evaluate the application for eligibility. Once approved, the Building Rehabilitation Inspector will work with the property owner to complete the pre-development process, develop a final scope of work, and prepare a packet for bid solicitation. The Building Rehabilitation Inspector will provide both owners and contractors with technical guidance throughout the bidding and construction process.



Rehabilitation Loan Program
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