

Attachment A
HRP Program Definitions 2025
Sacramento City/County

Note: The total of all work performed at a property or for a client cannot exceed the grant amount of \$10,000.00, including any balance remaining per property/client.

Home Repair Definition

Take corrective action to resolve Program-covered actions for the following: an immediate safety or health hazard, dangerous or hazardous building condition, and fire or health code violation

SHRA shall make the final determination of an eligible Home Repair application.

Home repairs are limited to the following:

Roofing

1. Repair of roof coverings to stop leaks within habitable areas.
2. Repairs of hazardous structural framing.
3. Repair or replacement of roof coatings and or coverings on mobile homes.

Note: No full roof replacements are allowed, except on single-wide mobile homes. Double-wide mobile homes are not eligible for full replacements, as the cost exceeds the grant amount.

Exterior Entry Doors

1. Repair or replacement of doors that are cracked, broken, missing, or holes penetrating through.
2. Repair or replacement of defective hardware, jambs, stops, and trim required for proper operation of door.
3. Repair or replacement of defective lock and deadbolt sets.

Exterior Windows

1. Replacement of broken glass in habitable areas.
2. Repair or replacement of deteriorated sashes as required to secure the window panes.

Accessibility (only in the case of an immediate safety or health hazard)

1. Repair and/or modifications to existing steps, handrails, guardrails, and ramps.
2. Repair of existing walkways or driveways if deteriorated to the point of creating a tripping hazard.
3. Installation of a new ramp or mechanical wheelchair lift as needed (with a Doctor's note).
4. Replacement of Bathroom toilet with new high-rise toilet, and grab bars as necessary.

Water Heaters

1. Repair of water heaters that are inoperable or not working effectively.
2. Replacement of water heater due to tank leaking.
3. Replacement of deteriorated or non-code compliant venting systems.
4. Replacement of defective parts, including, but not limited to: thermo-coupler, control valve, gas and water connections/valves, P&T valve, drain line.

5. Replacement of complete water heater if repairs are not feasible.

Heating Systems - Cooling Systems (HVAC)

1. Repair of non-working HVAC systems (including floor furnaces, wall furnaces and through-the-wall air conditioning units). Examples of defective parts eligible for potential repair are: venting, cracked heat exchangers, thermostats, thermo-couplers, control valves, gas/electrical connections, compressors, etc.

Plumbing Interior

1. Repair or replacement of broken water lines and connectors concealed within walls, ceilings and floors.
2. Repair or replacement of broken sewer drain lines, connectors, clean-outs and vent piping that are concealed within walls, ceilings and floors.
3. Replacement of complete toilet if broken and/or leaking through the porcelain. Replacement shall include seat and lid, angle stop and supply line, new wax seal, new bolts, and caps.

Plumbing Exterior

1. Sewer line repairs. Owner must provide a report from a licensed plumbing contractor that describes the damage to the existing sewer line and location of the damaged line prior to HRP assistance.
2. Main water line repairs. Deteriorated and leaking main water lines, and main water supply valves are eligible for assistance. Irrigation piping, valves, and timers are not eligible.

Electrical

1. Main service panel:
 - a. Replacement of main service, if not repairable and posing a hazard.
 - b. Replacement of missing deadfront panel, exterior cover panel, knockout covers and inspection covers.
 - c. Securing main service to structure.
 - d. Replacement of broken, non-working, or missing breakers or connections.
 - e. Replacement of any damaged wiring or connections.
 - f. Point of attachment and service risers per local codes and SMUD regulations.
2. Replacement of wiring that is severely damaged, burned, insulation deteriorated, or bare wires exposed.
3. Replacement of hazardous pigtails:
 - a. Attached to stationary appliances.
 - b. Mobile Home sub panel to Mobile Home Park pedestal.
4. Cap off/disconnect exposed wiring or connections, and/or non-code compliant installations.
5. Install additional circuits, breakers and receptacles:
 - a. To meet additional heating and or cooling system needs.
 - b. Installation of doctor approved medical equipment, including oxygen concentrators, medical beds, and other approved equipment.
6. The following listed electrical items may be repaired only in conjunction with any other Program eligible repair item.
 - a. Replacement / repair of existing non-working, defective receptacles, switches, exterior light fixtures.

Gas Lines - Natural Gas, CNG, Propane.

1. Repair or replacement of leaking or broken supply lines, connectors, and valves.

Floors

1. Repair or replacement of deteriorated sub-flooring and/or underlayment where a hazardous or a potentially hazardous condition exists.
 - Finish flooring to repair area's kitchens, bathrooms & laundry areas (where required by Building Code)
 - Bathroom—Sheet vinyl (with no seams wherever possible).
 - Kitchen and Laundry areas--- patching of defective portions only

Miscellaneous

1. Smoke detectors and carbon monoxide detectors: (if in conjunction with other work.)
 - **At the close of construction all structures receiving HRP assistance will comply with Current Fire and Building Codes relating to working smoke detectors and CO detectors.**
 - New battery-operated detectors will be installed as directed by current codes.
 - Replacement of batteries in existing detectors
 - Replacement of existing defective detectors.