



United States Department of Agriculture

Rural Development • Rural Housing Service

HOME REPAIR – LOANS & GRANTS – PROGRAM

What is this program?

Section 504 Home Repair program provides loans to Very-Low-Income homeowners to repair, improve, or modernize their homes. Grants are provided to elderly Very-Low-income homeowners to *remove health and safety hazards*.

Check the home address to determine geographic eligibility.
<http://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants>

Who may apply for this program?

- U.S. Citizen or legal resident
- Homeowner and occupy the house
- Unable to obtain affordable credit elsewhere
- Property located in a Rural area
- Family or Household income that meets USDA Income Limits—see table below
- Grants: be age 62 or older and not be able to repay a repair loan
- Loans: acceptable credit and repayment ability

How may funds be used?

- **Loans:** repair or improve homes, make accessible, or remove health and safety hazards.
- **Grants:** make accessible, remove health and safety hazards only.

How much money can I get?

- Maximum loan: **\$20,000** at 1% fixed rate – repaid up-to 20 years.
- Maximum grant: **\$7,500** over a life-time.
- Grants must be repaid if the property is sold in < 3 yrs.

- Full title service is required for loans of \$7,500 or more.
- If applicants can repay part, but not all of the costs, applicants may be offered a loan and grant combination.

When can I apply?

- Loans & grants are available year round as long as funding is available.
- Applications are processed in the order received.

What governs this program?

- The Housing Act of 1949 as amended, 7 CFR Part 3550
- HB-1-3550 - Single Family Housing Loans and Grants Handbook

Why does USDA Rural Development do this?

Helping people stay in their own home and keep it in good repair helps families and their communities. Homeownership helps families and individuals build savings over time. It strengthens communities and helps many businesses that support the local economy.

Where can I apply?

ARMANDO APARICIO
 USDA Rural Development
 5000 California Ave. Bakersfield, CA 93309
 Phone: 661-336-0967 x 135
Armando.Aparicio@ca.usda.gov

USDA FY 2015 Income Limits:

COUNTY	Income Limit Category	Persons in Family					
		1	2	3	4	5	6
KERN, KINGS & TULARE	Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600
SAN LUIS OBISPO	Very Low	\$27,000	\$30,8500	\$34,700	\$38,550	\$41,650	\$44,750
SANTA BARBARA	Very Low	\$28,100	\$32,100	\$36,100	\$40,100	\$43,350	\$46,550
LOS ANGELES	Very Low	\$29,900	\$34,200	\$38,450	\$42,700	\$46,150	\$49,550
INYO	Very Low	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650	\$41,500

NOTE: Citations and other information are subject to change. Additional forms, resources, and program information at www.rd.usda.gov

Rural Housing - Section 504 Loan / Grant -- Pre-Qualification

NAME: _____ NAME: _____
 SSN: _____ SSN: _____
 Address: _____
 Phone #: _____ E-mail: _____

- | | <u>Total #</u> | <u>\$/Mo</u> | <u>\$/Yr</u> | <u>NOTES</u> |
|--|----------------|--------------|--------------|---|
| 1) What is your Income amount? | | <u>\$0</u> | <u>\$0</u> | S.S. - Husband: 0 |
| a) What is Your Income Source? <small>e.g.: SS, SSI, AFDC, wages</small> | | | | S.S.I. - Husband: 0 |
| b) Total # of Household members? | <u>0</u> | | | S.S. - Wife: 0 |
| c) Excluding Yourself, What are Others' Household Income? | | <u>\$0</u> | <u>\$0</u> | S.S.I. - Wife: 0 |
| d) <u>Total Household</u> Income: | | <u>\$0</u> | <u>\$0</u> | |
| 2) <u>Checking</u> account balance? | <u>\$0</u> | | | |
| <u>Savings</u> account balance? | <u>\$0</u> | | | |
| | | <u>YES</u> | <u>NO</u> | <u>Evidence:</u> |
| 3) Your Assets exceed <u>\$20,000?</u> - Elderly | | _____ | _____ | <u>E.G.:</u> savings; stocks, bonds, certificates, \$ market acts, voluntary retirement |
| Your Assets exceed <u>\$15,000?</u> - Non-Elderly | | _____ | _____ | |
| 4) Applicant & Household meet Ver Low Income? | | _____ | _____ | |
| 5) Are you 62 years or older? <small>Age:</small> | | _____ | _____ | |
| 6) U. S. Citizen? | | _____ | _____ | |
| 7) Legal Resident? | | _____ | _____ | |
| 8) Do you Own & Occupy the property? | | _____ | _____ | |
| 9) Property in Rural area? | | _____ | _____ | |
| 10) <u>Monthly Expenses:</u> | | | | |

<u>ITEM</u>	<u>\$</u>	<u>ITEM</u>	<u>\$</u>	<u>ITEM</u>	<u>\$</u>	<u>ITEM</u>	<u>\$</u>	<u>ITEM</u>	<u>\$</u>
Food		Water & Sewer		Home Reprs		Insurnc, Prprty		Union dues	
Clothing		Child Care		Education		Insurnc, Auto		Planned Prchs	
Medical, Unreim.		Child Support		Charity / Gifts		Insurnc, Health		Other	
Personal		Phone		Recreation		Property Taxes		Other	
House Gas		Cable T.V.		Auto / Car		Income Taxes		Total / Mo	\$0
Electric		Mortgage		Public Trnsportn		Soc Sec Taxes		Total / Yr	\$0

11) Annual Income: \$0 Annual Expenses: \$0 Net: \$0

12) Required Repairs: _____

- 13) On-Site Visit / Inspection by USDA RD: _____
 14) RD provided application to Applicant on: _____
 15) Completed application received by RD on: _____
 16) Contractor Estimates received by RD on: _____

- 17) Evidence & Copies of:
- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> RD 3550-1, Authrization to Release Info. <input type="checkbox"/> Ownership of Real Estate, e.g. copy of Deed of Trust. <input type="checkbox"/> Real Estate Tax Statement, copy of <input type="checkbox"/> Property Fire Insurance | <ul style="list-style-type: none"> <input type="checkbox"/> W-2's and Tax returns for last 2 years <input type="checkbox"/> Social Security Award Letter &/or Paystubs (30 days) <input type="checkbox"/> Current Savings & Checking Acct Bank statements; assets <input type="checkbox"/> Driver's license and Social Security Cards |
|--|---|