

## Housing Rehabilitation Loan Program

### What

The Housing Rehabilitation loan program is available to low and moderate homeowners for taking care of health, safety and maintenance issues with their existing homes. Repairs may include, but are not limited to, plumbing, electrical, structural repair, roof repair/replacement, siding, paint, windows/door, insulation, heat system, floors.



Before



After



Before

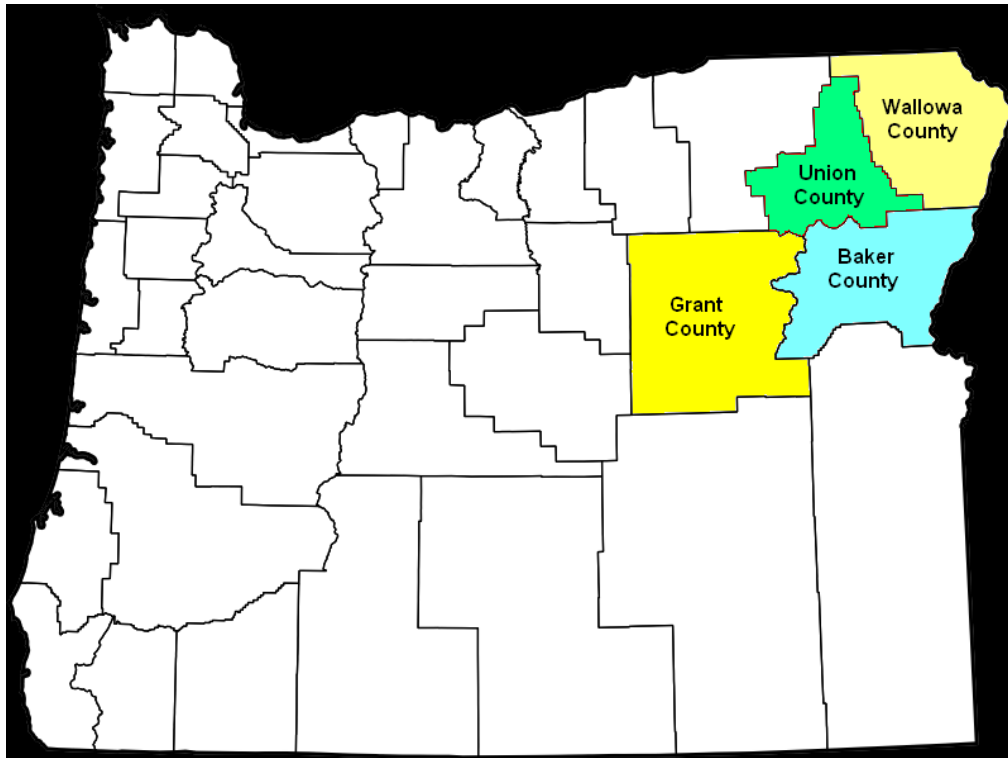


After

This program is a loan program and qualified applicants will have a lien recorded against their homes in the amount of construction and loan fees. The loan is interest-free and requires no repayment as long as the borrower is living in the home. Repayment is required when the borrower moves out of the home, sells the home, or is deceased. Repayment is only accepted as a lump-sum payment. Early repayment is accepted.

**Where** the service is provided

This program is able to make loans to homeowners throughout Union, Wallowa, Baker and Grant counties.



**Eligibility Requirements**

Eligibility requirements include income, ownership, home type, available equity, etc.

FY 2017 Income Limits

County	Median Family Income estimate for 2017	Income Level Note 1	Income Limits by Family Size					
			1-Person Family	2-Person Family	3-Person Family	4-Person Family	5-Person Family	6-Person Family
Baker	\$52,200	Moderate	\$29,900	\$34,150	\$38,400	\$42,650	\$46,100	\$49,500
Grant	\$51,000	Moderate	\$29,900	\$34,150	\$38,400	\$42,650	\$46,100	\$49,500
Union	\$53,300	Moderate	\$29,900	\$34,150	\$38,400	\$42,650	\$46,100	\$49,500
Wallowa	\$55,000	Moderate	\$30,800	\$35,200	\$39,600	\$44,000	\$47,550	\$51,050

- Must own or be buying your home.

- Real Market Value of home must not exceed \$175000.
- Manufactured homes built after 1976 will be considered if they are on the resident's property and de-titled.
- Owner must have sufficient equity. In other words, your home value must be greater than outstanding home loans by enough to fund the project and leave some equity in home.
- Owner must currently have and maintain fire insurance equal to the value of the home.
- Owners who are determined to be in flood hazard areas must have and maintain flood insurance for the life of the loan.

**How** to apply

Download and print pre-application. Send completed form to:

Community Connection of Northeast Oregon, Inc.  
 2802 Adams Ave.  
 La Grande, OR 97850.

Once pre-qualified, you will need to fill out and submit a full application including a large list of required documents. Contact the address above or call 541 963-3186 or 1-800-838-3186.

**When** the service is available

Housing Rehabilitation Loan program is available year-round while funding is available. Currently Community Connection is building a revolving loan fund that will be able to perpetually fund loans.

**Brief Overview of the Process**

- Pre-Application
  - Processed by Community Connection including:
    - Initial screening of applicant income
    - Initial screening of home value and equity status
- Full Application
  - Processed by Community Connection including:
    - Property Title Search for other encumbrances such as tax liens or judgments
    - Flood Hazard Determination
    - Credit Report
    - Proof of current income

- Proof of insurance
- Home Audit
  - Home inspection by the Community Connection auditor/inspector including:
    - Thorough inspection of home
    - Interview with homeowner
    - Create a list of necessary and eligible repairs and improvements
    - Photographs of home
    - State Historic Preservation Office Review
    - Project review by local building department
- Contractor Bidding
  - Homeowner send completed bid sheets to local contractors for bidding
  - Contractors submit bid to either homeowner or CCNO
  - Homeowner chooses successful bidding contractor
- Construction Contracts and Loan Documents
  - Construction Contract and accompanying documents signed
  - Loan documents signed, notarized and recorded
- Construction
  - Contractor will have 90 days to complete contracted work
  - In-progress and final inspections performed by Community Connection's auditor
  - Inspections on permitted activities by local building official or inspector.