



FREQUENTLY ASKED QUESTIONS HOUSING REHABILITATION PROGRAM



1. What are the income limits to apply for this program?

Number of people in Household 2016 Stanislaus County Income Limits								
	1	2	3	4	5	6	7	8
80% of AMI	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200

2. **Is this net income and whose income is considered?** It is the **gross** income of all household members over the age of 18.
3. **What is the maximum assistance that I can receive?** The amount will be determined by the scope of work being preformed. Bids will be obtain and project amount will be determined. The program will have loan limits which will be determined by funding source.
4. **What type of assistance can I get?** Low income homeowner who have difficulty with keep up of the wear and tear of their home.
5. **What type of repairs can I have done on my property?** Repairs will concentrate on corrections of health and safety items of the property. Along with a focus to insure that all items are incompliance with the state and local Unified Building Code requirements. Common repair items are the following:
 - o Roofs, gutters, dry rote, windows, doors, HVAC, electrical, plumbing and more.
6. **What items are not covered?** Such items as fences, yards, pools.
7. **Will this loan need to be repaid?** Yes, the Housing Rehabilitation program issues funds which will need to be repaid as very affordable loans within an affordable payment plan.
8. **What are the terms of the loan?**
 - Option #1 Differed for 15 years. This will convert into an affordable schedule payment plan until paid in full.
 - Option #2 Affordable payments schedule at a 0%- 3% interest, simple interest loan. Until loan is paid in full.
9. **Are there certain things that can default my loan?** Yes, if you sell, transfer title, move out to another home or refinance withdrawing equity, default on primary loan, default on property taxes, cancelation of insurance or violation of the Loan Agreement will cause your loan to be due and payable.
10. **Do I need a certain FICO credit score to qualify for the program?**
No, our program doesn't require a certain score but we will look at your overall credit history and worthiness.

11. **Does the city have to be in a certain position on the loan?**
Yes, the City will only hold a 1st or 2nd position lien holder. The City would be the primary lender when the property has no other loans against it. The City would be a secondary loan when properties with an existing primary loan against it.
12. **What is the process of the program?**
The applicant completes application and sets an appointment to get income screened. A safety/property evaluation inspection conducted by the City will be scheduled. Staff will process the application for eligibility and third party verification will be requested. Several private inspections will be preformed, which will be included in project loan. Workwrite-up will be created and bids will be requested. Loan approval will be requested to the loan committee. Loan document will be issued and work will commence. Staff will insure that work is preformed and payment be issued. Lastly, notice of completion will be issued.
13. **What are Third Party Verifications?** It is when the staff mails verification forms to confirm the information provided on the application. The City will verify the following areas, but is not limited to:
- Employment
 - Social Security
 - Unemployment
 - Other possible income
14. **What types of private inspections are required?** Third party inspections are out source to confirm status of the condition of the dwelling and other areas as sought necessary.
- Pest /Structure
 - Lead Base Paint
 - Title
 - Credit
 - Property Appraisal
15. **What are the fees for the inspections?** City inspection for health and safety pertaining local and/or state building requirement do not have any charges. Other inspection such as roof inspection, chimney inspection, pest inspection, Lead Base Paint will need to be arranged and cost will be included in the loan balance.
16. **How is the contractor obtained?** Staff will invite 3-7 contractors on the City contractors list. Bid tour will be conducted and bid due date issued. Once the bids are received property owner will select from among the bids received. Staff will assisted with research of any questions.
17. **What if I know a contractor?** You are encouraged to inform that contractor to apply to be on the City license contractor to be invited to your bid and other projects. Bids will still be reviewed and verified once selection has been determined.

The City of Riverbank is an Equal Housing Lender and does not discriminate on the basis of race, color, religion, sex, handicap, familial status or national origin.

