Owner-Occupied Housing Rehabilitation Program

Gross Annual Income Limits:

1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
$40,550	**$46,350**	**$52,150**	**$57,900**	**$62,550**	**$67,200**	**$71,800**	**$76,450**

Effective 12/31/12

The applicant's home must be their principal residence and in need of health & safety repairs, weatherization, energy efficiency improvements, ADA modifications, or alleviating overcrowding. The goal of this program is to provide a safe, decent, and healthy home.

- The home must be located within City limits.
- The applicant must be the legal owner, occupy the home, and intend to continue to live in the home.
- Maximum assistance is $100,000.00; amounts in excess of $100,000.00 need City Council approval.
- Must have sufficient equity in the home; can only borrow up to 95% loan-to-value (LTV).
- Only the interest/dividends are counted as income for all liquid assets (savings, checking, CDs, Money Markets, etc. owned.

The applicant must provide verification of all sources of income and assets for all persons living in the home regardless of relationship and/or contributions to the home. This documentation must be submitted at the time the applicant is being qualified to participate in the program. The City's Housing Division is responsible for reviewing and determining the applicant's eligibility and will either approve or disapprove the applicants request to participate in the program.

Initial Eligibility

Each applicant will be screened to verify they own their home, the home is located within City limits, their total gross annual income is below the current income limits, and have sufficient equity in the home, if they need to borrow funds.

The Owner-Occupied Housing Rehabilitation Program (Housing Rehab or OOR) offers assistance in the form of a 0% deferred loan not due and payable until sale or transfer of property. The amount of assistance cannot exceed $100,000; any amounts exceeding this amount must be approved by City Council.

Only households whose **head or spouse** are **either** elderly (62 years of age or older) or who are **permanently disabled** are eligible for a $5,000 grant, which does not have to be paid back. ***The grant is only available once in their lifetime***; cannot receive more than one grant if they apply for assistance in the future.

Income

The household's total **gross** annual income must not exceed the current income levels (at or below 80% of the median income) for their household size. Income limits are subject to change on annually; please contact the Housing Division to verify current "gross" income limits.

Selection of a Home

The home selected must be located within the City limits of Roseville. The home must be owner-occupied; **rental properties do not qualify**.

In addition, homes located in a flood plain are not eligible for assistance with this program; unless it converts to exempt once the 8-Step process is completed. To verify if a specific home is located in a flood plain, you may contact Carl Walker, Sr. Engineer, in the City's Engineering Department, at 746-1300.

Type and Condition of Home

Single-family dwellings, condominiums, half-plexes, and manufactured homes are eligible for rehabilitation assistance under the Program. Any dwelling requesting assistance under this Program must be on a permanent foundation.

The City will inspect the dwelling for compliance with Housing Quality Standards (basic health and safety requirements).Any violation of these standards must be corrected in addition to work items identified by the homeowner; code violations must also be addressed.

Current and After Rehab Value

The after rehab value of the home cannot exceed $362,790, according to current Home Purchase Price as provided by the HOME (State) Program. The after rehab value cannot exceed 95% of the median purchase price for the City of Roseville. The homeowner's current liens and the proposed City loan cannot exceed the purchase price based on the maximum first mortgage amount.

Priority for Immediate Assistance

Applicants whose homes are in need of immediate health and safety repairs will be given priority and moved to the top of the list once it is verified that the repair(s) must be addressed immediately. Either written verification or an inspection conducted by the City's Housing Inspector must be provided in order to provide assistance on a "priority" basis.

Loan Terms

The City offers a 30-year 0% deferred loan which is secured by a Promissory Note and Deed of Trust. No payments are required as long as the home remains the primary residence of the qualified low-income homeowner(s).

Should any of the below circumstances occur prior to the 30-year loan term; the loan becomes fully due and payable:

- Not used as a principal residence; rent out the home
- Change of use from single-family residential
- Add someone to the title other than an immediate family member(s)
- Change ownership of the property without prior City approval
- An unapproved refinance OR the refinance exceeds the affordable purchaser's equity at time of refinance

Loan Pay Off –

Term: The Promissory Note shall be for a term of Thirty (30) years at which time all unpaid principal is due and payable. Said maturity shall be on the same day of the year as the Date of the Note.

The loan can be paid off at any time with no penalties; however, the City is not set up to take payments. If the homeowner wants to pay the loan off early they're encouraged to save up the full amount.