

With Section 504 assistance, you can:

- Install a ramp for improved accessibility
- Replace your roof
- Make septic system improvements
- Replace your furnace
- Install hook-ups to the municipal water system
- Re-insulate your home
- Drill a well
- Put handrails in your bathroom
- And more!



USDA Rural Development's mission is to deliver programs in a way that will support increasing economic opportunity and improve the quality of life of rural residents. As a venture capital entity, Rural Development provides equity and technical assistance to finance and foster growth in home-ownership, business development, and critical community and technology infrastructure.

USDA prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information should contact USDA's TARGET Center at (202) 720-2600 (voice or TDD).

USDA is an equal opportunity provider, employer and lender. To file a complaint of discrimination write: USDA, Director, Office of Civil Rights, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD).

USDA Rural Development also offers direct and guaranteed loans for home mortgages. Applicants must be willing to live in a rural designated area. Direct loans are available to very-low and low income households. Guaranteed loans are available to moderate income households.

For more information please contact
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Office: 607-776-7398 x4
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Home Repair Loans and Grants



Do you own a home in need of repairs?

Do you need to make your home more accessible for disabled household members?

Section 504 Loans and Grants

Program objective:

Section 504 assistance helps very– low income homeowners repair, modernize, or modify their homes.

Loan Purposes:

As long as the dwelling remains modest in size and design, loan funds may be used to make general repairs and improvements to homes or to remove health and safety hazards. Loans may also be used to make homes more accessible for household members with disabilities.



Grant Purposes:

Grants may ONLY be used to remove health and safety hazards or to make a home more accessible for household members with disabilities.

Applicant Eligibility

Income Requirements:

In order to be eligible for Section 504 assistance, the applicant's *adjusted* household income at the time of approval and closing must not exceed the county's **very– low income** limit in which the home is located.

For income limits, contact your local USDA Rural Development office.

Credit Requirements:

In order to obtain a loan, applicants must have a credit history that indicates a reasonable ability and willingness to meet debt obligations.

Other Eligibility Requirements:

- To obtain a loan, applicants must be age 18 or older.
- To obtain a grant, applicants must be age 62 or older.
- Applicants must be US citizens or non– citizens who qualify as legal aliens.
- Applicants must own the property and agree to, and have the ability to, occupy the dwelling on a permanent basis.



Property Requirements:

The property:

- Must be considered modest for the area.
- Must *not* be designed for income providing purposes.
- Must *not* have an in ground pool.
- Must *not* have a value that exceeds the loan limit for the applicant's county.
- Must be located in a USDA designated rural area.
- Rural eligibility may be viewed at: <http://eligibility.sc.egov.usda.gov>.

Interest Rate and Loan Term:

Section 504 loans have a 1% interest rate and a term of 20 years.

Maximum Loan amount:

The maximum outstanding balance on a 504 loan a borrower may have at one time is \$40,000. A loan less than \$7,500 does not require a lien on the property.

Grant Requirements:

- Lifetime total of grant assistance per household must *not* exceed \$10,000.
- Applicants must meet eligibility requirements for Section 504 loans (except demonstrated repayment ability).
- Applicants must be age 62 or older.
- Applicants must *not* have the ability to repay a Section 504 loan.