

Housing Rehabilitation

Housing rehabilitation consists of repairing or updating the existing system or structure components of the property, including: electrical, plumbing, heating system, foundation repair, roof, etc. The actual amount of repairs your home will need is determined from an inspection and evaluation report. Major emphasis is given to housing problems that affect your health and safety.

This Program will...

Improve your living conditions and extend the life of your house by bringing it up to minimum safety standards and local codes, whenever possible, with a limited amount of money.

Funding is provided by Colorado Department of Local Affairs through the Division of Housing Community Development Block Grant (CDBG) and Rural Development Housing Preservation Grant Program. (HPG)

“This is an equal opportunity program. Discrimination is prohibited by Federal Law”.

We do business in accordance with the Federal Fair Housing Law.

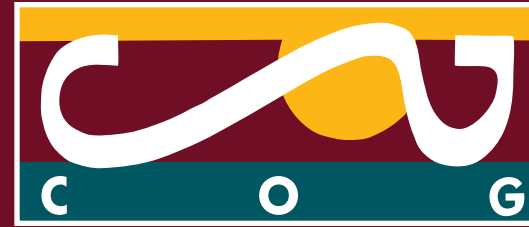
Things You Should Know

Owner's previous regard for financial obligation will be strongly considered. Rehab loans are secured by a Deed of Trust against the rehabilitated property. When the home is sold or occupancy changes the loan must be paid in full before the lien is released by the South Central COG.

Rehab work will be supervised by a licensed General Contractor who will be awarded the project for the most responsible bid, through a formal competitive bidding procedure. The South Central COG Housing Rehab will disburse all rehab funds on behalf of the owner and will also oversee the construction. Owners are urged to discuss any problems or questions with the contractor and the Rehab Specialist prior to the rehabilitation process. The contractor must follow the work write up as approved. Changes cannot be made without the advance authorization of the Program Rehab Specialist.

Eligibility Criteria

Property must be within the Huerfano/Las Animas Counties. Your name(s) must be on the Title and you must live in the home as your sole residence. You must meet HUD Income Guidelines. Your property must be free of all judgements and liens except for a first mortgage.



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**Helping Americans
Remain Independent**

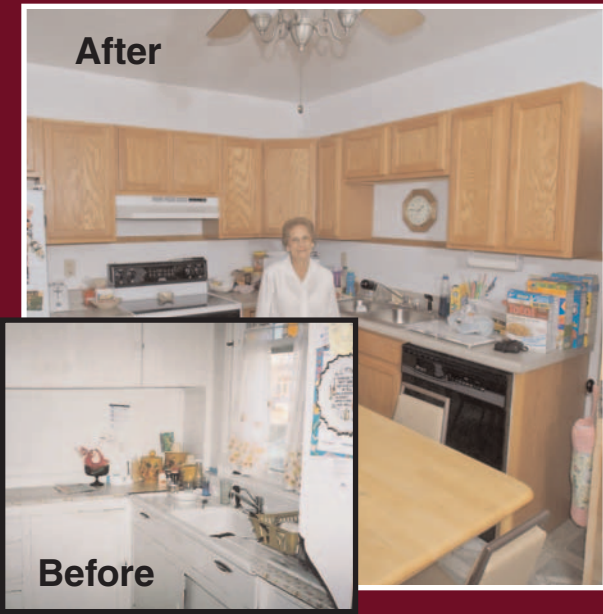
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South Central Council of Governments is an EEO
Employer Equal Housing Opportunity



Program's Financing Methods

Loan/Grant Combination - Meet HUD Guidelines.
 Deferred loans - Under certain special circumstances (determined by the Loan Advisory committee) a deferred zero percent interest loan will apply. HPG Grant - Grant subject to availability of funds.

Direct installment loan - Computed on ability to pay (pay principal plus varying interest rate) from 0% to prevailing commercial interest rates.

EOC Grant - Grant for energy efficient improvements.

Serving Huerfano and Las Animas Counties



This program will not...

Make your home Brand New. The work done is different from house to house and sometimes cannot be easily seen.

Repairs are mainly done to eliminate unsafe and hazardous conditions.

Be advised that this work may increase your property taxes. Also, the cost of utilities may increase.

Not all homes can be repaired. If your home has too many problems, it may not qualify for our rehab/repair programs. However, this can only be determined by an inspection done by a housing specialist.

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Essential Repairs Loan - Meet HUD Income Guidelines. Pay principal and varying interest rate 0% up to prevailing commercial interest rates.

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