

BEFORE



AFTER



City of Oroville
Business Assistance and
Housing Development
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HOUSING REHABILITATION PROGRAM



City of Oroville

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INTRODUCTION

- The City of Oroville has created Rehabilitation (REHAB) Programs under the Community Development Block Grant (CDBG). The REHAB Programs enable income qualified families to make much needed health and safety repairs to their home .
- **The REHAB Program** offers a loan flexible repayment plans to provide homeowners with an avenue to make needed repairs on their home such as a new roof, new windows, paint, insulation, new flooring, sewer repairs, etc.

TERMS AND CONDITIONS

- The City of Oroville will provide a loan at a rate of 3%-6% interest with flexible repayment plans available dependent upon ability to repay.
- No pre-payment penalty for early payoff. The City of Oroville does business in accordance with the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988).
- The family must own the home and the home must be owner occupied. A fixed/permanently attached mobile may be eligible for REHAB depending upon the current available funding source.
- The maximum loan amount depends upon the severity of repairs needed and the amount of equity in the home.

TERMS AND CONDITIONS CONT.

- The home must be located in a residentially zoned area within the city limits of Oroville.
- The home must have required inspections performed (speak to the Analyst for further information regarding inspections).
- A competitive bid process for the construction work entailed on the project is required

REPAYMENT

- A REHAB loan is secured by a Deed of Trust and may or may not require monthly payments.
- Monthly payments will be based upon a review of the applicants income and may be fully amortized, interest only, or deferred.
- Early repayment of the loan will be required if the house is sold, title is transferred, or if the house is no longer the family's principle residence.
- Check with the Business Assistance/Housing Development Department before refinancing because repayment of the REHAB loan may be required.



HOUSEHOLD INCOME

Family annual gross income may not exceed the following:

CDBG/CalHOME PROGRAM INCOME CHART

Family Size	Annual Income
1	\$37,250
2	\$42,600
3	\$47,900
4	\$53,200
5	\$57,500
6	\$61,750
7	\$66,000
8	\$70,250

Loans are based on total household income and family size.

- **Families earning up to 80% or less of area median income may qualify** for a REHAB loan through CDBG Rehabilitation Program.