



Committed to the future of rural communities.

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USDA RURAL DEVELOPMENT HOME REPAIR LOAN AND GRANT PROGRAM

WHAT

Loan assistance is available to make essential home repairs for very low income homeowners and loan and grant assistance is available for elderly very low income homeowners. Loan and grant funds can be used for weatherization purposes, electrical work, structural repairs, mound/septic, well work, or other essential repairs.

TERMS

Home Repair Loan Program: One percent interest and up to a 20-year repayment period. Maximum loan amount is \$20,000.

Home Repair Grant Program: Must be repaid if the property is sold or transferred within three (3) years of receiving the grant; otherwise, no repayment is required. Maximum grant amount is \$7,500.

ELIGIBILITY REQUIREMENTS

1. Grant recipient(s) must be 62 years of age or older.
2. Total adjusted income from all sources can not exceed the very low income limits in the chart on page 2 for your family size.
3. Applicants must be unable to obtain financial assistance from other sources or lack the financial resources to complete the needed repairs. Applicant must have less than \$15,000 in liquid assets or \$20,000 for elderly households.
4. Loan applicant must have an acceptable credit history, and a sufficient, dependable income to repay the loan.
5. Applicant must own and occupy the single-family dwelling they wish to repair.
6. The value of the property can not exceed the maximum value limit for the county. (Contact Office for limits)

Your Gross Annual Income includes:

- A. Gross amount, before any deductions, of wages, salaries, overtime pay, commissions, fees, tips, bonuses, or any other compensation for personal services of all adult members of the household.
- B. Any increases to take place before loan approval or loan closing.
- C. The net income from the operation of a farm, business, or profession. Losses count as zero income.
- D. Interest, dividends, and other net income from real or personal property.

- E. Payments from Social Security (including amounts received by adults on behalf of minor children), annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts.
- F. Income for unemployment compensation, worker's compensation, disability compensation, and severance pay.
- G. Income from public assistance.
- H. Income from alimony, child support, and recurring monetary gifts or contributions from someone who is not a member of the household.
- I. Income received by members of the Armed Forces (except for persons exposed to hostile fire).
- J. Income from assets, if they are in excess of certain amounts.

The Adjusted Family Income is calculated by taking the Total Gross Annual Income less the following:

- A. A deduction of \$480 for each family member (excluding parties to the note) residing in the household who is either under 18 years of age; is 18 years of age or older and is disabled; or is 18 years of age or older and is a full time student.
- B. A deduction of \$400 for an elderly family (over 62 or disabled and a party to the note).
- C. Deductions for childcare expenses for children under age 12.
- D. Reasonable expenses for the care of an individual with disabilities in excess of three percent of annual income, under certain circumstances.
- E. A deduction for the amount of medical expenses over three percent of annual income for elderly families in certain situations.

**Adjusted Income Limits
EFFECTIVE 03-19-2008**

*****SEE ENCLOSED FLYER*****

"The USDA is an equal opportunity provider and employer."





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INCOME LIMITS FOR WI REPAIR LOANS AND GRANTS
EFFECTIVE 19~Mar~08

Page 2 of 2

County	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Sauk	\$20,600	\$23,550	\$26,500	\$29,450	\$31,800	\$34,150	\$36,500	\$38,850
Sheboygan	\$22,650	\$25,900	\$29,100	\$32,350	\$34,950	\$37,550	\$40,100	\$42,700
St. Croix	\$28,300	\$32,350	\$36,400	\$40,450	\$43,700	\$46,900	\$50,150	\$53,400
Walworth	\$22,700	\$25,900	\$29,150	\$32,400	\$35,000	\$37,600	\$40,200	\$42,750
Washington	\$23,700	\$27,100	\$30,450	\$33,850	\$36,550	\$39,250	\$41,950	\$44,700
Waukesha	\$23,700	\$27,100	\$30,450	\$33,850	\$36,550	\$39,250	\$41,950	\$44,700
Waupaca	\$20,500	\$23,450	\$26,350	\$29,300	\$31,650	\$34,000	\$36,350	\$38,700
Winnebago	\$22,550	\$25,750	\$29,000	\$32,200	\$34,800	\$37,350	\$39,950	\$42,500
Wood	\$21,200	\$24,200	\$27,250	\$30,250	\$32,650	\$35,100	\$37,500	\$39,950
All Other Counties*	\$19,650	\$22,500	\$25,300	\$28,100	\$30,350	\$32,600	\$34,850	\$37,100

*Milwaukee County Is Ineligible For Rural Development Homeownership Programs