

Program Overview

The Town of Paradise offers housing repair, rehabilitation, and reconstruction services to its residents through federal- and state-funded programs. The housing rehabilitation/reconstruction program provides deferred, low-interest loans to low-income homeowners for health and safety repairs. If, after reading the following information, you would like to be placed on our waiting list, please fill out the attached form and return it to the Town of Paradise.

Homeowner Eligibility

To qualify for the program, you must:

- Own **and** live in the home to be reconstructed **at the time it was damaged or destroyed.**
- Meet certain income guidelines.
- Mortgage and property taxes must be current.
- Standing structures needing repair must also have home owner's insurance.

Property Eligibility

For the property to qualify for the program, it must be:

- Within the Town Limits of Paradise.
- Property value must be under the After-Rehabilitation Limits set by HUD as determined by comparisons or appraisal.

Project Eligibility

The following activities are eligible under this program:

- Home reconstruction of roughly the same size home as was on record, including bedroom count.
- Improvements required to correct unsafe, unhealthy, unsanitary or substandard conditions.
- Repairs and improvements for weatherization — only when health & safety or code violation repairs are required.
- Cost of improvements necessary to ensure accessibility of the property to physically handicapped homeowners or dependents occupying the property, — only when health & safety or code violation repairs are required.

Program Interest Form

If you would like to be considered for the Town's Housing Rehabilitation/Reconstruction Program, please fill out this form and return it to: Town of Paradise, Attn: Business & Housing, 5555 Skyway, Paradise, CA 95969

Name: _____

Current Mailing Address: _____

Home #: _____ Cell #: _____ Email Address: _____

| Race (See Key Below) | Hispanic or Latino (Y/N) | Gross Household Income (all members) | Household Size | Ages of Household Members | Gender of Head of Household (M/F) | Female Head of Household (Y/N) | Disabled (Y/N) | Veteran (Y/N) |
|----------------------|--------------------------|--------------------------------------|----------------|---------------------------|-----------------------------------|--------------------------------|----------------|---------------|
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Race Key: 1) American Indian or Alaska Native, 2) Asian, 3) Black or African American, 4) Native Hawaiian/Other Pacific Islander, 5) White, 6) Other

* The Town of Paradise desires to ensure equal treatment to all applicants, including women, minority and handicapped. The following questions are designed to aid in that purpose and are requested only to help the Town maintain an equal opportunity system. They will not be used as consideration for eligibility for housing assistance.

Address of home to be rebuilt/repared: _____

Total annual gross household income: \$ _____ (For ALL people living in the household, whether related or not. Please include child support, social security, etc. Assets count toward income; if you have stocks, bonds, trusts, large holdings and/or savings, it could affect your income status.)

How many people live in your home? _____ Were you insured? Y/N

How much do you owe on your home? \$ _____

Is/was your house a manufactured or a conventional (stick-built) home? _____

Do you have liens, unpaid property taxes and/or any delinquent income taxes? _____

Have you ever received any assistance for your house either from the Town of Paradise or any other source? _____ If so, please explain _____

What type of repairs/reconstruction does your home need? (Please use this area to list all of the repairs/reconstruction that your home needs, that you are aware of.)

How did you learn about our program? [] contractor [] friend/family/neighbor [] advertisement/brochure [] Other (please specify: _____)

Loan Terms

- A Housing Rehabilitation/Reconstruction loan is deferred — meaning that the homeowner makes no monthly payments. The term of the loan is 30 years; however the loan can come due in the event that the property is sold, refinanced, transferred or rented. The loan can also be called if there is a violation of the conditions of the program.
- The actual loan amount depends on the extent of the work.
- The interest rate is 3% simple interest per year. The principal and interest payments are deferred for the term of the loan. After the 10th anniversary of the loan, interest will no longer accrue for the remainder of the loan term.
- A borrower may make payments on the loan but is not obligated to or can pay off the loan at any time without penalty.
- The applicant must reside at the property for the term of the loan, otherwise the loan is in default and due and payable immediately.

How To Apply

- Return the Program Interest Form. When your project reaches the top of the waiting list, you will be sent an application packet. Income, asset and existing mortgage verifications will be made and a credit report will be requested. Projects are taken on a first-come, first-serve basis, except for emergency repairs, which are sometimes given priority.
- There is no charge to apply for a loan. All loan costs, such as title insurance, recording fees, termite report, etc. are granted or included in the loan amount. Loans are secured by a deed of trust recorded on the property.
- The borrower must maintain fire insurance coverage and stay up-to-date with property tax payments and any required monthly payments.



**Town of Paradise
Business & Housing Services Division
5555 Skyway
Paradise, CA 95969**



Owner-Occupied Housing Rehabilitation/ Reconstruction



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