



Need Home Repairs?

USDA, Rural Development's Section 504 Loan/Grant Home Repair Program

Objective:

- ✓ Assist eligible very low-income owner occupants in rural areas repair their single family home.
- ✓ Rural areas include open country and places with population of 10,000.
- ✓ For specific eligible areas, check our eligibility website: <http://eligibility.sc.egov.usda.gov/eligibility/> or contact the local Rural Development Office.

Eligibility Requirements:

- ✓ Applicant must have an adjusted income that does not exceed the applicable very low-income limits for the county where the loan/grant will be made
- ✓ Applicant must own and occupy a single family dwelling, which is located in a rural area and is in need of repair or modernization.
- ✓ Applicant must be unable to obtain financial assistance from other non-Rural Development credit or grant sources and lack the personal resources to do the repairs.
- ✓ Applicant must have a credit history that indicates a reasonable ability and willingness to meet obligations.
- ✓ For grant assistance, applicant must be 62 years of age or older and unable to repay a 504 loans.

Maximum Loan & Grant Amounts:

- ✓ Sum of the outstanding balance on all Section 504 loans can never be more than \$20,000.
- ✓ Lifetime assistance for a Section 504 Grant is \$7,500.

Interested? Contact your local Area Office or visit our website at www.rurdev.usda.gov/tx/

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*20250-9410 or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay).
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McKinney Area Office
USDA Service Center
1404 North McDonald St., Suite 300
McKinney, Texas 75071
Telephone: (972)542-0081x4
Email: amber.anderson@tx.usda.gov
(County Coverage: Collin, Cooke, Dallas, Denton, Fannin, Grayson, Hunt, Kaufman, Palo Pinto, Parker, Rockwall, & Tarrant)

Decatur Area Office
USDA Service Center
1604 West Business 380
Decatur, Texas 76234-3231
Telephone: (940)627-3531x4
Email: melodye.massey@tx.usda.gov
(County Coverage: Archer, Baylor, Clay, Cottle, Foard, Hardeman, Jack, Montague, Wichita, Wilbarger, Wise, & Young)

DIRECT PROGRAM ADJUSTED INCOME LIMITS

North Texas		Wichita Falls, TX MSA							
County	Income Level	1	2	3	4	5	6	7	8
Archer County	VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
	LOW INCOME	31250	35700	40200	44650	48200	51800	55350	58950
Clay County	MODERATE INCOME	36750	41200	45700	50150	53700	57300	60850	64450
Baylor County, TX									
	VERY LOW INCOME	19350	22100	24850	27600	29850	32050	34250	36450
	LOW INCOME	30900	35300	39750	44150	47700	51200	54750	58300
	MODERATE INCOME	36400	40800	45250	49650	53200	56700	60250	63800
Cottle County		VERY LOW INCOME	17700	20200	22750	25250	27300	29300	31350
Foard County	LOW INCOME	28300	32300	36350	40400	43650	46850	50100	53350
Hardeman County	MODERATE INCOME	33800	37800	41850	45900	49150	52350	55600	58850
Wilbarger County									
Jack County, TX		VERY LOW INCOME	20250	23150	26050	28900	31250	33550	35850
	LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
	MODERATE INCOME	37900	42500	47150	51750	55450	59150	62850	66550
Montague County, TX		VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000
	LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
	MODERATE INCOME	38000	42600	47250	51900	55600	59300	63050	66750
Young County, TX		VERY LOW INCOME	18800	21500	24200	26850	29000	31150	33300
	LOW INCOME	30050	34350	38650	42950	46400	49800	53250	56700
	MODERATE INCOME	35550	39850	44150	48450	51900	55300	58750	62200
Wise County, TX HUD Metro FMR Area									
	VERY LOW INCOME	24650	28200	31700	35200	38050	40850	43650	46500
	LOW INCOME	39400	45050	50650	56300	60800	65300	69800	74300
	MODERATE INCOME	44900	50550	56150	61800	66300	70800	75300	79800
County Loan Limits:		2/12/2014							
Archer		\$133,200	Clay-Jack:	\$122,300					
Wichita-Young:		\$135,700	Cottle:	\$114,700					
Montague-Wise:		\$146,600							
Foard-Hardeman:									\$123,200
Baylor-Wilbarger:									\$125,800





Single Family Housing Repair Loans & Grants Program 101

Printable Version

What does this program do?

Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

Who may apply for this program?

To qualify, you must:

- Be the homeowner and occupy the house
- Be unable to obtain affordable credit elsewhere
- Have a family income below 50 percent of the area median income 
- For grants, be age 62 or older and not be able to repay a repair loan

What is an eligible area?

Applicants may check the address of their home to determine eligibility.

How may funds be used?

- Loans may be used to repair, improve or modernize homes or remove health and safety hazards
- Grants must be used to remove health and safety hazards

How much money can I get?

- Maximum loan is \$20,000
- Maximum grant is \$7,500
- Loans and grants can be combined for up to \$27,500 in assistance

What are the terms of the loan or grant?

- Loans can be repaid over 20 years
- Loan interest rate is fixed at 1%
- Full title service is required for loans of \$7,500 or more
- Grants have a lifetime limit of \$7,500
- Grants must be repaid if the property is sold in less than 3 years
- If applicants can repay part, but not all of the costs, applicants may be offered a loan and grant combination

Is there a deadline to apply?

- Home loans are available year round as long as funding is available
- Home loan applications are processed in the order they are received

How long does an application take?

Approval times depend on funding availability in your area. Talk to a USDA home loan specialist in your area for help with the application

Who can answer questions and how do I get started?

Contact a USDA home loan specialist in your area

What governs this program?

- The Housing Act of 1949 as amended, 7 CFR Part 3550
- HB-1-3550 - Direct Single Family Housing Loans and Grants Field Office Handbook

Why does USDA Rural Development do this?

Helping people stay in their own home and keep it in good repair helps families and their communities. Homeownership helps families and individuals build savings over time. It strengthens communities and helps many kinds of businesses that support the local economy.

NOTE: Because citations and other information may be subject to change, please always consult the program instructions listed in the section above titled "What Governs this Program?" Applicants may also contact your local office for assistance.

Forms & Resources

NOTE: Please contact the local Rural Development Office and speak to a Housing Program Specialist before attempting to fill out any forms or applications. This will save you valuable time in your application.

All applicants for a home loan, or grant, must provide financial information as well as:

[RD Form 410-4 Application Form](#)

[RD 3550-1 Release Form](#)