

INCOME GUIDELINES FOR EMERGENCY REPAIRS, REHAB, HAP, & AHAP

Gross annual household income must be equal to or less than the following maximum amounts as adjusted for family size:

Effective 06/15/2017

FAMILY	INCOME LIMIT*
1	\$34,400
2	\$39,300
3	\$44,200
4	\$49,100
5	\$53,050
6	\$57,000
7	\$60,900
8	\$64,850

* Income guidelines are received from HUD and are subject to change. CDBG/HOME**

**PLEASE CONTACT OUR
OFFICE TO SCHEDULE AN
APPOINTMENT AND
OBTAIN A LIST OF
REQUIRED APPLICATION
DOCUMENTS**



Please visit our website at:

www.cosatx.us/chs

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City of San Angelo
Community & Housing Support
Division
52 W. College



C·H·S

**COMMUNITY & HOUSING
SUPPORT DIVISION**

**SERVING THE CITIZENS
OF SAN ANGELO
ONE HOUSEHOLD
AT A TIME**

**52 W. COLLEGE
SAN ANGELO, TEXAS 76903
325-655-0824**



EMERGENCY REPAIRS & HOMEOWNER REHABILITATION

The **Emergency Repair Program**, funded through the Community Development Block Grant (CDBG), assists low income homeowners to repair unexpected situations that are detrimental to health and safety. **The emergency must have occurred within the last two weeks.** CHS will provide a grant to remedy the emergency situation. Emergency Repairs include, but are not limited to water leaks, gas leaks, sewer problems, electrical hazards, and other problems that pose an imminent threat to your health and/or safety.

The **Homeowner Rehabilitation Program**, also funded through CDBG funds, brings owner-occupied dwellings up to local and state building codes. A combination deferred & 2% Interest loan, is issued to the applicant to pay for the repairs. The rehab on a structurally sound home can include various repairs such as: roof repairs, porches, windows, doors, plumbing, electrical systems, exterior siding, HVAC repair, and required interior work. Repairs cannot exceed Rehab loan limitations.

PROGRAM REQUIREMENTS

Applicants:

- Must be a homeowner & reside within the San Angelo City limits
- Must provide office with a recorded Warranty Deed (or other fee simple deed conveying ownership) in their name
- Cannot have a felony conviction within the past 5 years
- Must not be delinquent on any debts owed to the City of San Angelo & other local taxing entities

FIRST TIME HOMEBUYER'S ASSISTANCE PROGRAMS

All homebuyers must be approved for a mortgage through a locally participating lending institution *prior* to scheduling an appointment with City staff. Homebuyers will be required to provide \$500 in earnest money, attend a homebuyer education course, and all must meet income eligibility requirements for the program.

The **Homebuyer's Assistance Program (HAP)**, funded through the HOME Investment Partnership Program (HOME), assists low to moderate income families to become first time homebuyers within the San Angelo City Limits. The Program will provide closing cost and down payment assistance up to \$15,000 (not to exceed 15% of the appraised value), and is based on demonstrated client need. New home construction is also eligible for assistance of which \$750.00 may be available for the purchase of a city tax lot in a designated area. Homebuyers must maintain the home as their primary residence for at least 5 years to avoid repayment.

The **Affordable Housing Assistance Program (AHAP)** provides gap reduction/mortgage buy-down for a home mortgage at 40% of the sales price not to exceed \$40,000. This may include down payment & closing cost assistance. Homebuyer must qualify for a minimum \$60,000 mortgage through a participating lending institution. New home construction must be located in a target neighborhood, meet minimum standards established by the San Angelo Development Corporation (SADC), & the sales price may not exceed \$100,000. must maintain the home as their primary residence for at least 30 years to avoid repayment.



CURRENT LENDERS

FOR HOUSING ASSISTANCE PROGRAM

Legacy Lending 224-9651

Prime Lending 944-0393

FNB Mertzson 657-0116

Prosperity Bank 794-3165

Wells Fargo* 947-4190

Bank of San Angelo 947-1100

Texas Bank 944-7535

Crockett National Bank* 658-6714

Guild Mortgage Company 227-4680

WJ Bradley Mortgage LLC 656-1914

Bank of America 947-2700

Gateway Mortgage Group* 340-4600

* These banks are the approved lenders for the Affordable Housing Assistance Program. (AHAP)