

USDA RURAL DEVELOPMENT



SERVICE AREA:

GENESEE, ORLEANS,
WYOMING, NIAGARA, &
ERIE COUNTIES

Section 504 Grants:

- ◆ Must be 62 years of age or older at application
- ◆ \$10,000 maximum lifetime grant assistance
- ◆ Owner-occupied single-family home in an eligible rural area
- ◆ Repairs to address health/safety hazards and/or make home accessible

Section 504 Loans:

- ◆ Fixed 1% interest rate
- ◆ 20-year term
- ◆ Outstanding 504 loan balance not to exceed \$40,000
- ◆ Owner-occupied property in eligible rural area
- ◆ Repairs to improve or modernize home

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SINGLE-FAMILY HOUSING

SECTION 504 HOME REPAIR LOAN / GRANT PROGRAM

Program Objective:

Assist very low-income owner-occupants of modest single-family dwellings in rural areas repair their homes.

Loan Purposes:

Loan funds may be used to remove health and safety hazards, improve or modernize a home, or make the dwelling accessible for household members with a disability.

Grant Purposes:

Grant funds may be used *only* for repairs and improvements that will remove health and safety hazards or to make dwellings accessible for household members with disabilities.

Terms & General Eligibility Requirements

504 Loan

- ◆ Fixed interest rate of 1% and term of 20 years.
- ◆ The adjusted household income may not exceed the very low income limit for area: <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfpd>
- ◆ Applicant must demonstrate loan repayment ability – total debt ratios not to exceed 41% of qualifying repayment income.
- ◆ Lack asset resources to meet repair needs; non-retirement assets in excess of \$15K (or \$20K for elderly or disabled household) must be used to reduce the loan request.
- ◆ Acceptable credit history – reasonable ability and willingness to meet debt obligations.
- ◆ Loans of \$7,500 or more will be secured by a mortgage; < \$7,500 are note only.
- ◆ Applicant must own (life estate/use acceptable) and occupy the property.

504 Grant

- ◆ At least one applicant must be 62 years of age or older at the time of application.
- ◆ Lifetime grant assistance to any one household or one dwelling cannot exceed cumulative total of \$10,000.
- ◆ The adjusted household income cannot exceed the very low income limit for area:
- ◆ <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfpd>
- ◆ Applicants must own (life estate/use acceptable) and occupy the property.
- ◆ Lack asset resources to meet repair needs; non-retirement assets in excess of \$15K (or \$20K for an elderly or disabled household) must be used to reduce the grant request.
- ◆ Grants must be repaid if the home is sold or otherwise transferred within three years of signing Grant Agreement.

Dwelling Requirements

- ◆ Must be a single-family dwelling located in an eligible rural area. <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>
- ◆ The property must be considered modest, not used for rental or income-producing purposes or have a value in excess of the applicable area loan limit.
- ◆ Manufactured homes must be on a permanent foundation and applicant must also own the site/land where the unit is located.



504 Loan/Grant Income Eligibility

An applicant's adjusted annual income must be less than the income limit below:

	1 person	2 person	3 person	4 person	5 person
Genesee County	\$46,050	\$46,050	\$46,050	\$46,050	\$60,800
Erie County	\$48,450	\$48,450	\$48,450	\$48,450	\$64,000
Niagara County	\$48,450	\$48,450	\$48,450	\$48,450	\$64,000
Orleans County	\$48,500	\$48,500	\$48,500	\$48,500	\$64,050
Wyoming County	\$43,350	\$43,350	\$43,350	\$43,350	\$57,250

(Rev 07/12/24)

Income limits are subject to change without notice.

For information on determining the Adjusted Annual Income or for income limits for a larger household, please contact our office.

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.