

Loan Terms

- Must be current on mortgage/no late payments (past 12 months)
- Verification of income for any members of household (ages 18+)
- Maximum eligible loan amount is determined by before/after construction value of home
- No out of pocket expenses, all related fees (title searches, credit reports, notary fees, recording, escrow, appraisals, termite inspections, haul away, disposal bins, architect, permit, etc.) are included in loan amount

*Household Size & Max Income Chart

1	Less than or equal to \$33,550
2	Less than or equal to \$38,350
3	Less than or equal to \$43,150
4	Less than or equal to \$47,900
5	Less than or equal to \$51,750
6	Less than or equal to \$55,600
7	Less than or equal to \$59,400
8	Less than or equal to \$63,250

**Income limits effective as of April 11, 2017*

It is the policy of the City of Madera to provide services without regard to race, color, religion, national origin, ancestry, age, sex, familial status, physical handicap or disability.



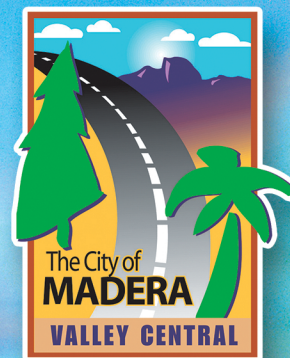
The City of Madera offers financial assistance to low-income property owners to make a wide range of repairs or improvements to their homes that address code deficiencies, health and safety issues, increase energy efficiency, or make universal access (disability) modifications. The program serves as a vital tool in preserving affordable housing stock.



The City of
MADERA

City of Madera Grants/Neighborhood Revitalization

Phone: (559) 661-5114 • Fax: (559) 674-7018
428 E Yosemite Avenue, Madera, CA 93638



CalHome

Owner Occupied Residential
Rehabilitation Program



#MaderaProud Family first.

Your home can be the way you've dreamed it.

The City of Madera administers the CalHome Owner Occupied Residential (OOR) Rehabilitation Program. The OOR Program assists eligible low or very-low income homeowner occupants of single-family homes with loans to fix items that affect health and safety.



Loan Benefits

- Borrow up to \$55k
- 30-year deferred (no payment required for 30 years)
- 0% interest



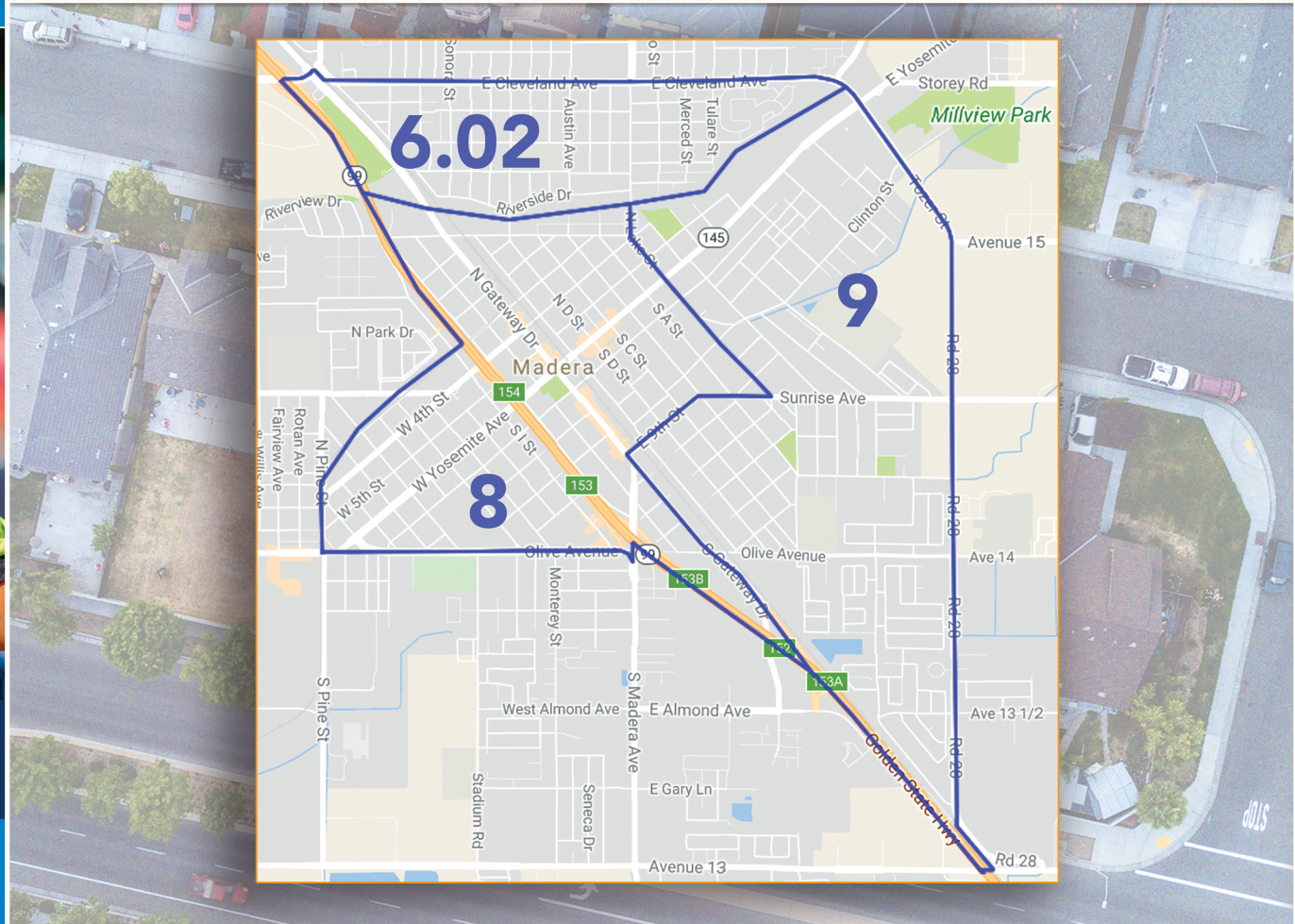
Before



After

www.cityofmadera.ca.gov/grants

If your home is within Census Tract 6.02, 8.0, or 9.0 — you may qualify.



Program Requirements & Qualifications

- Must live in eligible Census Tract (see map above)
- Must be homeowner occupied + meet income qualifications (see loan terms)
- Repairs need to address a health or safety issue (inadequate plumbing/ventilation, broken windows, etc.)
- Title Insurance must equal total amount of CalHome loan with City of Madera as beneficiary

