

Low interest home improvement loans and grants are available through the USDA Rural Development. This program is designed for very-low income persons. Funding is based on an annual appropriation.

**Loan funds** can be used for making basic repairs, installing essential features or to remove health and safety hazards (including sewage system).

The maximum loan amount is \$20,000 at an interest rate of 1% and a repayment period up to 20 years.

**Grants** are limited to elderly families (62 years or older) and can only be used to remove health or safety hazards (including sewage system), or remodel dwellings to make them accessible to household members with disabilities.

The maximum grant assistance is \$7,500.

Liquid Retirement Asset limit for elderly household is \$20,000 and \$15,000 for non-elderly household. (Assets include: CDs, stocks, bonds, savings, etc.)

Applicants must be rural residents or live in a town with a population under 20,000, meet income guidelines, have a reasonable credit history, own the home to be repaired, and be unable to obtain credit elsewhere.

**Repairs to Mobile or Manufactured homes** may be possible if the applicant owns the home and the site and occupied the home prior to filing an application. It must be on a permanent foundation (either a full below-grade foundation; or blocks, piers, or other type foundation with skirting, and anchoring with tie-downs).

**This program is not available in:**  
Rochester, Austin,  
Mankato, La Crescent or Winona.

**The maximum loan limits available**  
**(depending upon repayment ability)**  
**for the following Counties are:**

Blue Earth	\$177,300
Dodge	\$183,300
Faribault	\$171,200
Fillmore	\$181,500
Freeborn	\$180,000
Houston	\$179,800
Mower	\$171,200
Olmsted	\$189,000
Winona	\$183,500

*(effective May 3, 2010)*

For more information  
please contact:

Rural Development  
1408 21<sup>st</sup> Ave NW, Suite 3,  
Austin, MN 55912  
507 437-8247 Ext. 4

[www.rurdev.usda.gov/mn](http://www.rurdev.usda.gov/mn)



The USDA is an equal opportunity lender, provider and employer. Complaints of discrimination should be sent to: USDA, Director, Office of Civil Rights, Washington DC, 20250-9410



Committed to the future of rural communities.

Do you own a  
home that  
needs repair . . .  
but you think you  
can't afford it?





## To qualify, your household income must be at or below the Very Low Income Limit

### Adjusted Very Low Income Limits Effective 6/2/2010

<u>County</u>	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
BLUE EARTH	23750	27150	30550	33900	36650	39350	42050	44750
DODGE	27250	31100	35000	38900	42000	45100	48250	51350
FARIBAULT	20600	23550	26500	29450	31800	34150	36500	38850
FILLMORE	20600	23550	26500	29450	31800	34150	36500	38850
FREEBORN	20600	23550	26500	29450	31800	34150	36500	38850
HOUSTON	22250	25400	28600	31750	34300	36850	39400	41950
MOWER	20600	23550	26500	29450	31800	34150	36500	38850
OLMSTED	27250	31100	35000	38900	42000	45100	48250	51350
WINONA	22200	25400	28550	31700	34250	36800	39350	41850

To determine your adjusted income, deduct the following from your gross income:

- ▶ \$480 for each dependent family member under 18 years old
- ▶ \$400 for a household member who is 62 years or older
- ▶ Day care expenses in order to be employed



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