

FORT BEND COUNTY HOUSING REHABILITATION PROGRAM



The Fort Bend County Housing Rehabilitation Program is administered by the Fort Bend County Community Development Department through a grant from the U.S. Department of Housing and Urban Development (HUD). The Housing Rehabilitation Program provides assistance to low- and moderate-income families to make needed repairs to their homes to bring these homes up to the Fort Bend County Local Housing Standards, the Southern Building Code and the Council of American Building Officials' (CABO) One- and Two-Family Dwelling Code.

ELIGIBILITY REQUIREMENTS

Low- and moderate-income families who are owner-occupants of the property are eligible to receive housing rehabilitation assistance through this program. The applicant must be a citizen of the United States or a legal resident alien. Homeowners must qualify on the basis of the most current HUD Section 8 Housing Program Income Limits for Low-Income Families (Adjusted Income limits). Annual income includes earnings (wages, pensions, etc.), spouse's earnings, interest from stocks, bonds, savings accounts, income from real estate, public assistance, child support payments, etc. Also included is any amount earned by any other adult (18 or over), who is currently residing in the home, unless residence in the home is a result of a physical disability or the individual is a full-time student (12 hours or more). Applicants must exhibit the ability to pay monthly housing expenses, including mortgage payments, taxes, insurance, utility bills, etc. All property taxes assessed by the various taxing agencies in Fort Bend County must be current. Applicants must reside within the unincorporated area of Fort Bend County, or within the incorporated limits of the following cities: Arcola, Beasley, Fairchilds, Fulshear, Kendleton, Meadows Place, Needville, Orchard, Pleak, Richmond, Rosenberg, Simonton, Stafford, Sugar Land and Thompsons. Residents of Katy, Missouri City and the City of Houston are not eligible.

Descriptive Financial Assistance

Financial assistance will be in the form of a rehabilitation deferred loan. The maximum amount of the deferred loan is \$60,000.00, or the assessed value of the property, whichever is less. Assessed values are obtained from the Fort Bend Central Appraisal District.

Adjusted Income Limits

The following table shall be used to establish an applicant's eligibility for rehabilitation assistance, based on maximum gross family income and family size :

Number In ~ Annual
Household Income

1	\$44,150
2	\$50,450
3	\$56,750
4	\$63,050
5	\$68,100
6	\$73,150
7	\$78,200
8	\$83,250

APPLICATION PROCESS

Any persons wishing to apply for housing rehabilitation assistance must complete the application. The application is available at any Precinct Commissioner's office, a local City Hall or by calling the Community Development at (281) 341-4410. You can also visit <http://www.fortbendcountytexas.gov/your-county/housing-rehab>. Applications will be processed in the order in which they are received. All information on the completed application will be verified by the Community Development staff. If any information is found to have been intentionally falsified, the application will be rejected and the applicant will not be allowed to reapply.

Applicant Checklist

- ✓ **Do you reside in Fort Bend County?**
 - ✓ **Does your income fall within the guidelines?**
 - ✓ **Do you own or are you buying your home?**
 - ✓ **Are your taxes to various taxing agencies in Fort Bend County current?**
- If you answered "yes" to the above questions, **you may qualify** for the Fort Bend County Housing Rehabilitation Program.

NOTICES

Policy of Non-Discrimination on the Basis of Disability

Fort Bend County does not discriminate on the basis of disability in the admission or access to treatment or employment in, its programs or activities. Information concerning the provisions of the American with Disabilities Act, and rights provided thereunder, are available from the Fort Bend County ADA Coordinator, Risk Management Dept., 301 Jackson Street, Suite 224, Richmond, Texas 77469 phone (281) 341-8630.

FOR INFORMATION, CONTACT:

Fort Bend County
Community Development Department

301 Jackson Street
Suite 602
Richmond, Texas 77469
Phone: (281) 341-4410
TDD Phone: (281) 341-3799

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Fair Housing Act

Fort Bend County does not discriminate in the provision of housing rehabilitation assistance to any person on the basis of race, color, religion, sex, national origin, handicap or familial status. Fort Bend County administers the housing rehabilitation program in a manner to affirmatively further the policies of the Fair Housing Act.

