

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
Fairbault	\$171,200
Fillmore	\$181,500
Freeborn	\$180,000
Houston	\$179,800
Mower	\$171,200
Olmsted	\$189,000
Winona	\$183,500

(effective April 15, 2011)

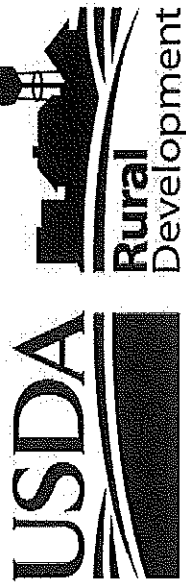
For more information please contact:

**Rural Development**  
1408 21<sup>st</sup> Ave NW, Suite 3,  
Ausfin, 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 7/1/2011**

<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	23850	27250	30650	34050	36800	39500	42250	44950
DODGE	28100	32100	36100	40100	43350	46550	49750	52950
FARIBAULT	20750	23700	26650	29600	32000	34350	36750	39100
FILLMORE	21550	24600	27700	30750	33250	35700	38150	40600
FREEBORN	20850	23800	26800	29750	32150	34550	36900	39300
HOUSTON	23350	26650	30000	33300	36000	38650	41300	44000
MOWER	20750	23700	26650	29600	32000	34350	36750	39100
OLMSTED	28100	32100	36100	40100	43350	46550	49750	52950
WINONA	22650	25900	29150	32350	34950	37550	40150	42750

**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

