

Let us help you improve and maintain your home for years to come . . .



If you would like more information about Housing Rehabilitation Loans, or about any of our other Housing Programs; or if you would like to receive an application form, please contact us at Community Housing Services.



COMMUNITY HOUSING SERVICES

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Housing Rehabilitation Loan Program



COMMUNITY HOUSING SERVICES

CSC Community Housing Services administers federally funded Housing Rehabilitation Loan programs on behalf of communities and rural areas within Linn, Benton and Lincoln Counties.

If your community is currently involved with a Housing Rehabilitation Loan Program, an insert may be included with this brochure. The insert will provide more detailed information regarding the availability of a specific program and the income guidelines.

COMMUNITY HOUSING SERVICES

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Contact Info:

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Roof leaking?
Plumbing problems?
Need a new foundation?
Need a new heating system?

Maybe we can help . . .



What is Housing Rehabilitation?

The intent of the Housing Rehabilitation Loan Program is to provide an affordable way for homeowners with low-to-moderate income to improve the condition of their housing.

CSC's Community Housing Services administers the program and assists homeowners through the process.

What types of repairs may be made?

Examples of eligible repairs include new foundations, electrical and plumbing upgrades, dry rot and structural repairs, heating systems, roofing, siding, handicapped accessibility, painting, and weatherization. In rural areas, new septic systems and wells may be installed.



About the Loans ...

Housing Rehabilitation Loans for homeowners are **no-interest, deferred-payment** loans. There are **no monthly payments** required; and the loans do not have to be repaid until the property is sold, transferred, or no longer occupied by the owner. Loans are secured by a Note and Trust Deed, with a lien placed on the property.

How does the program work?

Step 1—Application: Request and complete an application form. Provide documentation of all information provided on the application form. If you would like assistance with the application, please do not hesitate to contact us.

Step 2—Determining Work to be Done: The Construction Rehab Inspector will inspect the property and together you will decide what repairs and upgrades are needed.

Step 3—Contractor Selection: You will need bids from at least two (2) licensed and bonded contractors on your project. The Inspector may assist you with this.

Step 4—Loan Approval: After all financial data has been verified, you will be notified of the status of your application. Once the loan has been approved and a contractor has been selected, your loan closing will be scheduled.

Step 5—Loan Closing: You will sign a Note and Trust Deed for the total loan amount, as well as a Construction Contract with the contractor. You will receive copies of all signed documentation.



Step 6—Construction: The Construction Contract is between you and the contractor. A contractor is generally given 90 days to complete a project.

Step 7—Contractor Payments: CSC will make progress payments to the contractor once the work is inspected by our Rehab Inspector and approved by you.

Step 8—Final Inspection: Once everything is completed, the Rehab Inspector will do a final inspection on the project. When it is determined that the work has been satisfactorily completed, the contractor will receive final payment.



Note: You must carry fire insurance coverage on the property until the loan is paid off.

How will CSC help?

- Assist owners in the application process
- Help identify repairs needed
- Prepare a bid document listing repairs
- Assist owners in obtaining bids from licensed and bonded contractors
- Prepare and process loan and construction documents
- Monitor the work done as it progresses to ensure it is done satisfactorily
- Disburse funds to contractors as work is completed