



**Rural Development**  
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*Arizona Housing Alliance  
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# Rural Housing Service

- Single Family
  - Direct
  - Guaranteed
- Mutual Self-Help
- Multi-Family
- Re-hab



# Single Family Direct -- 502

- Funded directly to applicant by USDA RD
- Available for low and very low income households
- 100% financing available for:
  - purchase of existing dwelling
  - purchase newly constructed dwelling
- Provides financing at reasonable rates and terms with no down payment
- Mortgage payments based on adjusted income
  - Monthly payments must not be over 29%-33%
  - Total debt may not be over 41%



# Income Limits

	<b>Area</b>	<b>1-4 Persons</b>	<b>5-8 Persons</b>
Very Low Income	Flagstaff MSA	\$33,100	\$43,700
Low Income		\$52,950	\$69,900
Moderate Income		\$58,450	\$75,400
Very Low Income	Lake Havasu/Kingman MSA	\$29,550	\$38,950
Low Income		\$47,300	\$62,450
Moderate Income		\$52,800	\$67,950
Very Low Income	Phoenix/Mesa MSA	\$33,300	\$44,000
Low Income		\$53,300	\$70,350
Moderate Income		\$58,800	\$75,850
Very Low Income	Prescott MSA	\$28,850	\$38,100
Low Income		\$46,150	\$60,900
Moderate Income		\$51,650	\$66,400
Very Low Income	Sierra Vista/Douglas MSA	\$28,250	\$37,300
Low Income		\$45,200	\$59,650
Moderate Income		\$50,700	\$65,150
Very Low Income	Tucson MSA	\$30,200	\$39,900
Low Income		\$48,300	\$63,750
Moderate Income		\$53,800	\$69,250



# Arizona Loan Limits

<u>County or Equivalent</u>	<u>Limit Effective 5-4-2016</u>
Apache	\$153,300
Coconino	\$260,400
Graham	\$152,300
Greenlee	\$147,000
Mohave	\$135,700
Navajo	\$172,300
Pima	\$159,500
Pinal	\$148,600
Santa Cruz	\$148,450
Yuma	\$143,000
Cochise	\$148,600
Gila	\$186,700
San Juan, Utah	\$216,840
Maricopa	\$164,900
La Paz	\$138,000
San Juan, New Mexico	\$186,800
Yavapai	\$192,600
McKinley, New Mexico	\$155,300



# Applicant Eligibility

- **Have the ability to personally occupy the dwelling**
- **Be a citizen of the United States or be admitted for permanent residency**
- **Non-occupant co-borrowers are not permitted**
- **Stable, dependable income; credit worthiness**



## **Single Family Guaranteed Loans – 502**

- **Applicants for loans may have an income of up to 80% of median income for direct and 115% of the median income for guaranteed for the area.**
- **Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance.**
- **In addition, applicants must have reasonable credit histories.**



# Housing

## Repair and Rehabilitation Grants - 504

Rural Housing Repair and Rehabilitation Grants are funded directly by the Government. A grant is available to dwelling owner/occupant who is 62 years of age or older. Funds may only be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities. The amount of the grant is based on the applicant's ability to repay and must be used in conjunction with the repair and rehabilitation loan. The lifetime maximum grant amount is \$7,500.



# Mutual Self-Help Housing



**The 502 mutual self-help housing loan program helps very low- and low-income households construct their own homes. The program is targeted to families who are unable to buy clean, safe housing through conventional methods.**

**Families perform approximately 65 percent of the construction labor on each other's homes under qualified supervision. The savings from the reduction in labor costs allows otherwise ineligible families to own their homes.**

**Borrowers must be able to afford the mortgage payments including principal, interest, taxes and insurance.**

**Arizona has four self-help contractors working across the state.**



## USDA RD Field Offices

- **Prescott Valley** – 928-759-9301 ext. 4
- **Show Low** – 928-532-2270
- **Flagstaff** – 928-774-2401 ext. 4
- **St. Michaels** – 928-871-5038 ext. 3
- **Phoenix Area** – 602-285-6370
- **Yuma** – 928-782-0860 ext. 4
- **Willcox** – 520-384-3529 ext. 4
- **Green Valley** – 520-648-1769
- **Jeff Hays, RD Coordinator**  
**928-759-9301, extension 103**

### USDA Rural Development/Arizona

230 N. 1<sup>st</sup> Avenue, Phoenix, AZ 85003  
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(855) 699-8035

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

Housing: (602) 280.8755  
Community Programs: (602) 280.8745  
Business Programs: (602) 280.8715

