



**RIO NUEVO HOUSING REHABILITATION PROJECT (RNHRP)**  
 A project of the Housing Rehabilitation Collaborative (HRC)  
**FACT SHEET**



**A. What is the RIO NUEVO HOUSING REHABILITATION PROGRAM?**

The purpose of this project is to provide financial and technical assistance to low income Rio Nuevo homeowners faced with urgent housing repair needs. Eligibility is limited to cases referred by one of the HRC member agencies, prioritized by ranked scoring criteria that involve owner-occupied homes, families with limited income and assets, and homes with hazardous and/or unsanitary condition threatening the life and/or health of their present occupants. It is not the intent of this project to be a total rehabilitation program or to provide normal maintenance or cosmetic housing repairs. All applicant properties must be located within one of the designated Rio Nuevo neighborhoods (see map attached). The HRC member agencies are: *Chicanos Por La Causa* (882-0018); *City of Tucson Community Development Division* (837-5345); *Community Home Repair Arizona* (745-2055); *DIRECT Center for Independence* (624-6452); *Old Pueblo Community Foundation* (512-5451); *Pima Council on Aging* (790-7262); *Primavera Foundation* (882-5383); *Rebuilding Together Tucson*; *TMM Family Services* (322-9557); and *Tucson Urban League* (882-4872).

**B. How Much Assistance is Available?**

The amount of available grant funds may vary considerably, depending on the acute nature and type of needed repairs, the level of previous assistance provided by any or all of the HRC member agencies, and the ultimate availability of funds. Actual grant amounts are determined by HRC membership on a case-by-case basis. Historically, the range of assistance has been between \$500 and \$9,000. There may also be additional, outside funds available to leverage with Rio Nuevo dollars. This may include, but is not limited to, other grants, family contributions, outside agency allocations, and commercial sources such as banks and credit unions.

**C. Who is Eligible for the Rio Nuevo Housing Rehabilitation Program? Eligibility Criteria - Rio Nuevo Properties only!**

**D. Owner-Occupancy** - The applicant must be the owner and occupy the home – which **MUST** be located within the Rio Nuevo neighborhoods - to be repaired at the time the repair problem is identified. Ownership may include: Possession of clear title, equity rights under contract, deed and mortgage, deed of trust, or life estate to a property. In certain instances involving probate cases or joint ownership where the property is not occupied by all owners, or ownership by a close relation (not an occupant), the definition of owner-occupant will include those applicants whose occupancy is perpetual and rent-free, where there is definite blood relationship between the applicant and the last recorded title holder.

**E. Income** - An applicant's gross income must not be above the income limits (80% of area HUD median) for the family sizes given below: (Income is figured before taxes and deductions and includes all permanent ongoing payments to the applicant household). **NOTE:** Certain other funds may require even stricter income limits and, hence, may not be available to all applicants.

Family Size	Income	Family Size	Income
1	<b>\$30,800</b>	5	<b>\$47,500</b>
2	<b>\$35,200</b>	6	<b>\$51,050</b>
3	<b>\$39,600</b>	7	<b>\$54,550</b>
4	<b>\$44,000</b>	8	<b>\$58,100</b>

**F. Liquid Assets** - Less than \$10,000 per household (with possible exceptions for income accounts; subject to final HRC approval) that include cash on hand, savings accounts, U.S. Savings Bonds, stocks and bonds, and other liquid assets available to the applicant. If an applicant's liquid assets exceed the asset limit, the applicant may still be eligible for the program; however, he/she will be required to use those funds (the amount over limit) to pay for repairs. (For example, if a household has \$11,000.00 in liquid assets and needs repair costing \$4,200, the applicant will pay \$1,000 and the project will pay \$3,200.) Example:

Applicant's liquid assets	\$11,000.00	Cost of Repair	\$4,200.00
Household asset limit	<u>- 10,000.00</u>	Asset amount over limit/paid by Applicant	<u>\$1,000.00</u>
Asset amount over limit	\$ 1,000.00	Amount paid by Project	\$3,200.00

**G. Use of Other Sources of Assistance** - If the homeowner is eligible for assistance from some other source, such as homeowner's insurance, the project will pay only the difference between the cost of the repair and the amount the homeowner may be eligible for from the other source.

**H. Receipt of Prior Housing Rehab Assistance from HRC Collaborative Partners** – A homeowner requesting assistance under the FY 2006-2007 Rio Nuevo Housing Rehab Program should not have received significant and/or extensive rehab assistance in the past five (5) years from HRC member agencies, case-by-case determination will be made by the HRC Case Assignment Sub-Committee.

**'ELIGIBLE REPAIRS'**

- Leaking Roof Repairs and/or Replacement - Roof over main occupied residence may be eligible for repair or replacement if the extent of the leak is threatening to cause serious damage to the home, jeopardizing the health and safety of the occupants.
- Electrical – Repair of hazardous main electrical service and/or hazardous circuits into the home.
- Sewer Line - In the house sewer between the house and the point of disposal.
- L. Gas Leak - In the gas piping between the gas meter and any appliances.
- Replacement of Existing Furnace or Cooling System - When unit is no longer serviceable. Unserviceable refrigeration unit may be replaced with similar, or better when latest standards suggest, refrigeration unit. Heating and cooling systems are eligible where one does not exist.
- Water Heater Replacement and/or installations.
- Structural - Whenever any portion of the home or member of appurtenance is immediately likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.

- Water Leak - In the water piping between the water meter and any fixtures.
- Security – Repair and/or installation of front and rear doors and lights.
- Special Conditions - All other emergencies threatening to life or health of the occupants not covered above, will be considered on a case-by-case basis.
- Disability Adaptations – Grab bars, ramps, doors and modified hardware, landings, stairs, vanities, toilets, tubs/showers, kitchen countertops and sinks, thresholds, handrails, floor surfaces, lighting, storage, work triangles, and other items as approved.

#### **'INELIGIBLE REPAIRS'**

- Appliance Repair - Including refrigerator, range and oven, clothes washer/dryer, garbage disposal, toaster, etc.
- Minor Plumbing - Repair of dripping faucets, running toilet tank, clogged drains, minor fixture leaks.
- Minor Electrical - Repair of electrical outlet, switch, or light fixture.
- General Mechanical - Furnace, evaporative cooler, air conditioning servicing in preparation for winter or summer. Lighting and/or cleaning furnace, repairing or replacing plumbing, blower motor, pads and water distribution system.
- Cosmetic and General Maintenance Repairs - Plastering, patching and painting, floor covering, door and hardware and other routine and ongoing maintenance work EXCEPT when provided as complementary to eligible repairs. General repairs to accessory structures, such as car ports, sheds, out buildings, etc.

Additional information may be obtained by simply calling one of the HRC agencies noted in this 'Fact Sheet' or going to the HRC website at [www.hrctucson.org/](http://www.hrctucson.org/) to access specific information on member agencies.

*“SI DESEA QUE SE LE EXPLIQUE EN ESPAÑOL ESTE DOCUMENTO, POR FAVOR LLAME AL TELEFONO 791-4636. CUANDO LLAME, POR FAVOR INDIQUE EL TITULO Y TEMA DEL DOCUMENTO. GRACIAS.”*

**RIO NUEVO HOUSING REHAB: Applications Exclusively Referred by HRC Member Agencies; prioritized by ranked scoring criteria**