

*We Can Help
You Fix Your
Rental
property*



Housing Program Services

156 S. Broadway, Suite 140
Turlock, CA 95380

(209) 668-5610

TDD: 1 (800) 735-2929

Fax: (209) 668-5120

www.cityofturlock.org
hps@turlock.ca.us

Updated: June 2022



**Rental
Rehabilitation
Program**



What work can I have done?



The following are some of the areas that can be repaired with loan funds:

Electrical, plumbing, roofing, broken windows, foundation, lead paint removal, interior/exterior paint, floor coverings, fencing, bathroom & kitchen remodel. Staff will assist in determining the scope of work.

What are the loan interest rates?

Rental Rehabilitation loans are available at the following annual percentage rates for a 20 year term.

Investor Owned:
3% - Fully Amortized

The loan amount is determined by the scope of the work to be performed or the amount of equity remaining (95% loan to value), which ever is less.

What are the requirements?

- Home must be located within the city limits of Turlock.
- Stable Income.
- Have good credit.
- Rents to be at or below Stanislaus County affordable rent limits. HUD rent limits can be found at the HUD Exchange website at <https://www.hudexchange.info/programs/home/home-rent-limits/> or contact housing staff for the limits.
- Property taxes be current.
- Tenant's household income must be at or below 80% of the median area income for Stanislaus County based on household size (See table below). The limits are subject to change.

Number in Household	80% of Median Income for Stanislaus County
1	\$44,650
2	\$51,000
3	\$57,400
4	\$63,750
5	\$68,850
6	\$73,950
7	\$79,050
8	\$84,150

(HUD CDBG Limits June 2022)

How do I get started?

Gather these documents:

1. Grant Deed or Deed of Trust
2. Last two years tax returns (including W-2 forms)
3. Most recent month pay stubs
4. Statement showing balance(s) on existing mortgages(s)
5. Last three months bank statements for all open accounts
6. Paid property tax statement
7. Fire insurance policy
8. Names and contact information of tenant(s) to determine eligibility.

For more information contact:

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for hearing impaired call
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