



# Housing Rehabilitation Program

*The City of Lathrop offers—through the County of San Joaquin—a creative financing program that assists property owners in making residential building improvements. It offers low interest amortized and deferred payment loans designed to make needed renovations affordable for low income homeowners. The program is designed to preserve the health and safety of neighborhoods within the City of Lathrop.*



Family Size	Maximum Income
1	\$35,650
2	\$40,700
3	\$45,800
4	\$50,900
5	\$54,950
6	\$59,050

## Eligible Income Levels

To determine eligibility for financial assistance, locate your family size on the table to the left. To qualify, your family income cannot exceed the maximum income level for that family size.



**San Joaquin County will make rehabilitation loans that, combined with your mortgage, do not exceed 110% of the value of your property. See examples below.**

## Requirements for Qualification

- ⇒ **Owned home for 1 year**
- ⇒ **Income qualified (see above)**
- ⇒ **No more than one mortgage**
- ⇒ **Enough equity to allow for repairs**

## Loan Specifics

- ⇒ **Secured second deed**
- ⇒ **Payments deferred or amortized at 2%**
- ⇒ **First come—First served**
- ⇒ **Homeowner's principal residence**

Example 1	
Home Value	\$85,000
110% of Value	\$93,500
Existing Mortgage	\$70,000
Maximum County Loan	\$23,500

Example 2	
Home Value	\$90,000
110% of Value	\$99,000
Existing Mortgage	\$30,000
Maximum County Loan	\$69,000



## Contact Information:

San Joaquin County  
Housing Programs

[www.sjgov.org/commdev](http://www.sjgov.org/commdev)

209-468-3175



## Services Provided

- ⇒ **Inspection of property/report of repairs needed**
- ⇒ **Finance counseling—permit expediting**
- ⇒ **Contractor selection—construction monitoring**