

Frequently Asked Questions About Home Repairs

What is the Housing Development Alliance, Inc.?

The Housing Development Alliance, Inc. is a non-profit community based housing provider currently serving the counties of Perry, Breathitt, Knott, and Leslie. Our mission is to assist low and very-low income persons with their housing needs, including home repairs. Over the past several years, we have assisted more than 200 families with our home repairs programs.

What type of programs do you have and what does my income have to be?

We have a variety of repair programs created to accommodate most typical and some non-typical situations. Most programs require that the household's income be below 50% Area Median Income (AMI) based on household size; however when funding is available, we are able to provide assistance to families above the 50% AMI but less than 80% AMI. **(These figures are updated every spring. Please contact HDA for the most current figures)**

Do I have to be a homeowner?

Yes and No. You must own and reside in the house you want to have repaired, and proof of ownership is a requirement for all programs. Although a fee simple deed is the easiest form of ownership, we can sometimes use other forms such as life-estate, adequate heirs' interest, affidavit ownership, land purchase contract, etc.

What type of repairs do you do?

Almost all repairs are eligible. The repairs can range from small repairs, such as building a new porch or installing a water heater to much larger repairs, like entirely re-building a roof and installing a new heat system and septic tank.

Do I have to perform the work myself? or Do I have to find a licensed contractor to complete the work?

No. The Housing Development Alliance will serve as your contractor. Our staff of professional carpenters, along with the assistance of volunteers, will provide you with guaranteed quality repairs. There are few repairs that we do not have certified professionals on staff to complete, such as septic or heat pump installation. For these repairs will gladly help you find a contractor that you are confident in.

How do I apply for home repairs?

To begin the process, you should contact the Housing Development Alliance. The HDA staff will gather some basic information to determine your eligibility and discuss which program would best accommodate your needs. They will then provide you with a list of documents needed for a complete application and schedule an appointment to fill out the paperwork.

What if I have bad credit?

The credit requirements vary by program. Applicants should have an acceptable credit history; *however*, if your credit is less than perfect, the HDA staff is willing to assist you in devising a plan to improve your chances for approval. **Please be advised that the Housing Development Alliance does not loan money to pay off bad debt.**

What if I have no credit?

If no credit history exists, many of our programs will accept alternate forms of credit in lieu of traditional credit such as utility company references (water, electric, telephone, cable, etc...)

What if I have filed bankruptcy?

Applicants who have filed bankruptcy must wait three years after the date of their discharge to be eligible. Please contact us after two and a half years have passed and we can begin the application process then.

How long will it take before I know if my application is approved?

After the application has been submitted, the time frame in which you should receive a response can range from 48 hours to sixty days. Processing time depends on which program you are applying for. In general, the more work you are requesting, the longer it takes for approval. For loans that the Housing Development Alliance is funding directly, we will comply with all RESPA guidelines.

If my application is approved, how long will it be before the repairs are complete?

There are many factors that determine how long before your home is repaired. The type of work requested, the weather, and the amount of other work that the Housing Development Alliance has to complete. When we approve your repairs, we will be able to tell you when we think we can complete the work.

I own my trailer, but rent the land. Can you repair my trailer?

Unfortunately, no. Even if all the repairs are being done to the trailer, our programs still require ownership of both the trailer and the land.

I just bought a trailer and need help setting it up, can you help with this?

Unfortunately we do not have a program to assist in setting up a new home. The repair programs we have are designed to rehabilitate existing owner occupied residences.

What happens if I pass away before paying off the whole loan?

If a borrower passes away before the loan is paid in full, whoever inherits the property would be asked to continue making the monthly payments.

Am I eligible for a grant?

When funding is available, the Housing Development Alliance offers a program that makes it possible to receive grant funds in addition to a low interest loan. Eligible applicants who borrow money may have the opportunity of receiving matching grant funds, with a maximum amount of \$10,000 per household, for additional repairs.

I hope this answered some of the questions you may have concerning getting a new home through the Housing Development Alliance. If you have any other questions, or want a more specific answer, feel free to call 436-0497 and ask for Pam or Chris.