



**HOUSING RECONSTRUCTION PROGRAM
FOR LOW INCOME, ELDERLY AND/OR DISABLED HOMEOWNERS
APPLICATION OVERVIEW / INFORMATION SHEET**

PURPOSE: The City of Texarkana, Texas' Housing Reconstruction Program is funded through grants from the U.S. Department of Housing and Urban Development (HUD) and the Texas Department of Housing and Community Affairs (TDHCA). The purpose of this program is to provide safe, decent, and sanitary housing for low-income homeowners by replacing single-family homes to meet required minimum property standards. This program is specifically designated for low income, elderly and/or disabled homeowners in a targeted area.

APPLICATIONS: You may download and print a copy of the housing reconstruction application from the City of Texarkana, Texas website. Website Address: <http://www.ci.texarkana.tx.us/housing-opportunities/housing-opp.html>. Housing reconstruction applications may also be picked up at the Information Kiosk at Texarkana, Texas City Hall, 220 Texas Blvd. Please contact Tiffany Dodd at 903-798-1779 for application information.

DOCUMENTS NEEDED FOR THE APPLICATION:

- 1) **Proof of income:** papers showing income for the last three months from employment; pension; social security (letter from Social Security stating projected income for 2010); AFDC, rental property, interest or dividend statements, bank statements, etc. Show incomes for all persons 18 and older currently residing in the home, include employer's address, if applicable.
- 2) **Homeownership:** warranty deed or other proof of ownership; **NO CONTRACT FOR DEED** accepted.
- 3) **Tax receipts:** verifying ALL property taxes paid or copy of deferral or payment agreement from each taxing entity.
- 4) **Proof of Occupancy:** driver's license or photo I.D., AND voter registration card or utility bill stating the physical address of the home.
- 5) **Verification of disability:** bring a letter from an agency, medical doctor, or insurance company stating that a disability exists for a member of the household, if applicable.
- 6) **Copy of Social Security Card** for *all household members*.

OWNERSHIP: A homeowner must own the property and must also occupy the property as his or her principal residence for the past five (5) years. Ownership is defined if you: (1) have a fee simple title; (2) Warranty Deed; (3) maintain a 99-year leasehold interest; (4) Life Estate; (5) have ownership or membership in a cooperative; and, (6) do not have any restrictions or encumbrances that would unduly restrict the good and marketable nature of the ownership interest.

INCOME: To qualify, the home owner must meet income limits, based on the U.S. Department of Housing and Urban Development (HUD) Section 8 Income Levels, adjusted annually. All income of the persons in the household who reside in the dwelling unit of the applicant shall be counted as part of the applicant's income.

INCOME LIMITS BY FAMILY SIZE

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
\$28,400	\$32,450	\$36,500	\$40,550	\$43,800	\$47,050	\$50,300	\$53,550

RECONSTRUCTION (REPLACEMENT) WORK: Assistance cannot be awarded to only partially satisfy program construction standards. The applicant will work with a Housing Specialist approved by the City to assist the applicant through this Program. There will be no costs paid by the applicant to the Housing Specialist.

Applications are active for six (6) month period, after six (6) months applicants must reapply.

Contact Tiffany Dodd, City of Texarkana, Texas, Department of Community Redevelopment and Grants if you have any questions. Telephone Number: 903-798-1779 / Email: tiffany.dodd@txkusa.org