



City of Pocatello
Neighborhood & Community
Services Division
PO Box 4169
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(208) 234-6185

EMERGENCY ASSISTANCE

DO YOU OWN AND OCCUPY A HOME THAT NEEDS AN EMERGENCY REPAIR BEYOND YOUR FINANCIAL OR PHYSICAL ABILITIES?

The Pocatello City Council has directed Community Development Block Grant funds and staff to assist eligible property owners with:

- Evaluating the best solutions for your home's particular problem
- Securing qualified contractors to perform the needed work.
- Finding the lowest possible bids for the work while ensuring you get quality results.
- Providing personal, qualified support throughout the entire process.

Eligible Improvements Include:

“Emergency actions **immediately** necessary to safeguard against **imminent** danger to human life, health or safety, or to protect property from further structural damage (such as when a property has been damaged by a natural disaster, fire, or structural collapse)...”
Federal Register 35.115(a)(9)

And last, but certainly not least:

- Providing you with financial assistance geared to your specific situation. With the help of federal funding sources, it is surprising how affordable an emergency repair can be for qualified borrowers. A few details on the emergency loan program are provided on the reverse side of this invitation.
- We are anxious to help with your home's particular challenge. To find out more, simply fill out the enclosed application and return it **AS SOON AS POSSIBLE**.
- If you have any questions, feel free to call the Neighborhood & Community Services Division at 234-6185.

Excerpts from RENEWAL Policy Guidelines:

- The property must have been in your ownership for at least two years and be maintained after rehabilitation as your principal residence until the loan is paid.
- You must have a reasonable credit history.
- Your household income (including all wage earners) cannot exceed the following income limits (subject to change per annual HUD guidelines)

1 – Person	\$31,050	5 – Person	\$47,850
2 – Person	\$35,450	6 – Person	\$51,400
3 – Person	\$39,900	7 – Person	\$54,950
4 – Person	\$44,300	8 – Person	\$58,500

Rates and Terms:

The interest rate for owner-occupied homes is 3.5% below prime; which at the present time, the City is able to loan at approximately 4%.

Terms vary considerably, dependent upon the borrower’s individual financial situation. Payment can be stretched over a longer period of time to make a loan more affordable.

In many situations, very-low-income borrowers can qualify for a substantial portion of their repayment to be deferred until the home is either sold or transferred to another party. This means you can enjoy the comforts and benefits of a rehabilitated home without significant expense at your present point in life.

The City reserves the right to deny loan applications.

Minimum considerations of loan approval include:

- The property’s total debt obligations cannot exceed 95% of its value.
- Your long-term debt payments cannot exceed 50% of your monthly income and the housing-related portion of those debts cannot exceed 40%.
- You must maintain the home and its surroundings in accordance with the City’s Property Maintenance Code.