

Applicant Eligibility

- The home must be located in the BASEC geographic boundaries.
- The applicant must have income that meets the very low/low income definitions accordance with Rural Development guidelines.
- Evidence of ownership will be required.
- Applicant must have lived in the home at least one year.
- Funds may not be used to refinance existing debt.
- Cost of repairs must be considered economically feasible considering present and future value of the home.
- Rental properties and housing co-ops are not eligible to participate in the Housing Preservation Program.



The information contained in this brochure gives an overview of the HPG program. For more detailed information, or to request an application, contact the BASEC Housing Staff at the numbers or address listed on the reverse of this brochure.

BASEC's Vision, Mission and Values

VISION

Healthy, vital communities with the capacity to produce results they care about

MISSION

Promote and support community improvement efforts

VALUES

Economic self reliance
Community involvement
Cooperation and partnerships

For more information on this and other BASEC

programs contact

BASEC

P.O. Box 68

Yale, SD 57386

Phone # 605-599-2991

Toll Free Phone # 866-599-2991

SD Relay Service dial 711

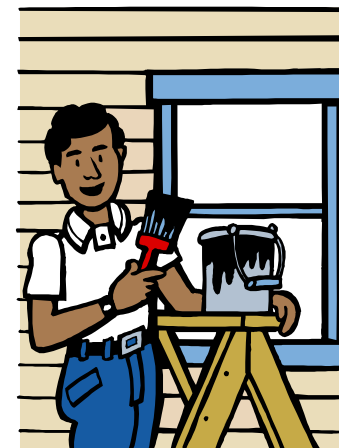
Fax # 605-599-2992

Email: housing@santel.net

Web Page: www.basec.org

*This is an equal opportunity program.
Discrimination is prohibited by Federal Law.
Complaints of discrimination should be sent to:
USDA Director, Office of Civil Rights
Washington D.C. 20250-9410*

Housing Preservation Program



***“Do you qualify for a grant or low interest loan for home improvements?”
Contact BASEC to see if you are eligible.***

Basec
Beadle & Spink
Enterprise Community

BASEC's Housing Preservation Program....

The Beadle and Spink Enterprise Community (BASEC) received funds from the USDA-Rural Development Rural Housing Assistance Program for implementing a Housing Preservation Grant (HPG) Program.

The objective of the HPG Program is to provide assistance to income eligible homeowners for the repair and rehabilitation of their homes. The repairs will address health and safety issues as identified by the homeowner and BASEC Housing Staff.

Eligibility for the program is based upon federal income guidelines which identify low or very-low income applicants.

Assistance will be given on a first-come, first-served basis, with priority given to very-low income, elderly or disabled applicants.



The BASEC Housing Preservation Program has three components: grant, loan, and self-help labor. The component(s) used will depend upon income calculations and the type of rehabilitation work needed on the home.

The grant portion is awarded to the homeowner for improvements which contribute to the health and safety of the occupant.

The loan component allows the client to borrow up to \$5,000 at an interest rate of 5% for up to 10 years. The loan may be used for safety and cosmetic improvements to the home. A mortgage will be filed, and there is a \$20 charge for the loan origination fee.

The Self-help Labor component encourages the homeowner, or other approved volunteer labor, to make health and safety repairs with minimal, if any, contracted labor. Again, a grant, loan, or a combination of both, will be used to purchase the needed materials. Technical assistance will be provided as needed at no cost to the homeowner, by a qualified supervisor.

If your home is sold within 2 years of completion of HPG assisted improvements, the costs involved in rehabilitating your home with HPG funds will be subject to recapture to BASEC's Housing Program.

The following are examples of housing repairs that are eligible for the HPG program:

1. Roof repair and shingles
2. Replacement or repair of heating systems
3. Updating wiring and plumbing
4. Replacement of doors, windows and insulation
5. Installation and/or repair of sanitary water and waste disposal systems
6. Replacement of severely deteriorated siding, porches or stoops.
7. Repair/replacement of foundations and basements
8. Necessary repairs to mobile or manufactured homes only when it is on a permanent foundation, or will be put on a permanent foundation.
9. Additions to a dwelling when it is necessary to alleviate overcrowding or to remove health hazards to the occupants.

Other improvements that may be considered: painting, paneling, closets or shelving, kitchen cabinets, air conditioning, floor coverings, and landscape plantings.