



*Mission:*

*Our mission is safe, sanitary, decent, and affordable housing for low and moderate-income people in our service area.*



Rapidan Better Housing is a 501(c)3 non-profit corporation it is the sister organization to Fauquier Housing Corporation

*Our service area is large and includes: Orange, Madison, Rappahannock, & Culpeper Counties but we are unable to offer all programs in all counties*

We provide housing assistance through the following programs:

- 1 Indoor Plumbing & Rehabilitation  
*if you need water or indoor plumbing*
- 2 Weatherization  
*to improve the energy efficiency of your home*
- 3 Emergency Home Repair  
*for help with home repairs*
- 4 Ramp Lending  
*to borrow an ADA compliant ramp*
- 5 Rural Development 504  
*if you need a low interest loan*

Where can you go for housing help?



RAPIDAN BETTER HOUSING RAPIDAN BETTER HOUSING

306 Thrift Road • P.O. Box 1028  
Madison, VA 22727  
ph: (540) 948-3274 fax: (540) 948-9046  
[www.fauquierhousing.org](http://www.fauquierhousing.org)

P.O. Box 1028  
Madison, VA 22727  
ph: (540) 948-3274

# 1 Indoor Plumbing & Rehabilitation Program (IPR)

available in Orange, Madison, Rappahannock, Culpeper Counties

Does your house have running water...An indoor bathroom...Has your well gone dry?

**If you need water or indoor plumbing**, this might be the program for you.

To qualify you must:

- Earn less than 80% of the area median income;
- Own your home (clear Title; a Legal Life Estate can be considered);
- Be able to get a well and/or drain field permit from the Health Department.

*Funding for IPR projects are part grant and part 0% interest loan.*

For an application or further information, contact Janet at 948-3274 or [janet@fauquierhousing.org](mailto:janet@fauquierhousing.org)

# 2 Energy Efficiency Loan Program

available in all Counties

This program provides zero-interest, forgivable loans for energy audits and energy efficient upgrades. When your home is properly sealed and insulated it will consume less energy and save you money on your monthly utility bills.

To qualify you must:

- Earn less than 80% of the area median income

*Energy audits are conducted by Commonwealth Sustainability Works, Rapidan Better Housing coordinates the audit and upgrade process for you.*

For an application or further information, contact Cindy at 948-3274 or [cindy@fauquierhousing.org](mailto:cindy@fauquierhousing.org)

# 3 Emergency Home Repair Program (EHR)

available in Madison & Orange Counties

This program is designed to **help with repairs** such as roof repairs, wheelchair ramps, grab bars, plumbing or electrical repairs, floor repairs, minor structural repairs, etc.

To qualify you must:

- Earn less than 80% of the area median income.
- If you are a renter, you must be low income, and the owner must be willing to provide a dollar for dollar match for capital improvements.

*Funding for all projects is part grant and part matching funds. Matching funds can be money from the family, donated materials or donated labor, or help from a church or a community group. Match requirements are determined on a case-by-case basis depending on the availability of resources, and the overall cost of the project.*

For an application or further information, contact Cindy at 948-3274 or [cindy@fauquierhousing.org](mailto:cindy@fauquierhousing.org)

# 4 Ramp Lending Program

available in Orange & Madison Counties

This program lends portable, ADA approved aluminum ramps to persons who need a temporary ramp. The number of ramps on hand is limited. If a ramp is available, it is loaned, at no cost, to the person in need. RBH will recover the ramp when it is no longer needed and recycle it to another family.

For an application or further information, contact Cindy at 948-3274 or [cindy@fauquierhousing.org](mailto:cindy@fauquierhousing.org)

# 5 Rural Development 504 Program

available in all counties

The 504 Program **provides low interest (1% interest) loans** and they also have limited grant funds for homeowners over age 62 to help with basic health and safety home repairs.

To qualify, you must:

- Earn less than 50% of the area median income.
- Be a homeowner
- Have reasonably good credit
- Have repayment ability for the loan
- If you are over age 62 and cannot support a loan, you may apply for the grant fund.

*Repayment is spread over a long period of time, so monthly payments are low. For example, if you borrow \$10,000 at 1% over 20 years, the monthly payment will be \$46. Or if you borrow only \$3,500, your payment would be \$17 a month.*

For more information call Rural Development at 825-4200, extension 4.

*If you live in Orange or Madison, and need help with the application process or with getting the required cost estimates, contact Cindy at 948-3274.*

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