



PIMA COUNTY COMMUNITY DEVELOPMENT AND NEIGHBORHOOD CONSERVATION DEPARTMENT

Kino Service Center

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Rehabbers' Guide:

Shop Around

Tucson has many "fixer-upper" houses available for very reasonable prices, if you are willing to put in some "sweat equity." Consider foreclosures, LRA (city-owned) property, HUD-owned property and those marketed as investment property.

Gut, Rehab or Moderate Rehab?

Depending on your tastes and needs, you may find a house that only needs a little work or one that needs an extensive rehab with all new systems. Find others who have done this and talk to them. Contacts can be made through neighborhood associations, city friendly realtors and the Rehabber's Club.

Use Tax Credits and Rehabber Mortgages

The State of Arizona offers tax credits for home improvements and historic rehabilitation that can reduce your rehab cost. The HUD 203k loan program and Fannie Mae Home Style mortgage are designed for rehabbers.

Find a Hardware Store Nearby

Your local hardware store can provide personalized service and attention to detail on your rehab project. Finding a hardware store nearby will also save gas and time. Take time to think about all the steps and materials that you will need for your project to reduce frustration and unnecessary trips to the store.

Environmental Considerations

Renovating an older home often means addressing mold, lead paint and/or asbestos removal or abatement. Protect the health of yourself and your family by following safe handling guidelines. Hire contractors certified to handle mold, lead paint, asbestos and other potentially hazardous materials that may be disturbed during renovation. Educate yourself before beginning your project. "An ounce of prevention is worth a pound of cure."