

New Mexico

Rural Housing Service • 504 Rehabilitation Program A well-loved home needed some tender care

It was a crisp fall day in November of 2020 when 92-year old Juan Jiron greeted the construction workers to his home. The day finally came when his beloved house was going to be refurbished.

Located in Pojoaque, in north central New Mexico, Mr. Jiron knew his home very well. 58 years ago, he and his family worked evenings and on weekends to build it. It took 1,800 adobe bricks to complete the construction. He and his wife Arabella had the home of their dreams.

This home was full of love and memories. This is where the Jiron's raised their four children. Christmas and birthdays were especially memorable. That's when the house was filled with laughter –especially from their 10 grandchildren.

Mrs. Jiron died in July of 2018 and Juan found himself living alone in a house that needed many repairs –specifically the flooring and plumbing. It became dangerous for him to walk across his living room. In fact, he tripped and fell more than once.

The repairs were expensive, something Mr. Jiron couldn't afford. With the help of his daughters they searched for financing to refurbish the house. That's when they found USDA Rural Development's Single-Family Housing Repair Loans and Grant program. This program provides financial support to very-low-income homeowners to repair, improve, or modernize their home. The program also provides grants to remove health and safety hazards. –It fit the bill.

Mr. Jiron applied for the funding and once he was approved, he received a \$5,000 dollar grant to fix the issues of his home. In no time at all and much to his delight the flooring and carpet were upgraded and replaced, and the plumbing was repaired and there were no more leaks.

Mr. Jiron's family was so delighted seeing their father being happy once again, they wrote a letter of thank-you to RD Loan Specialist Diana Lopez who helped with the application. The letter stated, "This is the first time our father has needed assistance and you came through in a way we can never thank you enough."

The family also reported the upgrades made to their father's home made such a big difference in his life. He was back to enjoying his house, and not having to worry about the repair issues of his beloved home. --Which meant so much to he and his wife Arabella.



Juan Jiron enjoys his refurbished home with his two daughters Paula Jiron Ewy (left) and Carmelina Jiron Anderson (right)

Obligation Amount:	\$5,000 Rural Housing Service 504 Housing Rehabilitation Grant
Date of Obligation:	November 2020
Congressional District:	Representative Teresa Leger Fernandez N.M. District 3; U.S. Senator Martin Heinrich and U.S. Senator Ben Ray Lujan
Demographics:	Pojoaque, NM located in north central New Mexico has a population of 1,900 and a poverty rate of 16.1 percent with an estimated per capita income of \$25,638
Impact:	Once the flooring was fixed, Mr. Jiron did not have to worry about tripping and falling down again. Also, the upgraded plumbing allowed for better water pressure and no more leaks