



Progress Culture Community

## Housing Rehabilitation

The Housing Rehabilitation Division manages a number of different programs focused on providing assistance to qualified families throughout Springfield. These programs provide qualified families with fundamental tools toward maintaining their properties, either through providing a focused repair using Community Development Block Grant Funds or a comprehensive range of repairs as required under the HOME funded program. The goal is to provide assistance to all eligible residents within the city.

Housing Rehabilitation staff works closely with program applicants reviewing eligibility criteria, processing quotes, bidding, executing loan documents, reviewing disbursements to contractors, monitoring project progress, and long term program compliance that includes monthly loan servicing and residency verification.

Housing Rehabilitation staff provides support to ensure citizens understand what work is being performed and ensure that all work is completed in an acceptable manner. Owning and maintaining a home isn't always easy, and it's often very expensive; however, homeownership is the cornerstone of strong communities, and Housing Rehabilitation staff believes that the ability to live in your home, in a safe and healthy manner is the best for individuals, families, and our greater neighborhoods.

If you have questions about your home, or the programs offered by the Housing Rehabilitation Division, call us today at 937-324-7380.



The City of Springfield may be able to assist you with moderate level home rehabilitation, address code violations you are currently contending with, and add value to your home.

The City of Springfield manages the HOME Loan Program which provides financial assistance to qualified families or individual homeowner occupants to correct sub standard housing conditions, in order to improve immediate living conditions and to upgrade the conditions of housing stock in Springfield neighborhoods.

Applicants must qualify to participate. Only residential units are eligible. You must own your home and you must live in the home receiving assistance.

To find more information about the programs, please contact the Community Development Department Housing Rehabilitation Division. A division representative will be glad to talk with you about your needs and if there is a program that can assist you.

To qualify you must be

- an owner occupant of a single-family residential structure in the City of Springfield
- living in the home which presents a sub standard housing condition

Eligible applicants are required to have and maintain hazard insurance coverage on the property in question.

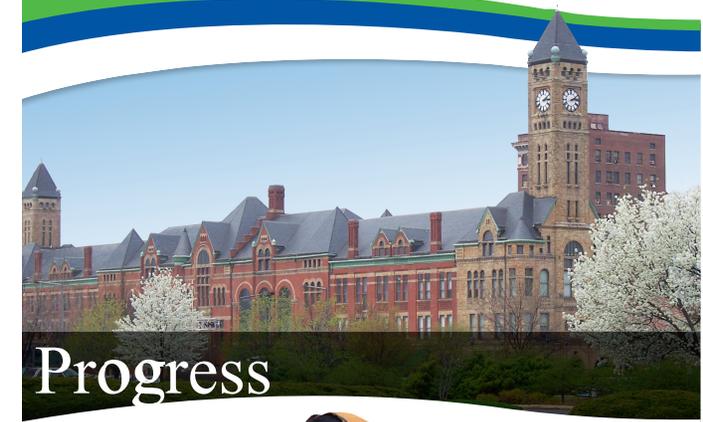
If you are 62 years or older and/or disabled/handicapped as defined by HUD or a veteran of the United States Military in good standing you may qualify for additional assistance.

Applicants must be income eligible as well. Income eligibility is based on family size. More information about income eligibility is found on the inside of this brochure.

Call 937-324-7380 to learn more about the HOME Loan Program.



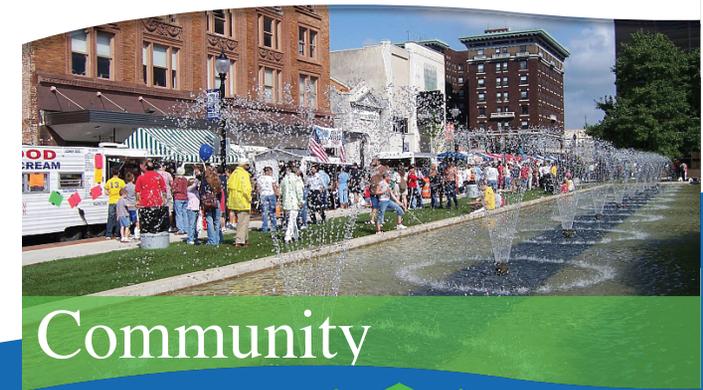
## HOME Loan Program



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## Emergency Repair Loan Program

To qualify you must be a homeowner occupant of a single or up to 3 family residence in the City of Springfield that has an emergency condition.

You must have and maintain hazard insurance coverage on your property

You must meet income eligibility standards by not exceeding the maximum household income limits, adjusted for family size.

Emergency Repair Installment Loans are also made available to certain participating non-profit agencies that partner with the city to provide housing to citizens meeting certain qualifications.

Participation in the Emergency Repair Installment Loan Program requires the participant to execute a Promissory Note and Mortgage for funds provided by the City of Springfield for the emergency repair.

Program costs, including project specification development, historical reviews, and environmental testing will be added to the actual repair costs, dependent upon the type of request.

Veterans of the US Military in good standing will qualify for a \$500 grant to assist with project costs.

Eligible participants will pay for recording fees at the time of closing with the City of Springfield.

Applicants may be processed on the basis of need for Emergency Repair work. The City, however, reserves the right to prioritize applicants on the basis of age, income, and other qualifying criteria, if the number of applicants exceeds the program year funding. Participants in the Emergency Repair Installment Loan Program receive funding at zero percent interest. The program can be used once per year. Payments are based

on the amount of funding provided.



## Purpose and Goals of the Home Loan Program

The program is designed to assist very-low income and low-income homeowners occupants of single-family residential structures located in the City of Springfield by correcting substandard housing conditions, in order to improve immediate living conditions and to upgrade the conditions of housing stock in Springfield neighborhoods. The HOME Loan Program is a comprehensive rehabilitation program. Funding assistance is provided for moderate level rehabilitation work performed on a home. All code violations must be addressed during the process of completing a HOME project.

Participants in the HOME Loan Program must demonstrate the ability to meet the program's underwriting guidelines. The homeowner must already have and must agree to maintain property hazard insurance on the subject home to be considered for eligibility in the program.

Participants must meet income eligibility requirements for participation in the program. Income eligibility is established by the US Department of Housing and Urban Development.

Program costs, including development of bid specifications, necessary and required historical reviews, and environmental testing will be added to the actual loan terms, however, the cost of the services will be paid for as a grant. That means, the affordability period of the total amount of assistance will be calculated to include these program costs, but the program costs will not have to be repaid.

Recording fees are paid by the participant receiving assistance at the time of the closing with the City of Springfield.

## HOME Installment Loan Program

To qualify for the HOME Installment Loan Program, an applicant must be a homeowner occupant of the subject home. Applicants to the program cannot exceed 80% of the Area Median Income for the City of Springfield, adjusted for family size (see Income Eligibility Chart). The applicant must already have hazard insurance in place for the subject home and must continue to maintain hazard insurance coverage on the property during the life of the Promissory Note and Mortgage held by the City of Springfield.

Under the terms of the HOME Installment Loan, applicants will receive a zero interest loan. Repayment terms are based on age, affordability, disability, and veteran's status. Applicants may receive up to \$3,500 in the form of a 3 year deferred loan to assist with costs associated with addressing lead base paint hazards in the home.

Veterans of the United States Military in good standing will receive a \$1,500 grant to reduce the project costs associated with the HOME Loan.

Applicants must be able to demonstrate the ability to meet program underwriting guidelines, and must be able to make payments in a timely and consistent manner. Repayment periods will range between 10 and 15 years depending on age and disability status. Applicants may be ranked on the basis of age, income, and other program criteria. Maximum funding limits per home will apply.

Each year, the City of Springfield receives funding from the US Department of Housing and Urban Development to administer the HOME program. Funding limits will be based on funding received from the federal government on an annual basis.



Family Size people	Income Eligibility					
	1 person	2 people	3 people	4 people	5 people	6
Household Income Limit	\$31,200	\$35,650	\$40,100	\$44,550	\$48,150	\$51,700