

**City of Oberlin, Planning Dept.
69 South Main Street
Oberlin, Ohio 44074
FY2007**

GENERAL PROGRAM INFORMATION

The City of Oberlin, Planning Dept. has received funds from the Ohio Department of Development through the Community Development Block Grant Program (CDBG) and HOME Program to provide grants and/or deferred loans to qualified homeowners for rehabilitation of their homes. Homes will be rehabilitated in connection with local and state building codes, correction of health and safety issues and in connection with the OHCP Rehabilitation Standards. The program is designed to aid existing homes in the City of Oberlin, Planning Dept.. It also promotes homeowners to continue to maintain their property. Homeowners are encouraged and aided through the program to provide safe and sanitary living quarters for their families.

1. REHABILITATION OF PRIVATE OWNER OCCUPIED PROPERTIES

The Private Rehabilitation program addresses full rehabilitation of the property to bring the entire home into conformance with local and state codes while addressing health and safety concerns. The improvements will include correction of structural issues, heating, electrical and plumbing components. The City of Oberlin, Planning Dept. program expects to rehabilitate seven (7) units. The maximum cost provided per unit is \$35,000.00 when addressing Lead-Based Paint hazards and \$30,000.00 without address Lead-Based Paint hazards. This is a rated program. Homes are rated based on household characteristics and housing unit condition with homes rating highest being completed first. This is a loan program with a percentage forgiven over a ten (10) year period. The percentage is based upon the applicant's income and its relationship to the City's median income tables. Repayment of the applicant's unforgiven amount will be scheduled monthly over a ten (10) year period for each year of occupancy following the completion of the rehabilitation that the homeowner resides in and holds title to the property.

2. BUILDING/HOME REPAIR

The City of Oberlin, Planning Dept. will also address building/home repair needs in the Community. This will consist of correcting one or two repair needs. Grants will be provided to qualified homeowners to address these needs. Funding for this program is provided on a first-come, first-served basis. The estimated average cost per unit is \$5,000.00 with a maximum cost per unit of \$8,000.00. An estimated twelve (12) households will be aided through this program.

3. DOWN PAYMENT ASSISTANCE/REHABILITATION PROGRAM

The City of Oberlin, Planning Dept. also has a down payment assistance/rehabilitation program wherein qualified first-time homebuyers can receive down payment and rehabilitation assistance. This program is coordinated with local banks or mortgage companies. The funds are provided for down payment assistance and rehabilitation only and cannot be used toward closing costs. The average funding provided per applicant is \$31,000 with the maximum assistance being \$35,000.00 when addressing Lead-Based Paint hazards and \$30,000.00 without address Lead-Based Paint hazards. The maximum purchase price of a home is \$221,006.00. Funding for this program is provided on a first-come, first-served basis. This is a loan program with a percentage forgiven over a ten (10) year period. The percentage is based upon the applicant's income and its relationship to the City's median income tables. Repayment of the applicant's unforgiven amount will be scheduled monthly over a ten (10) year period for each year of occupancy following the completion of the rehabilitation that the homeowner resides in and holds title to the property.

4. EMERGENCY MONTHLY HOUSING ASSISTANCE

Emergency Monthly Housing Assistance provides assistance to home owners that have experienced set backs due to temporary employment or medical problems. This activity provides monthly house payment, tax, homeowners insurance and/or utility payments. Maximum funding per application is \$2,400.00 over a three month period. An estimated ten (10) homes will be assisted through this program.

QUESTIONS AND ANSWERS

Q. What is the difference between funding being provided as a grant or loan?

A. A GRANT is provided to qualified applicants in the Home/Building Repair program. This work is provided free of cost and does not require repayment to the community by the homeowner.

A LOAN is provided to qualified applicants in the Private Owner Rehabilitation program and the Down Payment Assistance/Rehabilitation program. A lien is placed upon the property for the total funding provided to the applicant. This is a loan program with a percentage forgiven over a ten (10) year period. The percentage is based upon the applicant's income and its relationship to the City's median income tables. Repayment of the applicant's unforgiven amount will be scheduled monthly over a ten (10) year period for each year of occupancy following the completion of the rehabilitation that the homeowner resides in and holds title to the property. There are no service charges, fees, interest charges or any other costs to the applicant associated with this loan

Q. How much money is available per home?

A. The amount of the loan is based upon the down payment assistance and/or rehabilitation work required. An inspection by a qualified representative will be performed to determine requirements to bring the home into a safe and healthy status as well as address all local and state code violations and OHCP Rehabilitation Standards. All homes must be completely rehabilitated to meet these requirements. Homes requiring more than the program allows will be deemed a "Walk-Away".

Q. What is a Walk-Away?

A. A Walk-Away is a home requiring more assistance than the program allows. For instance, the Private Rehabilitation program has a maximum limit of \$30,000.00 for a home without lead-based paint hazards present. The cost estimate and/or actual bid result places the rehabilitation costs over the \$30,000.00 limit. This house will then be deemed a Walk-Away. In this case the program cannot provide assistance for rehabilitation to the house.

Q. What can be done if my house is deemed a Walk-Away?

A. The applicant must invest his/her own monies to bring the unit into compliance with the required standards if the estimated and/or bid amount exceeds the Walk-Away limits.

Q. Are there any costs associated with the application or the inspection of my home?

A. NO! This is a voluntary program with absolutely no charges to the applicant.

Q. What are the eligibility requirements for these programs?

A. You are eligible for the program if:

1. You live within the City of Oberlin, Planning Dept. and meet the other guidelines of the program (i.e. live in target area for homeowner rehabilitation).
2. You must be the owner of the property. You must also reside at the address of the single family dwelling to be rehabilitated.
3. Household annual income must not exceed eighty (80%) percent median income for the Private Rehabilitation and Down Payment Assistance/Rehabilitation programs. Household annual income must not exceed fifty (50%) percent median income for the Home/Building Repair program. The following limits based upon your family size:

DEFERRED LOANS – 80%

1. \$34,350.00	5. \$53,050.00
2. \$39,300.00	6. \$56,950.00
3. \$44,200.00	7. \$60,900.00
4. \$49,100.00	8. \$64,800.00

GRANTS – 50%

1. \$21,500.00	5. \$33,150.00
2. \$24,550.00	6. \$35,600.00
3. \$27,650.00	7. \$38,050.00
4. \$30,700.00	8. \$40,500.00

Q. Please explain the loan process more fully.

A. A zero (0%) percent loan is provided to the homeowner. Principal is reduced each year based upon the applicant's median income percentile. The homeowner will also make payments to the City of Oberlin each and every month for a ten (10) year period. The homeowner must occupy the home and remain the titleholder throughout this period. A pro-rata share of the full principal amount must be paid back to the Community if the house is vacated or sold within the ten (10) year period.

Q. What happens after I submit my application?

A. Your application will be reviewed and income verified to determine your eligibility in the program. You will then be notified in writing as to your status. Arrangements will be made if your application is approved for a home inspection and a copy of your deed will be requested

Q. Are there any restrictions on the improvements to be made or how funding is used?

A. YES! According to the program guidelines, the money must be spent to correct Code Violations ONLY, and to meet rehabilitation standards.

The following indicates the type of rehabilitation work that will be permitted:

GENERALLY ELIGIBLE

Roofs
Gutters
Windows

GENERALLY INELIGIBLE

Air Conditioning
Detached Garages
Room Additions

Doors	General Property Improvements
Furnaces	Cosmetic Items
Hot Water Tanks	
Structure Deficiencies (Porches, Floors)	
Walk Stairs	
Plumbing	
Electrical including new 100 AMP Service	

Only approved work can be completed.

An experienced and qualified contractor or builder in each particular job classification must complete all work. All work must pass inspection in accordance with the building and housing codes. A program inspector will review all work prior to release of funds to the contractor. The homeowner must also review and approve of all work performed prior to release of funds.

Q. When is the dead line for signing up for the program?

A. Applications for private rehabilitation must be submitted by January 31, 2004. Applications may be available after this date depending upon the funding availability. Applications for emergency repair and the acquisition/rehabilitation program will be available on a first-come, first-served basis until all program funds exhausted.

Q. Who should I contact if I want to get an application or learn more about the program?

A. You must complete the required application form that is available from Oberlin Community Services, 285 South Professor Street, Oberlin, Ohio 44074; Patricia Lines, Lines and Associates, Inc., P. O. Box 457, Avon, Ohio 44011; or City of Oberlin, Planning Dept., Planning Department, 69 South Main Street, Oberlin, Ohio 44074. Please call Patty at (440)892-7873 or email plines@lines-assoc.com with any questions. If you are unable to come to this office, arrangements can be made for home visitation by calling the above number. These arrangements are for handicapped or elderly persons only.