

Did You Know...

With the use of Federal dollars through the Community Development Block Grant Program, the City of Farmington Hills has a Housing Rehabilitation Program which allows eligible homeowners to upgrade and improve existing homes in the City.

Deferred loans are available to owner-occupied single-family dwelling units, with one payment due upon the sale of the property.

What Home Improvements Can Be Made?

Any home repair that will bring the home up to code is eligible for a home improvement loan.

Examples include, but not limited to:

- New electrical, heating or plumbing installations
- Siding
- Hot water tanks
- Roofs/gutters
- Sewer/water hook up
- Furnaces
- Replacement windows
- Weather-stripping/insulation

The program will finance building materials should the applicant choose to do the work.

How Does The Loan Program Work?

Call the Farmington Hills Community Development Office for information and applications at 248-871-2543.

Submit application with:

- Proof of ownership (deed or mortgage)
- Income tax returns - the last two years, both state and federal
- A copy of your homeowners insurance

The application, a preliminary building survey, income tax verification and other information will be reviewed by the Housing Rehabilitation Loan Board. The application is approved or denied.

A Housing Rehabilitation Specialist obtains three bids for the approved work from licensed, approved contractors. The bids are reviewed for approval by the Loan Board.

Once the improvements are completed, a lien is placed on the property for the amount of the loan.

Who is Eligible?

You may qualify for home improvement assistance if:

You own and occupy a home in Farmington Hills (land contract or mortgage).

Your taxes are paid up-to-date.

Your household income does not exceed the Federal guidelines.

<u>Family Size</u>	<u>Gross Family Income</u> Cannot exceed
1	\$39,750
2	\$45,450
3	\$51,100
4	\$56,800
5	\$61,350
6	\$65,900
7	\$70,450
8	\$75,000

Income levels subject to change.

In certain hardship cases, emergency funds for needed repairs may be available.

Limits and Terms of Loans

- The maximum loan is \$18,000.
- Deferred loans require one payment upon the sale of the property.
- 0% interest rate.
- The loan amount, based upon competitive bids, is determined by the loan board.
- A lien will be placed on the property in the amount of the loan.

Other Housing Programs Available

The Michigan State Housing Development
Authority (MSHDA)
www.michigan.gov/mshda

Oakland Livingston Human Service
Agency (OLHSA)
www.co.livingston.mi.us/olhsa/

Applications and Further Information

For further information on how to obtain a
home improvement loan, call the
Farmington Hills Community
Development Office at 248-871-2543 or
visit www.fhgov.com



Housing Rehabilitation Program



Farmington Hills
Housing Rehabilitation Program
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