

## 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 or transfer 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 may 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	\$37,450
2	\$42,800
3	\$48,150
4	\$53,500
5	\$57,800
6	\$62,100
7	\$66,350
8	\$70,650

2016 Income levels - subject to change.

# 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.

\*Loan Board may modify maximum amount due to extenuating circumstances.

## Other Housing Programs Available

The Michigan State Housing Development  
Authority (MSHDA)

[www.michigan.gov/mshda](http://www.michigan.gov/mshda)

Oakland Livingston Human Service  
Agency (OLHSA)

[www.co.livingston.mi.us/olhsa/](http://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](http://www.fhgov.com)



# Housing Rehabilitation Program



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Housing Rehabilitation Program  
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248-871-2543

[www.fhgov.com](http://www.fhgov.com)

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