Why Is A Mortgage Placed On My Property When I Receive A Housing Rehab Loan?

A mortgage is placed on the property in the form of a deferred mortgage deed. There is no interest and no payments on the deferred loan. Payment is due at the time of title transfer, which occurs when the owner chooses to sell or if the owner refinances the property. Mortgages must be used to secure the loan to protect the government's investment in the property.

How Do I Apply?

Contact Stark County Housing Rehab at 330-451-7399 to find out if you qualify for assistance!

3/19

STARK COUNTY
REGIONAL PLANNING
COMMISSION

Stark County Housing Rehabilitation

IMPROVE YOUR HOME, IMPROVE YOUR LIFE:

The How-To's of Housing Rehab

201 - 3rd St. NE, Suite 201, Canton, OH 44702
330 - 451-7399
www.rpc.starkcountyohio.gov

Questions & Answers

What Is the Stark County Housing Rehab Department?

It is a department within the Stark County Regional Planning Commission which administers the Housing Rehab Program for the Board of Stark County Commissioners, utilizing funds from the US Department of Housing & Urban Development (HUD).

What Does the Stark County Housing Rehab Program Do?

It provides a one time only combination grant/deferred loan for qualified homeowners to rehab their homes and bring them up to Residential Rehab Standards (code). Work can include electric, plumbing, roofs, windows, furnaces, siding, flooring, wall repairs, etc. Work that makes a house decent, safe, and sanitary usually qualifies. **General home remodeling does <u>not</u> qualify**. Projects may not go over $25,000 to bring the house up to code.

How Do I Know If I Qualify For Assistance?

Homeowners qualify by income, based on HUD's most current median income limits for our area. A homeowner must be the owner of record for one year prior to applying for assistance. A homeowner must live within the participating political units of Stark County. This includes all areas of the county, **excluding** the cities of Canton, Massillon, Alliance, and the village Hills & Dales.

Who Does The Work, And How Do I Know It Will Be Done Right?

Stark County Housing Rehab works only with local contractors from an approved list. An inspector from the Housing Rehab Program, with homeowner input, prepares a work write-up detailing work to be completed. The project will be put out for a competitive bid. The contractor is paid after the inspector approves each work item. Work is guaranteed for one year. All work is carried out in a lead-safe manner.

Who Pays For The Work?

Homeowners meeting the current HUD low-to moderate-income guidelines may receive a combination grant/loan. Funds are provided by HUD through the Board of Stark County Commissioners. Emergency grants are issued in extreme circumstances.

What Is Involved In Applying For Assistance?

Homeowners are required to provide detailed information for all income and expenses of the household. The housing rehab staff will obtain a copy of the home-owner's credit report, appraisal, title work, location survey, tax records, homeowner's insurance and income/asset verifications. These will then be reviewed for program eligibility.

How Long Does The Project Take?

The application and verification process may take anywhere from one-three months, or even longer if there is a credit problem. The bidding process takes two to three weeks. Actual rehab work usually takes 90 days to complete. Extensions are sometimes given due to weather or extenuating circumstances.

What If There Is An Unforeseen Problem?

The housing rehab inspectors review any problem situations and determine how to handle them. Only the work on the write-up can be carried out, unless an inspector approves a change order for an unforeseen problem on the project.

What Can I Do To Help The Project Along?

The best thing a homeowner can do is obtain a copy of their credit report from a credit reporting agency. Working to clear up credit problems will help process the application more quickly. Clearing up extra clutter in the home will also help the project proceed more easily.