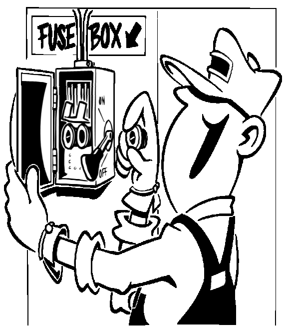
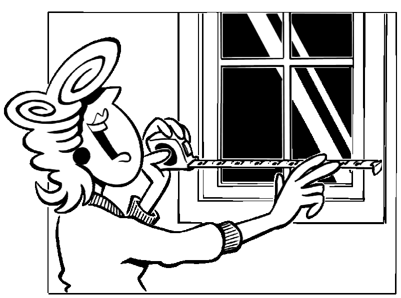
What Can I Do To Help The Project Along?

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.

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

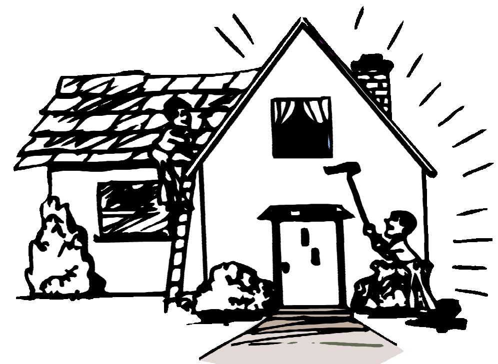
A five-year forgivable (reduced 20% annually) mortgage is placed on the property in the form of a deferred mortgage deed. There is no interest and no payments on the deferred loan. The unforgiven balance is due at the time of title transfer, which occurs when the owner chooses to sell or if the owner refinances the property. Mortgages must be used to secure the loan to protect the government's investment in the property.





Stark County Regional Planning Commission
201 3rd Street NE, Suite 201
Canton, Ohio 44702-1211

City of Alliance Housing Rehabilitation



The How To's Of Housing Rehab

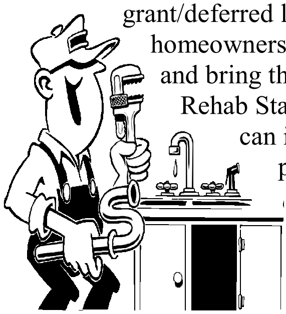
Administered by:
Stark County Regional Planning Commission
201 3rd. St. NE, Suite 201
Canton, Ohio 44702-1211
(330) 451-7399

City of Alliance
Housing Rehabilitation
Questions & Answers

What Is Alliance City Housing Rehab?

It is a Housing Rehab Program for qualified residents of the City of Alliance, utilizing funds from the US Department of Housing & Urban Development (HUD), which is administered by the Stark County Regional Planning Commission.

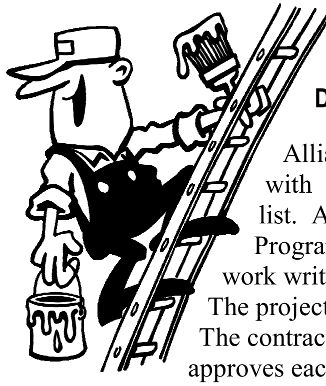
What Does Alliance City Housing Rehab Do?



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.**

How Do I Know If I Qualify For Assistance?

Homeowners qualify by income, based on HUD's most current median income limits for the area. A homeowner must be the owner of record for one year prior to applying for assistance. A homeowner must live within the City of Alliance and not received work from the City of Alliance rehab program in the past.



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

Alliance City Housing Rehab works only with local contractors from an approved list. An inspector from the Housing Rehab Program, with homeowner input, prepares a work writeup 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.

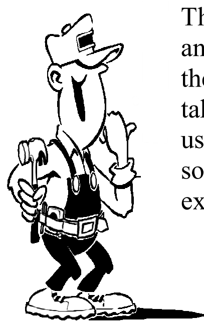
Who Pays For The Work?

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

What Is Involved In Applying For Assistance?

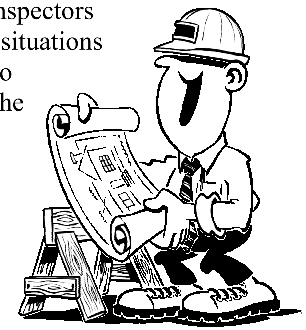
Homeowners are required to provide detailed information for all income and expenses of the household. The housing rehab staff will obtain a copy of the homeowner's credit report, appraisal, title work, location survey, tax records, home-owner's insurance and income/asset verifications. These will then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

How Long Does The Project Take?



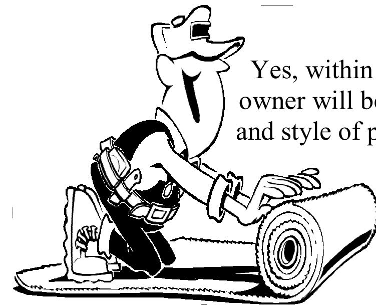
The application and verification may take anywhere from one-three months, or even longer if there is a credit problem. The bidding process takes two to three weeks. Actual rehab work usually takes 90 days to complete. Extensions are sometimes given due to weather problems or extenuating circumstances.

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 writeup can be carried out, unless an inspector approves a change order for the project.

Is The Homeowner Able To Make Color & Style Selections?



Yes, within a given budget, the home-owner will be able to select the color and style of paint, carpet, flooring, siding, doors, etc.

How Do I Apply?

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