

CITY OF ST CLAIR SHORES
SINGLE-FAMILY RESIDENTIAL LOANS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Community Development Department
27600 Jefferson Circle Drive
St Clair Shores MI 48081
(586) 447-3362
FAX (586) 445-4098

WHAT IS THE REHABILITATION LOAN PROGRAM?

The Rehabilitation Loan Program is monies provided through the City of St. Clair Shores from the U.S. Department of Housing and Urban Development (HUD) to assist property owners that own and occupy their homes to repair their properties to make them safe, habitable, and in good condition. The City bids the projects and pays the contractors directly. A loan is signed at the end of the project.

HOW CAN I QUALIFY?

HUD lists family size and income levels every year to determine income eligibility. See Attachment "A" for the current levels. Other factors are reviewed to determine eligibility, so do not assume you do not qualify based on HUD income levels. You must own and occupy your home in St. Clair Shores for a minimum of one year. Your house must be insured and taxes up to date. All assets must not exceed \$15,000, excluding your house and automobile. **Lead-based paint levels may be evaluated for each property. Additional costs and possible relocation of the occupants may be a consideration if the site is found to have hazardous lead conditions.**

WHAT DOES "LOAN" MEAN?

This is a zero-interest deferred loan. It is available for families income qualified according to the current HUD family size and income limits guideline. No payments are required and there is no interest. Payment is not required until you sell your property.

Payments may be made payable to the City of St Clair Shores, Attention Rehabilitation Program. We will start a balance sheet for you.

WHAT CAN BE REPAIRED?

Roofs, furnaces, siding, bathrooms, porches, insulation, electrical, plumbing, windows, and doors, waterproofing, concrete, as examples, or other repairs. Emergency situations may be addressed sooner if it threatens the health and safety of the occupants.

HOW DOES THE PROJECT WORK?

First a general inspection is made by Rehabilitation Coordinator to determine what needs to be repaired and what the homeowner would like repaired based upon monies available in the budget. General costs are determined. Specifications are written and bid out to licensed and insured contractors. The City pays the contractors directly.

The Rehabilitation Coordinator monitors the project from beginning to end, and is your primary contact. The building, electrical, plumbing, mechanical, or engineering inspectors will inspect completed work as applicable. The Contractors are paid by the City with appropriate approvals. The loan document and promissory note is finalized, and the lien is recorded at the Macomb County Register of Deeds.

HOW DO I APPLY?

Call the City of St. Clair Shores, Community Development Department (586) 447-3362. Or email; Blankenshipk@scsmi.net.

**CITY OF ST. CLAIR SHORES
HOMEOWNER REHABILITATION APPLICATION**

DATE: _____

**Applicant Name
Address**

**Applicant Name
Address**

Email _____

Email _____

Home # _____

Home # _____

Work # _____

Work # _____

Cell# _____

Cell # _____

SS # _____

SS # _____

Birthdate of Applicant _____

Birthdate of Applicant _____

Check if 62 years of age or older. _____

Check if 62 years of age or older. _____

Sex M _____ F _____

Sex M _____ F _____

Are you: Married, Single, Divorced, Separated, Widowed

Are you Female Head of Household? Yes _____ No _____

You have reviewed the enclosed brochure on lead.

Yes _____ No _____

All children under the age of 7 and pregnant women should have blood tested for lead elevation. Provide copy of results to City. _____

List names, birthdates, and relationships of all other persons residing in the home.

Complete following

Handicapped or Disabled: _____ How: _____

Date of Purchase of House _____ Length of Occupancy of House _____

Please provide following documents with application:

1. Proof of ownership (copy of deed). Deeds should be recorded at Macomb County Register of Deeds office.
2. Copy of driver's license or state I.D. of all applicants and others over 18 years of age.
3. Copy of all utility bills. (Gas, Electric, Water-We can get her at City).
4. Copy of House insurance showing expiration date.
5. Copy of Federal and State Income Tax return from previous 2 years, 1040's, W-2s, Social Security Benefit Income Statement, Family Independence Aide Income, Child Support, Alimony, Divorce Decree, and current pay stubs of all people living in house, 60 day of bank statements. 18 years of age and older.
6. Copy of paid real estate taxes – We can get here at City.
7. Copy of any mortgage loan, equity loan, or any other type of loan – need principal amount, monthly payment amount, balance on account amount, and 2 years written payment history on loan(s), or a copy of the recorded Discharge of Mortgage.
8. Floodplain insurance with expiration date if your house is within the floodplain.

Employer Name, Address, and Phone #

See attached employer forms.

Employer Name, Address, and Phone #

See attached employer forms.

Monthly Income (all applicants)

Base Pay _____

Social Security _____

Pension _____

AFDC _____

Child Support _____

Unemployment _____

Interest _____

TOTAL INCOME _____

Monthly Housing Expenses

Mortgage Payment _____

Hazard Insurance _____

Property Taxes _____

Gas _____

Electric _____

Water _____

Other _____

TOTAL EXPENSES _____

Assets

Cash on hand _____ Cash in bank accounts Checking _____ Savings _____

Mutual Funds _____ Stocks/Bonds _____

Equity in other real estate: Market Value _____ Unpaid Balance _____

TOTAL ASSETS _____

Please list, in order of priority, repairs you would like completed through this program:

The Applicant further certifies that he is the owner of the property described in this application, and that the rehabilitation advance proceeds will be used only for the work and materials necessary to meet the rehabilitation or code standards, as applicable, which are prescribed for the property described in this application. If the Rehabilitation Coordinator determines that the rehabilitation advance process will not or cannot be used for the purposes described herein, the Applicant agrees that the proceeds shall be returned forthwith, in full, to the Government, and acknowledges that, with respect to such proceeds so returned, he shall have no further interest, right, or claim.

The Applicant covenants and agrees that he will comply with all requirements imposed by or pursuant to regulations of Title VI of the Civil Rights Act of 1964 (78 Stat. 252). The Applicant agrees not to discriminate upon the basis of race, color, creed, or national origin in the sale, lease, rental, use, or occupancy of the real property rehabilitated with assistance of the Rehabilitation Advance. The City of St. Clair Shores shall be deemed to be a beneficiary of these provisions both for and in its own right and also for the purpose of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit these provisions have been provided and shall have the right, in the event of any breach to these provisions, to maintain any actions or suits at law or in equity or any other proper proceedings to enforce the curing of such breach.

Verification of any of the information contained in this application may be obtained from any source named herein.

DATE

HOMEOWNER(S)

PENALTY FOR FALSE OR FRAUDULENT STATEMENT: U.S.C. Title 18, Sec. 1001, provides: "Whoever in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, or makes any false writing or document knowing the same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both."

APPROVAL OF APPLICATION

The undersigned has examined the application for a Rehabilitation Advance described herein, including supporting data, and finds that the application meets the requirements and satisfied the rules and regulations issued by the City of St. Clair Shores pertaining to the Rehabilitation Loan Program.



FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income <input type="button" value="Explanation"/>	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Detroit-Warren-Livonia, MI HUD Metro FMR Area	\$78,500	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	16,500	18,850	21,720	26,200	30,680	35,160	39,640	44,120
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	44,000	50,250	56,550	62,800	67,850	72,850	77,900	82,900

NOTE: Macomb County is part of the **Detroit-Warren-Livonia, MI HUD Metro FMR Area**, so all information presented here applies to all of the **Detroit-Warren-Livonia, MI HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Detroit-Warren-Livonia, MI HUD Metro FMR Area**.

The **Detroit-Warren-Livonia, MI HUD Metro FMR Area** contains the following areas: Lapeer County, MI; Macomb County, MI; Oakland County, MI; St. Clair County, MI; and Wayne County, MI.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.