



CUYAHOGA COUNTY
Department of Development

April 1, 2014

Village of Mayfield
Attn: John Marelli
6622 Wilson Mills Road
Mayfield Village Ohio, 44143-

Dear Building Commissioner:

The Cuyahoga County Housing Rehabilitation Loan Program (HRLP) has changed as a result of a shrinking federal budget. The Department of Development would like to ensure that all municipalities have the updated information regarding the revised HRLP, and to please share this information with homeowners in your community.

The HRLP is designed to assist low- and moderate-income homeowners with the repair and/or replacement of the following major housing components: Roof, Electrical, Furnace, and Plumbing – including sanitary sewer connections. The goal of the HRLP is to not only maintain the structural integrity and essential operations of the house, but also to efficiently utilize funds from the U.S. Department of Housing and Urban Development (HUD) to benefit fifty-one (51) Urban County Communities throughout Cuyahoga County. The initial inspection is performed by a Department of Development Building Rehabilitation Specialist. The scope of work is then determined by a Housing Committee within the Department of Development. Please note – often times the need for assistance is greater than the resources available, so there is usually a waiting list for the HRLP.

Loans are available for one- to four-family owner-occupied homes. The following services are required and provided by the HRLP: title search, credit report, and property appraisal. Loans to eligible households are offered at below-market interest rates with terms up to 20 years, and loan amounts are based upon approved scope of work. Interest rate and term of loan depend on yearly gross income. Senior citizens age 62 or above who meet eligibility and income criteria will be offered a 0% interest deferred loan, meaning there are no monthly payments, payment of the loan is deferred, and the full loan amount becomes due when the property transfers title.

How to Apply:

To print an application, please visit:

http://development.cuyahogacounty.us/pdf_development/en-US/HomeownerApplicationRehab.pdf

Completed applications should be mailed to the address listed on the next page. However, our department will be moving to the new Cuyahoga County Administration Building in July 2014. Please check our web site for up to date address information.

Cuyahoga County Department of Development

Attn: Rehab Loan Officer
Reserve Square
1701 East 12th St., 1st Floor
Cleveland, Ohio 44114

If you have any additional questions with regard to the Cuyahoga County Housing Rehabilitation Loan Program, please call (216) 348-4066. We encourage sharing this information with other city officials and/or colleagues that are regularly in contact with homeowners that could benefit from this program.

NOTE: The attached "Frequently Asked Questions" sheet, along with the HUD Income Guidelines are to help further clarify the parameters of the Housing Rehabilitation Loan Program.

Sincerely,



Paul Herdeg
Development Administrator
Cuyahoga County Department of Development



FREQUENTLY ASKED QUESTIONS

Cuyahoga County Department of Development Housing Rehabilitation Loan Program

What is the Housing Rehabilitation Loan Program (HRLP)?

The HRLP is designed to help maintain the integrity of fifty-one (51) participating Urban County Communities throughout Cuyahoga County. These loans are NOT a conventional home equity loan or equity line of credit. Funding is **limited** to repair and/or replace the following major housing components: Roof, Electrical, Furnace and Plumbing (including sanitary sewer connections).

Who is eligible for the program?

An applicant must meet all of the following eligibility requirements:

- 1.) Income guidelines set forth by the U.S. Department of Housing and Urban Development (HUD). See the attached HUD Income Limits chart.
- 2.) Own and reside in the home as their primary residence.
- 3.) Property taxes are paid current or provide proof of a signed tax repayment plan with the Cuyahoga County Treasurer.
- 4.) A current homeowner's insurance policy in place.
- 5.) Bankruptcies must be discharged (for a minimum of two years).

I have previously received a Home Rehabilitation Loan from the Cuyahoga County Department of Development (CCDOD). Can I apply for another loan?

Repeat applicants that have previously participated in the HRLP are eligible to re-apply after a 5-year waiting period has elapsed from the original case close-out date. Funding is **limited**, and priority is given to first time applicants who have not participated in the HRLP.

I am in a Reverse Mortgage. Can I apply for the HRLP?

Currently, applications are accepted from homeowners who are in a reverse mortgage. However, this policy is subject to change based upon future funding regulations.

When am I required to repay the loan?

The interest rate and terms of the loan are based on annual gross income and your ability to repay the loan. Homeowners who are age 62 and over, and meet all eligibility requirements will be offered a 0% deferred loan. All loans are secured by a lien on the property.

My household income is only \$100 above the maximum income limit. Can I still receive assistance?

No, the total annual gross household income may not exceed the maximum limit.

What types of improvements are ineligible?

Non-essential home remodeling/repair or maintenance items are ineligible, including but not limited to the following:

- Remodeling (kitchen, bathroom)
- Room additions
- Window Replacement
- Siding
- Flooring
- Driveways/Sidewalks
- Basement Waterproofing
- Painting/Decorating
- Landscaping
- Normal household maintenance items

How do I apply for the program?

You may contact the CCDOD office at (216) 443-7260 to request a Home Rehabilitation Loan Program application, or you may download the application from the CCDOD website: http://development.cuyahogacounty.us/pdf_development/en-US/HomeownerApplicationRehab.pdf

Who is responsible for the rehabilitation of my home?

The Contract for the rehabilitation work is between the homeowner and the contractor. The homeowner is responsible for communicating with the contractor to schedule the work necessary to complete the terms of the contract. The CCDOD is not a party to the Contract and assumes no liability for any problems that may occur between the contractor and the homeowner. When requested in writing by the homeowner and depending upon availability, the CCDOD may provide additional, but limited administrative assistance prior to and upon the project starting.

Do I have to find the contractors to work on my home?

Yes, the homeowner is responsible for choosing their contractor(s). However, contractors must be qualified and registered with the CCDOD before a contract with the homeowner is signed. For bidding purposes, a Bid Request Form describing the scope of work will be provided to the homeowner by the CCDOD. The homeowner is then to obtain contractor bid proposals on their own. In addition, the homeowner may request a list of contractors that are currently registered with the CCDOD to bid on the project.

What communities are eligible to participate in the program?

Any community that is within Cuyahoga County limits may participate **except** the Entitlement Cities listed below. If you live in one of these cities please call the telephone number provided to inquire about their home rehabilitation program(s):

Cleveland	(216) 664-2790	Euclid	(216) 298-4625
Cleveland Heights	(216) 291-4869	Lakewood	(216) 529-5906
East Cleveland	(216) 681-2388	Parma	(216) 661-7372

***NOTE:** The cities of Brecksville and Hunting Valley are non-participating Urban County Communities and are ineligible for the HRLP.