



PRESS RELEASE

FOR IMMEDIATE RELEASE

Machesney Park Offering Grants for Housing Rehab

Village Accepting Homeowners' Applications Through July 26th

MACHESNEY PARK, IL (July 8, 2019) – Village officials announced on Tuesday that Machesney Park has been awarded a grant from the Illinois Housing Development Authority's Housing Trust Fund Single-Family Rehabilitation Program to help residents pay for needed improvements to their homes. The Village was awarded \$428,132 to redistribute through grants to homeowners in order to facilitate repairs on approximately 11 homes. The purpose of the program is to assist low-income and very low-income homeowners with making repairs to their homes. Eligible improvements include the abatement of health and safety hazards through the repair or replacement of roofs, windows, siding, furnaces and air conditioners.

The Village will be accepting applications from homeowners for the Building Better Neighborhoods single-family rehabilitation grant program from Wednesday, July 10th through Friday, July 26th at 4:00p. Winners will be drawn via lottery system on Wednesday, July 31st, at 3:00p in the board room at Village Hall (300 Roosevelt Road). "Everyone is welcome to attend and observe the lottery drawing," said Penny Miller, the Village's Administrative Assistant in charge of administering the program.

Machesney Park Village President Steve Johnson is grateful for the funding received from IHDA to operate the program, "The Village has worked hard to obtain grant funding to help our residents make improvements to their homes," said Mayor Johnson. The Mayor also feels that "This program is a win-win for the Village and our residents."

For those interested in applying, the initial application with the Village only requires the applicant's name, address, phone, number of occupants, and the estimated combined household income. Village officials warn that there are several types of projects or properties that will not qualify, including:

- Mobile homes
- Condominiums
- Homes located in the floodplain

Additionally, the fair market value of the home must not exceed \$115,000 prior to repairs. The fair market value is the current, assessed market valuation published by the Winnebago County Treasurer's Office.



Questions regarding the program can be directed to James Richter II, the Community Development Director or Penny Miller, the Administrative Assistant, at (815) 877-5432 or via email at PennyM@MachesneyPark.org.

MACHESNEY PARK'S SINGLE FAMILY REHAB PROGRAM



Building Better Neighborhoods

What is the program?

Machesney Park's Single Family Rehab Program offers income-eligible residents a forgivable home loan to improve their home. For those homeowners who only need a roof, there is a roof only option.

The spirit of this program is to assist low-income and very-low income homeowners with repairs to their homes and remove health and safety hazards by repairing or replacing costly maintenance items.

The rehab must be consistent with the spirit of the program. It does not allow for luxury-type improvements such as hot tubs, pools, decks, and other luxury additions.

What does "forgivable" mean?

A *forgivable loan* means that over time a portion of the payment per month is forgiven. You are not required to pay back this loan, but each month a portion of the loan is reduced per the schedule below:

A five-year forgivable loan is forgiven 1/60th per month over the five year term (5 years = 60 months). For the roof only option, there will be a three-year forgivable loan which is forgiven 1/36th per month over a three year term (3 years = 36 months).

However, the owner is required to live in the home the full five years or three years of the loan or face a payback requirement. *The balance of the loan would be required to be paid back* if the house was sold or rented out within the time frame of the loan.

Are there dollar limits with the forgivable loan?

Yes. The maximum loan per residence is \$45,000. If the rehab project exceeds the monetary limits, the home will be deemed ineligible for the program.

Is my home eligible?

To apply, the property must meet this criteria:

- ◇ Single-family detached home
- ◇ Owner-occupied as the primary residence
- ◇ Located within Machesney Park limits
- ◇ Applicants must also be credit-worthy and meet total income limits
- ◇ Homes in the floodplain will not qualify
- ◇ Condominiums do not qualify
- ◇ Mobile homes do not qualify
- ◇ Fair market value not exceed \$115,000 prior to repairs (FMV determined by Winnebago County Treasurer's office)

The process

Applications are available at Village Hall beginning July 10, 2019. Deadline for applying is Friday, July 26, 2019 at 4 PM. A lottery drawing will be held **Wednesday, July 31 at 3 PM at the Village of Machesney Park**, to select homeowners and alternates. Awards to homeowners will be granted in order the names are chosen and only until all funds have been consumed.

Screening criteria

The home and income criteria is applied to all applicants, regardless of the applicant's race, color, creed, religion, sex, national origin, age, familial status, ancestry, unfavorable military status, receipt of governmental assistance or disability.

This program is provided through a grant from the Illinois Housing Development Authority.

For more information, please contact

Penny Miller, Village of Machesney Park at 815-877-5432. Visit machesneypark.org

