



Qualifying projects can get up to \$10,000!

Mentor's Single Family Housing Rehabilitation Program Can Help In So Many Ways!

The City of Mentor's Single Family Housing Rehabilitation (SFHR) program is designed to assist qualified low to moderate income Mentor residents to have eligible repairs made to their owner-occupied residential property and upgrade their living conditions. Up to \$10,000 per property is available for those who qualify.

Qualifying improvements would generally be those that will bring the structure into greater compliance with local codes and can include:

- Any energy conservation improvements which, when made in conjunction with other code improvements, result in substantial weatherization. Site improvements to ensure proper building and yard drainage
- Repair or replace existing sidewalks
- Handicapped accessibility improvements
- Exterior painting
- Electric and electrical panel updates
- Foundation repair and waterproofing
- Roofs
- Furnace repair and replacement
- Vermin and insect removal
- Plumbing repairs including hot water tank replacement
- Connection to sanitary sewer and/or water line

For qualification requirements and additional information, please refer to the reverse side of this flyer.

This program is administered by Western Reserve Community Development Corporation for the City of Mentor.

For additional information regarding the Community Development Block Grant Program, please visit the Department of Housing and Urban Development at www.hud.gov/program_offices/comm_planning/communitydevelopment.



Department of Planning & Development

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(440) 255-1100
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SINGLE FAMILY HOUSING REHABILITATION GRANT PROGRAM DETAILS

The City of Mentor uses a portion of its annual Community Development Block Grant (CDBG) from the Department of Housing and Urban Development (HUD) to fund its Single Family Housing Rehabilitation (SFHR) program. This program is designed to assist qualified low to moderate income Mentor residents to have eligible repairs made to their owner-occupied residential property and upgrade their living conditions.

APPLICANT ELIGIBILITY

Maximum Income Limits are based on total gross household income and family size and is established annually by HUD.

Property Ownership – only single-family, owner-occupied homes are eligible. Applicant must be a resident of the home for a minimum of one year prior to making application. The owner of the property must agree to remain an occupant of the property for a minimum of five years to a maximum of 10 years from the date of completion of the work.

Lien – a lien is filed against the home in the amount of the work that is undertaken, this guarantees the reimbursement of the grant if the owner sells or transfers the property or any legal or equitable interest in the property. The five or 10 year length of the lien is determined by income level.

GRANT CRITERIA

Maximum Grant Amount is \$10,000 per property.

1. Taxes and Mortgage – all property taxes and mortgage payments must be paid and current.
2. Insurance – the property owner must provide proof of liability/hazard insurance on the dwelling unit.
3. All improvements must be physically attached to the property and permanent in nature.
4. Home owners are not permitted to personally perform any work paid for with program funds.
5. Projects must comply with the Mentor Code of Ordinances and Sanitary Conditions maintained. The homeowner must correct any existing code violations and/or sub-standard conditions within two months from the date eligibility is determined to participate in this rehabilitation program.
6. Emergency Grants may be available where a property is considered to be substandard or where a governmental agency (health or building department) certifies in writing that there is an imminent threat to health and safety. The funds will only be used to address the deficiency noted. Persons receiving an emergency grant under this section will be subject to the lien restrictions specified above.

ELIGIBLE IMPROVEMENTS

Making the Home Safe, Sanitary and Secure

1. Generally these are any improvements or repairs that are required by local codes that will bring the structure into greater compliance with local codes.

2. Any energy conservation improvements which, when made in conjunction with other code improvements, result in substantial weatherization.
3. Site improvements to ensure proper building and yard drainage.
4. Repair or replace existing sidewalks.
5. Handicapped accessibility improvements.
6. Exterior painting.
7. Electric and electrical panel updates.
8. Foundation repair and waterproofing.
9. Roofs.
10. Furnace repair and replacement.
11. Vermin and insect removal.
12. Plumbing repairs including hot water tank replacement.
13. Connection to sanitary sewer and/or water line.

INELIGIBLE IMPROVEMENTS

1. General property improvements in excess of local code requirements are specifically prohibited, included in this are: room additions, carports, and detached garages or outbuildings.
2. Appliances, including air conditioners, fixtures, equipment or landscaping are not permitted. The purchase, installation, or repair of personal furnishings and equipment are not permitted.
3. Any and all costs incurred prior to date of the Contractor's Agreement for any improvements are ineligible.
4. The City will not undertake any improvement where it has been determined that the home is sub-standard and/or unsanitary.
5. All rooms, walls and floor surfaces must be visible and there must be no accumulation of trash, animal feces, garbage, or excess amounts of debris accumulated within the home or on the property.

PLEASE NOTE

The information provided on this page is a synopsis only. For additional information and complete rules, a copy of "Housing Rehabilitation Program Guidelines" may be obtained from the City's Planning & Development Department by calling (440) 974-5740. This program is administered by Western Reserve Community Development Corporation for the City of Mentor. Western Reserve may be reached at (440) 357-4400.

Visit the Department of Housing and Urban Development for more information on the Community Development Block Grant program at https://www.hud.gov/program_offices/comm_planning/communitydevelopment.



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