

Housing Programs

TARGETED MINOR HOME REPAIR PROGRAM

PURPOSE

The Targeted Minor Home Repair Program assists homeowners who live in targeted areas of Kewanee identified in the Community Development/Neighborhood Revitalization Plan. Under the program, homeowners may receive assistance for work such as painting, fixing gutters, plumbing, roofing, electrical, windows, or assistance with other minor home repairs.

AUTHORIZATION

The City of Kewanee is the administrator of this program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is targeted for neighborhoods identified in the Community Development/Neighborhood Revitalization Plan as Primary, Secondary, Gateway Corridors, or Historic Homes areas. Homes outside of the districts that meet applicant eligibility requirements may be considered on a case by case basis as funding allows.

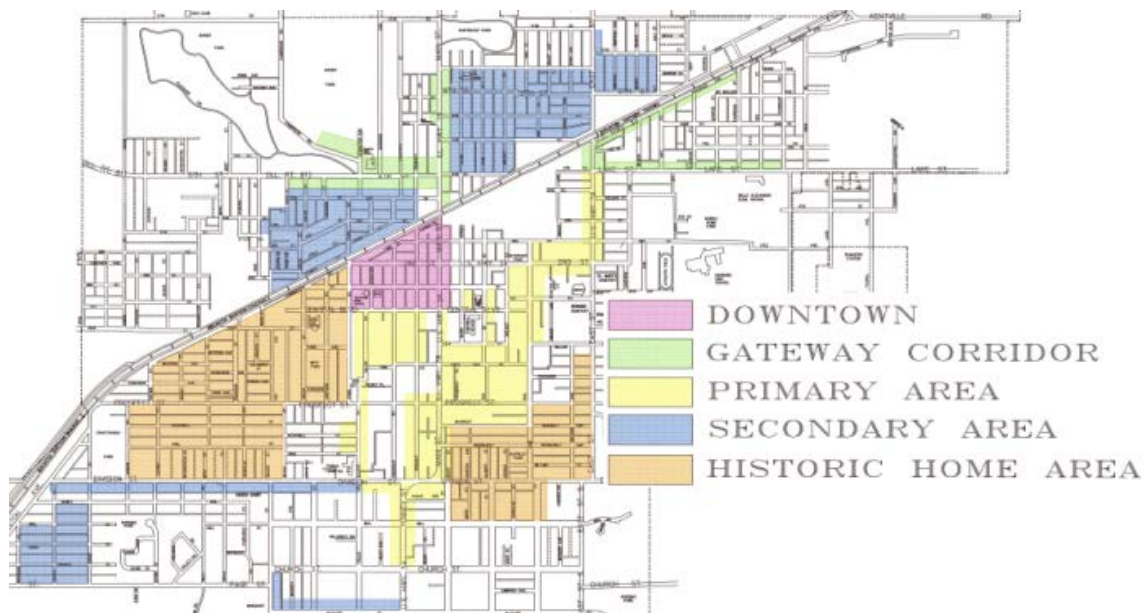
ELIGIBLE APPLICANTS

Applicants own and reside in the property to be repaired, cannot own more than one residential property, and cannot have received home repair assistance from the city in the past five years. Eligible Applicants may become ineligible if conditions of the home are determined to be beyond the scope of the program guidelines. Applicants must meet the Low Income Guidelines established by HUD to be eligible for the program.

PROGRAM BENEFITS/ELIGIBLE USES

Examples of work done as part of this program include the following:

- Exterior painting
- Re-hanging guttering
- Plumbing-replace broken service line
- Plumbing-replace collapsed sewer lateral
- Electrical System-replace main electrical panel
- Replacement of broken windows
- Roof repairs.



Qualified Applicants may serve as their own contractor/labor force, but in such cases program funds will only be used for the costs of materials.

FUNDING INFORMATION

The program operates year round, with applications accepted on a continual basis and funded on a first come, first served basis until budgeted resources are exhausted. The maximum grant available under this program is \$7,500 per residential unit.

APPLICATION/APPROVAL PROCEDURE

City Staff will contact potential applicants based on staff evaluation of properties or in partnership with third party organizations. Applications will be made available to eligible applicants after submission of preliminary documents (pre-application eligibility checks). The City will evaluate applications based on the information submitted and the project's conformance with adopted goals and desired outcomes of the City's Community and Economic Development Plans.

A completed application form and required submittals shall be submitted to the City, including a detailed description of the work to be completed, project estimates, proposed project schedule, and proof of ownership.

The Property Owner shall agree and consent to the City recording a lien on the property in the amount of the grant. Said lien will remain on the property until the end of the third year following the payment of the grant when it will then be released by the City. If the property is sold prior to the end of the third year, the lien shall be repaid to the City on a prorated annual basis. (i.e. if the property is sold during the first year following a grant award, 100% of the grant must be repaid. If it is sold during the third year following a grant award, 33% of the grant shall be repaid).

Applicants shall apply for and receive a building permit prior to undertaking any work requiring a permit under the Building Code. Construction shall proceed according to the approved plans and subject to periodic inspections. Construction must be completed within 180 days of execution of award, unless a written extension is granted by the City.

Approval of applications, though dependent upon available funding as budgeted by the City Council, is conducted at the staff level based on project eligibility and applicability, and requires no action from the governing body.

CONTACT

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