GENESEE COUNTY HOME IMPROVEMENT PROGRAM

KNOWING THE FACTS

What is the Genesee County Home Improvement Program?

The Genesee County Home Improvement Program was created to provide you, the property owner, with a Deferred Payment Loan (DPL) to make needed improvements to your home. These improvements are based on HUD Section 8 Minimum Housing Quality Standards (HQS).

Who is Eligible?

To qualify for a Home Improvement Program loan, you must have been the owner-occupier of the property to be improved for a minimum of one year, and the **total gross** household income must be within 80% of Genesee County Median (refer to chart on following page). Income includes the income of anyone living in the home that is 18 years of age and older. The mortgage payments and property taxes must be current and the debt against the property must not exceed its value.

What Kind of Loan is Available?

The type of loan is a Deferred Payment Loan (DPL) which **requires no interest or principal payments**. It is repaid when the home is sold, changes from owner occupied to rental, or possibly if the mortgage is refinanced. The total DPL is limited to correcting Section 8 HQS related items only.

There are four levels of a DPL loan: the first type of Deferred Payment Loan is available to persons making what HUD has defined as an Extremely Low Income (refer to chart on following page). The terms of this DPL require a 25% repayment of the loan. The loan amount is secured by a lien recorded against the property. The remaining 75% of the loan amount has a seven-year term. This amount is also secured by a lien, however for each year which property is held in compliance with the stated loan terms and conditions, this portion of the loan is forgiven at a rate of 1/7 of the lien amount on the anniversary date of the loan.

The second type of Deferred Payment Loan is available to persons making what HUD has defined as a Very Low Income (refer to chart on following page). The terms of this DPL require a 50% repayment of the loan. The loan amount is secured by a lien recorded against the property. The remaining 50% of the loan amount has a seven-year term. This amount is also secured by a lien, however for each year which property is held in compliance with the stated loan terms and conditions, this portion of the loan is forgiven at a rate of 1/7 of the lien amount on the anniversary date of the loan.

The third type of Deferred Payment Loan is available to persons making what HUD has defined as a Low Income (refer to chart on following page). The terms of this DPL require a 75% repayment of the loan. The loan amount is secured by a lien recorded against the property. The remaining 25% of the loan amount has a seven-year term. This amount is also secured by a lien, however for each year which property is held in compliance with the stated loan terms and conditions, this portion of the loan is forgiven at a rate of 1/7 of the lien amount on the anniversary date of the loan.

The fourth, and final type, of Deferred Payment Loan is available to persons making what HUD has defined as a Moderate Income (refer to chart on following page). The terms of this DPL require a 100% repayment of the loan when the property is sold or transferred, or the use changes from owner occupied to rental or commercial. The loan amount is secured by a lien recorded against the property.

FOR ADDITIONAL INFORMATION CALL: (810) 257-3010

FY 2013 MEDIAN FAMILY INCOME FOR FLINT AND GENESEE COUNTY -- $52,100

MAXIMUM HIP INCOME LIMITS

Household Size	30% Extremely Low Income	50% Very Low Income	60% Low Income	80% Moderate Income
One Person	$11,700	$19,450	$23,350	$31,100
Two Person	$13,350	$22,200	$26,650	$35,550
Three Person	$15,000	$25,000	$30,000	$40,000
Four Person	$16,650	$27,750	$33,300	$44,400
Five Person	$18,000	$30,000	$36,000	$48,000
Six Person	$19,350	$32,200	$38,650	$51,550
Seven Person	$20,650	$34,450	$41,350	$55,100
Eight Person	$22,000	$36,650	$44,000	$58,650

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