

Homeowner Responsibility

- * Turn in all required documentation with the application
- * Obtain three estimates from qualified contractors after pre-approval notice is provided by BHP
- * Sign loan documents
- * Work with the contractor to schedule the work
- * Complete a Resident Satisfaction Survey



Available to City of Lorain residents on a first come, first serve basis while funds are available



Residents may meet with staff members and submit applications during the following times:

Monday-Friday
8:30a.m.-3:30p.m.



Building, Housing & Planning Department

200 West Erie Ave, 5th Floor
Lorain, OH 44052

Phone (440) 204-2020

Fax (440) 204-2080

www.cityoflorain.org



It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

ROOF & GUTTERS

The Roof & Gutter Program is for owner-occupied homeowners to repair or replace the roof and gutters on the main housing structure.

Participation is limited to owner-occupied households at or below 80% of area median income as established by the Department of Housing & Urban Development (HUD).

Homes must be located in the City of Lorain and the applicant must have lived in the property for at least twelve (12) months upon applying for the program.

Residents who currently have a loan or have had a loan satisfied with the City of Lorain within the past 10 years will not be eligible to apply.

2022 HUD Income Limits (SUBJECT TO CHANGE EACH YEAR PER HUD GUIDELINES):

Per Household Income

<u>60 % AMI</u>	<u>80% (Low Income)</u>	<u>Family Size</u>
\$35,880	\$47,850	1
\$41,040	\$54,650	2
\$46,140	\$61,500	3
\$51,240	\$68,300	4
\$55,380	\$73,800	5
\$59,460	\$79,250	6
\$63,540	\$84,700	7
\$67,680	\$90,200	8

Participation and Approval is subject to the completed application, eligibility, and availability of funds for the Program.

Terms:

- Maximum loan amount is \$15,000
- If household income is at or below 60% AMI, 100% of the loan will be deferred and forgiven after the five year term
- If household income is above 60% AMI but at or below 80% AMI, 20% of the total loan will be payable over the 5 year term. 80% of the total loan is deferred and forgiven after the 5 year term
- Applicant may not own more than one house
- Each year the owner-occupant(s) remains in the home, the loan is reduced by 20%
- The balance of the loan amount becomes due if the owner-occupant sells, transfers, rents out, or abandons the home before the 5 year period has concluded
- Property taxes, home insurance, and the mortgage must be current and maintained during the five (5) year term or the loan will become due and payable
- A mortgage lien will be placed on the property by The City of Lorain until the deferment period has been exhausted
- Payment is made directly to the contractor once the passed inspection and invoice are received by BHP

