



EXTERIOR HOME IMPROVEMENT PROGRAM (OWNER-OCCUPIED) FY2021

To apply for the Kokomo Exterior Home Improvement Program, the first step is to sign the Intake Log at the Department of Development. The program offers 100% forgivable loans to qualified homeowners. Loan repayments are not required as long as the home continues to be owned, occupied and maintained by the owner. When your name is reached on a first-come, first-served basis, you will be contacted for an appointment to make formal application. You will need to bring:

- A copy of your last two pay stubs, social security statements, or other proof of household income;
- A copy of your most current checking and/or saving account statements;
- A copy of your most recent federal or state income tax return;
- A copy of your deed/title to the property.

Because the assistance is being carried out with funds from the U.S. Department of Housing and Urban Development (HUD), certain rules and guidelines must be followed in determining whether you and your property qualify.

The eligibility criteria, which will be verified by the department, are outlined below. If you have any questions regarding any of the items, please feel free to contact us at 765-456-7375, TDD 765-456-7384, between the hours of 8:00 a.m. and 4:00 p.m.

LOCATION / HISTORICAL REVIEW

1. The house is located within the program's current target area (see map).
2. The house does not lie within the 100-year floodplain.
3. If a house has historical features and is listed in a local/state registry or the National Register of Historic Places, it may cause a project to be ineligible due to the cost of repairs and/or additional clearances required.

PREVIOUS PROJECT

4. Applicant(s) who have received previous housing assistance through the City of Kokomo are basically ineligible. Applicants who have received emergency assistance only, however, may still be eligible.
 5. Properties having received previous housing assistance through the City of Kokomo are basically ineligible. Properties having received emergency repair assistance only, however, may still be eligible.
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INCOME ELIGIBILITY

- Using the most current HUD CDBG (Community Development Block Grant) guidelines, total household income (from all sources) cannot exceed the low- to-moderate-income limits for the area.

OWNERSHIP ELIGIBILITY

- The applicant has owned and occupied the house for one year.
- Applicant is not buying the house on contract.
- Property taxes must be current.
- No judgement liens or outstanding sewer bills / sanitation/weed cutting liens from City of Kokomo.

HOUSE ELIGIBILITY / TYPES OF IMPROVEMENTS

- Only single-family, owner-occupied homes are eligible.
- Funds may be used for exterior improvements such as roof replacement, the installation of vinyl siding, exterior painting, or for the replacement of doors and windows. Limited interior repairs may be necessary to comply with federal lead-based paint guidelines.
- While every attempt will be made to fund individual improvements identified by the homeowner, the City will approve the final scope of work. Funds may be limited to certain items deemed more vital to the home's structure.

COST LIMITS / FORGIVABLE LOAN POLICY

- Total federal assistance to the homeowner (City portion) is capped at \$50,000. If the initial contract amount (excluding change orders) exceeds this amount, the difference is the homeowner's responsibility. Homeowner funds must be pre-paid by cashier's check, and will be released to the Contractor upon project completion. Total cost may not exceed \$50,000 without written consent from the City and agreed to by all parties.
- The loan forgiveness period (mortgage/note) will be in accordance with the following schedule:

Contract Amount	Forgiveness Period
\$0 - \$25,000	3 years
\$25,001 - \$35,000	4 years
\$35,001 - \$50,000	5 years



The City of Kokomo is committed to assuring equal housing opportunity for its residents as governed by the Title VIII Fair Housing Act and the Fair Housing Amendment Act of 1988. The laws assuring fair housing choices state that persons of similar income levels must have the same housing choices available to them regardless of race, color, religion, sex, handicap, familial status or national origin.



Department of Development - City Hall - 100 S. Union Street - (765) 456-7375

