

Additional Information

For more information about this program, please contact the City of DeKalb Community Development Department at **815-748-2366**.

Guidelines, applications, and requirements are available upon request.



Building Better Neighborhoods



This Program is administered by the **City of DeKalb** and funded through a **Community Development Block Grant (CDBG)** from the Department of Housing and Urban Development and **Tax Increment Financing (TIF)**.



City of DeKalb

Community Development
Department
200 S. Fourth St.
DeKalb, IL 60115

815-748-2366

www.cityofdekalb.com

Office Hours

Monday – Friday
8:00 a.m. – 5:00 p.m.



Owner Occupied Housing Rehab Assistance



Emergency Rehab
Sewer Replacement

Accessibility

Owner-Occupied Housing Rehabilitation Program

This program is designed to assist very-low and low-income families in securing safe, sanitary and decent housing. The objective is to provide families or individuals who have insufficient resources an opportunity to repair their homes.

Priority must be given to emergency situations, as funds are limited.

Grants are limited to \$5,000. Additional funding may be available as a repayable loan.

Eligible Activities

Home repairs necessary to meet minimum code standards as determined by Building and Code Division staff may be eligible. Eligible activities include a variety of projects:

- Accessibility Modifications
- Furnace
- Interior Wiring
- Plumbing
- Roof Replacement
- Sewer Lateral Replacement
- Water Heater
- Window Replacement

Application Requirements

To apply for assistance, the applicant must submit the following items to the Community Development Department:

- City of DeKalb application packet, available at City Hall
- Proof of Income (W-2, 1040 tax return, recent paystubs, Social Security, pension, bank statements, if applicable)
- Copy of Deed
- Proof of Homeowner's Insurance/Flood Insurance
- Copy of most recent Property Tax Assessment



Property Eligibility

- ✓ The structure must be owner-occupied.
- ✓ The structure must be within the City of DeKalb corporate limits.
- ✓ The structure must comply with proper zoning standards.
- ✓ The property may not be for sale or under contract.
- ✓ Single-family and duplex homes only. Mobile homes are not eligible.
- ✓ The property value must not be greater than \$150,000 (based upon tax assessment).

Applicant Eligibility

To be eligible for the program, the applicant must: reside in the property, show evidence of ownership, show all sources of housing income (all residents over 18 must provide income documents), and fall within the following income limits:

<u>2019 Federal Income Guidelines</u>	
Family Size	Annual Income Max*
1	\$43,350
2	\$49,550
3	\$55,750
4	\$61,900
5	\$66,900
6	\$71,850

*Federal Income Guidelines are set annually and must be adhered to for funding of these programs. **THESE GUIDELINES ARE SUBJECT TO CHANGE.**

Additional Requirements

The applicant must also have paid all bills due to the City of DeKalb and be in good standing with all accounts.

No member of the governing body for the City of DeKalb may apply for this program.

Previous recipients of the grant program shall not be eligible for additional assistance until the five (5) year recapture period has expired. Participants in the loan program will be evaluated on a case-by-case basis if future assistance is requested.