

ROSS COUNTY 2006-2008 CHIP HOUSING PROGRAMS

Three housing programs are available to residents of Ross County – outside the city limits of Chillicothe. Qualification is based on annual income. Income limits are provided below. The Home Repair Program and the Single-Family Rehab Program are for homeowners. The Down Payment with Rehab Program is for first-time homebuyers purchasing a home within Ross County but outside the city limits of Chillicothe.

2008 A.M.I. INCOME LIMITS FOR ROSS COUNTY HOME REPAIR CHIP PROGRAM

Family Size	1	2	3	4	5	6	7	8
50% Income	\$18,150	\$20,700	\$23,300	\$25,900	\$27,950	\$30,050	\$32,100	\$34,200
80% Income	\$29,000	\$33,150	\$37,300	\$41,450	\$44,750	\$48,100	\$51,400	\$54,700

HOME REPAIR

Assistance is in the form of a grant for families who qualify based on annual income. This program will serve families at or below 50% of the area median income. Grant money up to \$5,000 per unit for home repair will address emergency situations or to repair or replace one or two major systems for health and safety reasons. Emergency situations can be addressed under this program. Type of work may include: Handicap accessibility, roof, furnace, plumbing and/or electrical upgrades, and septic systems.

SINGLE-FAMILY REHAB

Assistance in the form of a deferred loan for families who qualify based on annual income. Families who qualify for a 0% interest, deferred loan will receive up to \$35,000 to rehabilitate their home with lead-based paint or \$30,000 for a home without lead-based paint. All major systems in the house will be inspected and brought up to the program Residential Rehab Standards within the budget. The types of allowable repairs include the roof, electrical and plumbing upgrades, siding, windows, heating systems, health and safety items, and weatherization. A lien will be placed on the property to secure the loan. However, no payments will be required as long as the family owns and occupies the house for the next 10 years. Over 10 years, 85% of the loan will be forgiven; 15% of the loan will be due upon sale or transfer of the property.

DOWN PAYMENT ASSISTANCE (DPA) AND DPA WITH REHABILITATION

Assistance is available in the form of a deferred loan for first-time homebuyers who qualify based on annual income. All clients will be required to complete homeownership counseling provided at no charge by MORPC.

Assistance is available up to \$8,000 down payment assistance for newly constructed homes or up to \$32,500 for combined down payment and home repair assistance for existing homes. The loan(s) will be secured with a 0% interest, deferred payment mortgage on the property; no payments will be required as long as the family continues to own and occupy the house for the 10 years following the receipt of this assistance. Over 10 years, 85% of the loan will be forgiven; 15% of the loan will be due upon sale or transfer of the property.

The home repair portion of the project must be completed within six months of the home closing and be brought up to Residential Rehab Standards. Each client will be required to complete homeownership counseling provided at no charge by the Mid-Ohio Regional Planning Commission.

APPLICATIONS ACCEPTED AND PROCESSED ON A FIRST-COME/FIRST-SERVED BASIS

Please call the Ross County Planning Department @
1-740-702-3008 for additional information or
1-800-886-6772; e-mail kkellog@morpc.org