



**City of Muskegon  
Community and Neighborhood Services**

**RENTAL REAHABILITATION PROGRAM (RRP)  
Home Investment Partnership Program**

The City of Muskegon administers the HOME Investment Partnerships Program through funding from the U.S. Department of HUD. The objective of this program is to increase and preserve the supply of decent, safe, sanitary and affordable rental housing.

The RRP program offers assistance to rental property owners in the City of Muskegon by providing up to \$30,000 to match the owner's contribution to the rehabilitation in order to make necessary improvements and upgrades, bring the property up to code.

RRP funds may be used for improvements to single-family or multi-family units (4 or less units in the multi-family structure).

RRP funds must be used to rehabilitate units for residential purposes only. Mixed-use structures are allowable, provided that 51% of the rented floor space is used for residential purposes.

Owner-occupied units are exempt from assistance.

**PROGRAM REQUIREMENTS** – All of the rental units assisted with RRP funds must be occupied by low-income families (incomes at or below 80% of area median income during the obligation period).

1. Construction must begin and be completed within 12 months (one year) of the RRP project signed commitment.
2. HOME RRP projects are subject to the Uniform Relocation & Anti-displacement Act and the Lead Based Paint Poisoning Prevention Act.
3. After rehabilitation, projects utilizing RRP funds must meet all applicable local building codes and rehabilitation standards.
4. Occupancy and tenant incomes must be monitored during the affordability term.
5. Maximum rent limits, as determined by the U.S. Department of HUD, are strictly enforced.

**AFFORDABILITY TERMS** – The amount of assistance received determines the affordability period **per unit:** \$1,000 - \$14,999 5 years

A lien will be placed on the property to ensure compliance with the program requirements and affordability of the rental units.

**PROGRAM INFORMATION** – The following is additional information on our program:

- Licensed contractors must complete all rehabilitation work
- Applicants must have legal title to the property for which they are applying for assistance
- The applicant must own the structure for at least one year prior to submitting an application
- Property taxes must be paid to current
- Proof of insurance is required
- A Tenant Survey must be completed
- The owner must show written commitment for half of the cost of the rehabilitation
- There is a **non-refundable** \$100 Application Fee

For more information, please contact Community and Neighborhood Services:

933 Terrace Street  
Second Floor, Room 201  
Phone: 231-724-6717  
Fax: 231-726-2501