



CITY OF MUSKEGON

RENTAL REHABILITATION PROGRAM (RRP) GRANT

The City of Muskegon administers the HOME Investment Partnerships Program through funding from the U.S. Dept. 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 \$15,000 to match the owner's contribution of the rehabilitation in order to make necessary improvements and upgrades, bringing the property unit up to code.

RRP funds may be used for improvements to single-family or multi-family units (no more than 4 units in a multi-family structure allowed).

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 HOME RRP grant funds must be occupied by low-income families (incomes at or below 60% of Area Median Income (AMI) during obligation period).

1. Rehabilitation complete within 12 months of the signed grant commitment.
2. HOME grant projects are subject to the Uniform Relocation & Anti-displacement Act and the Lead Based Paint Poisoning Prevention Act requiring abatement contractors for all lead hazard remediation.
3. Completed Projects must meet all applicable local building codes & rehabilitation standards by City Housing Inspectors.
4. Occupancy and tenant incomes must be monitored during the 5 year affordability term.
5. Maximum rent limits, as determined by the U.S. Dept. of HUD, are strictly enforced.

Affordability Terms

The amount of assistance received per unit is at a minimum \$1,000.00 investment and cannot exceed \$ 15,000.00

OVER

A 5-year obligation begins upon completion of the rehabilitation. Unless the property is occupied during the time of completion, the initial tenant's income must be lower than 60% AMI at the start of affordability.

To ensure compliance with the program requirements and affordability of the rental units, a 6-year lien will be placed on the property.

Program Information

- Licensed contractors with required certification must complete all rehabilitation work requiring a permit.
- Applicants must have legal title to the property for which they are applying
- Applicants must own structure for at least one year with proof of Insurance
- Property taxes must be current
- Lead Risk Assessment required
- Tenant Survey must be completed
- Owner must show written commitment for half the cost of the rehabilitation.
- Application fee: \$100 (non-refundable)

Contact: Community and Neighborhood Services at (231) 724-6717