

HOUSING ASSISTANCE PROGRAMS

The City of Portage, in partnership with the U.S. Department of Housing and Urban Development (HUD), continues its long standing Housing Assistance Program to provide assistance to Portage homeowners to complete housing improvements and to Kalamazoo County home buyers purchasing a home within specific Portage neighborhoods.

The following programs are available for eligible applicants:

- ❖ **Housing Rehabilitation Program:** Deferred loans up to \$20,000 per housing unit are available in the form of a no interest or 3% interest deferred loan for home improvements and repairs, including: roofing, furnace, foundation, replacement windows, doors, siding, electrical work, plumbing work, water and sewer hook-ups, termite treatment, accessibility improvements and other interior and/or exterior repairs. Interest rate is dependent on household income (see table below) and deferred loans require no payments as long as the house remains the principal residence of the homeowner.
- ❖ **Emergency Repair Grant Program:** Up to \$1,000 in grant funds to complete household repairs that pose an immediate threat to the health, safety and welfare of the residents.
- ❖ **Down Payment Assistance Program:** Deferred loans up to \$3,000 at 0% interest are available to assist with up to 50% of the required down payment and eligible closing costs for the purchase and occupancy of a home within specified neighborhoods (refer to map on back). As an additional incentive, up to a total of \$5,000 will be provided to homebuyers who purchase and occupy a vacant foreclosed home also within specified neighborhood, or a vacant home that was previously renter-occupied. Rental and foreclosure properties must be vacant prior to being offered for sale. Applications for down payment assistance must be accompanied by 1) a mortgage pre-approval letter from a lending institution and 2) certificate of completion of the Home Ownership class offered by Kalamazoo Neighborhood Housing Services (269-385-2916).

Eligibility for all programs includes maximum income limits established by the U.S. Department of Housing and Urban Development (see table to the below). All loans are deferred and require no payments as long as the house remains the principal residence of the home owner. Interest rate is dependent on household income. To participate in the Down Payment Assistance Program, a minimum household income is also required.

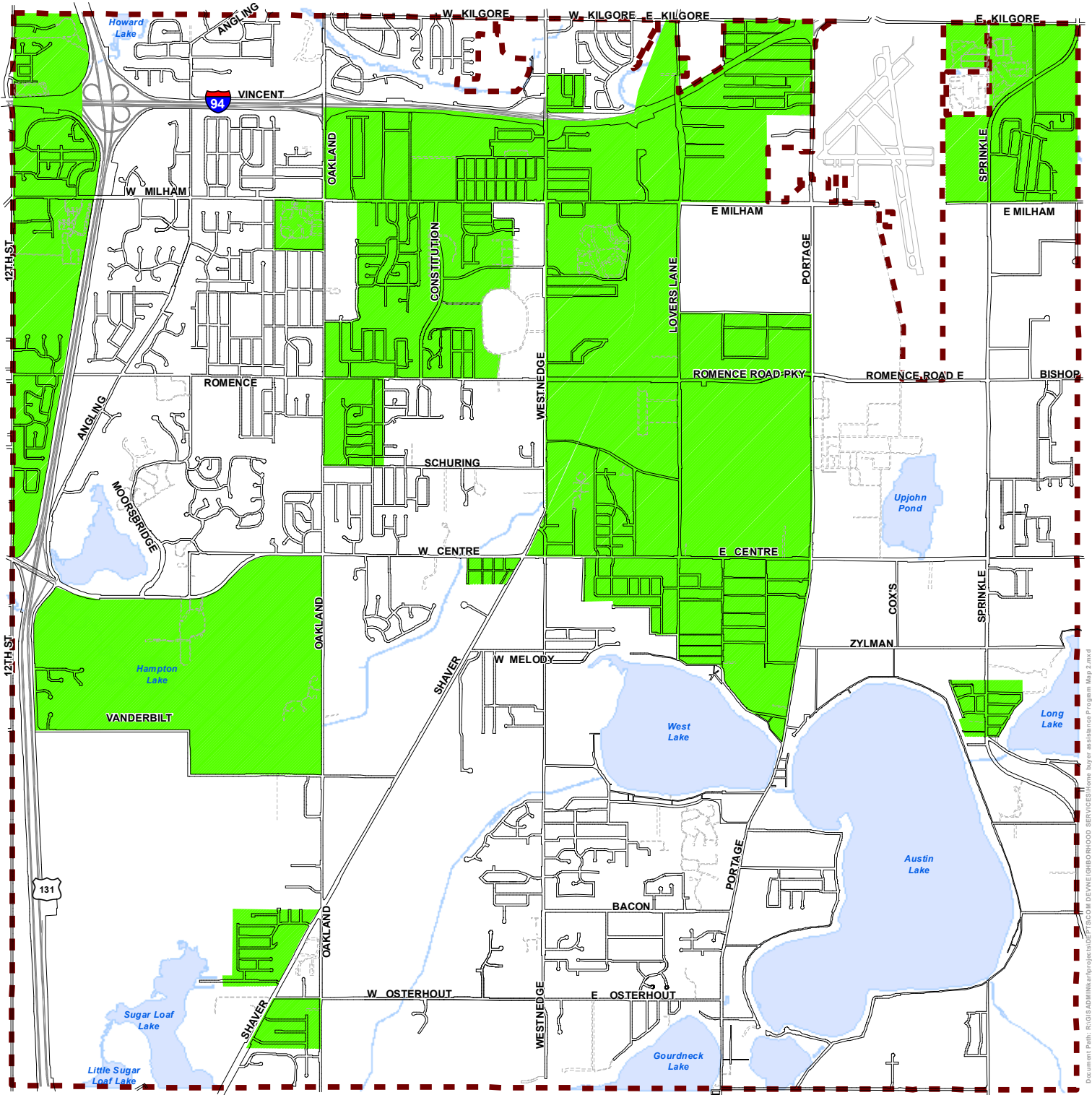
Household Size	Maximum Income (All Programs)	Minimum Income (Down Payment Assistance only)
1 person	\$38,550	\$19,275
2 Person	\$44,050	\$22,025
3 Person	\$49,550	\$24,775
4 Person	\$55,050	\$27,525
5 Person	\$59,550	\$29,750
6 Person	\$63,900	\$31,950
7 Person	\$68,300	\$34,150
8 Person	\$72,700	\$36,350





Please call the Community Development Department (269) 329-4477 for more information.

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Home Buyer Assistance Program Eligible Neighborhoods



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	Homes located in shaded areas are eligible for the Downpayment Assistance Program.
	Homes located within Portage City limits are eligible for all other CDBG Housing Programs. Manufactured homes located in Manufactured Home Communities eligible for Emergency Repair Grant Program only.

