



HOUSING REHABILITATION AND PROPERTY IMPROVEMENT PROGRAM

PROGRAM PURPOSE:

To help owners of residential property, who are low to moderate income, with exterior repairs and property improvements that they would not otherwise be able to undertake.

To improve the housing stock.

To maintain or increase property values.

To improve neighborhood aesthetics.

PROGRAM SUMMARY:

1. Perkins Township has made available \$100,000 for **exterior** home repairs to residential properties with 1-3 units in Perkins Township.
2. Applications will be available April 1, 2022.
3. Program year will run from April 1, 2022 through March 31, 2023.
4. Complete applications will be accepted starting April 1, 2022. Preference will be given, through July 25, 2022 to applications from owners of property within the Searsville and Homeville Neighborhoods.
5. After July 25, 2022 applications will be approved on a first come basis.
6. Applications that are not complete will not be considered.
7. Eligible properties include owner occupied and rental properties.
8. Applications must be submitted by owners of the property.

Eligible projects include:

- Physical construction costs, visibly facing the public right of way and exclusively for exterior improvements to the home, including but not limited to:
 - Porches and Steps
 - Siding
 - Windows and Doors
 - Roofs and Gutters
 - Paint
 - Fencing
 - Repair of garages
- Demolition (i.e. porch demolition, dilapidated fence removal, garage demolition, tree removal)

Exclusions include:

- Foundation work
- Landscaping
- Improvements to only the rear of the property
- Driveways and Sidewalks
- Interior work, including furnaces, plumbing and electrical.
- Commercial or mixed-use properties.

Disbursement of Funds: Funds will be disbursed directly to the contractor after work is complete, and inspected and approved by the Township. If work is being completed by the owner of the property, funds will be disbursed to the owner for materials only after receipts showing proof of payment is submitted to the Township.

If the project is funded, an award letter will be issued to the owner and at that time the owner should apply for necessary building permits from Perkins Township.

If the project is not funded, a letter will be issued to the owner confirming why the project was not approved.

REQUIREMENTS:

- The owner must not have a family income exceeding the limits of the Low (80%) Income Limit on the Self-Certification Income Table.
- Owners Share:
 - \$50 for requests up to or at \$2,000
 - \$100 for requests over \$2,000
- Grants shall be a minimum of \$500 and a maximum of \$10,000.
- The owner shall provide a cost estimate from a contractor with a complete application. If the owner is the occupant of the structure, they can submit the cost estimate. The cost estimate will be reviewed and approved by the Township prior to approval.
- Any nuisance and building code violations must be corrected as part of the project.
- Owners of multiple properties may apply for funding for more than one property, however, only one will be approved per program year.
- Properties are eligible to receive funding only once every five (5) years.
- Applicants must be the legally titled owner or an authorized representative of the owner.
- Building permits must be applied for and issued by Perkins Township. If the project is to be completed by the owner, the owner must still apply for building permits.
- Contractors must be registered with Perkins Township.
- Building Permits must be pulled by the contractor or owner.

CAUSE FOR DENIAL:

- Funds are not available.
- The property or any properties owned by the owner is tax delinquent or going through bankruptcy.
- The property has nuisance or building code violations that will not be corrected as part of the project.

DISBURSEMENT OF FUNDS:

Contractor completed projects:

1. Turn in invoice from the contractor, showing that the owner's portion has been paid and a statement as to the remaining balance.
2. Township will confirm that a Building Inspector has inspected and approved the work and that any noted code violations are corrected.
3. If project is complete **and** all violations noted at the time of application have been corrected, the Township will disburse a check to contractor for the balance of the invoice.

Owner completed projects:

1. Turn in receipts for materials.
2. The Township will review the receipt to confirm eligible materials.
3. Township will confirm that a Building Inspector has inspected and approved the work and that any noted code violations are corrected.
4. If the project is complete and all violations noted at the time of application have been corrected, the Township will disburse a check to the owner for the remainder of the grant balance, minus the owner's portion.

CONTACT

Jessica Gladwell, Administrative Assistant
Community Development

Phone: 419-609-1435

Email: jgladwell@perkinstownship.com

www.perkinstownship.com

Mailing Address:
Perkins Township
Community Development
2610 Columbus Avenue
Sandusky, Ohio 44870

OFFICE HOURS Monday-Friday 8:00 am – 4:00 pm

If after you have read these guidelines you need further clarification, please feel free to e-mail questions to jgladwell@perkinstownship.com or call the number above. This will be the quickest method of communication and questions will be responded to on a first come, first serve basis.

Applications may be e-mailed, hand delivered or sent by hard mail to the e-mail or address above.

The Township reserves the right to deny eligibility of certain project expenses at its sole discretion.

No person shall, on the grounds of race, color, national origin, religion, sexual orientation, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program offered by Perkins Township.



APPLICATION FORM (pages 5-8)

Owner Contact Information:

(Owner Name)

(Authorized Representative Name – if different than Owner)

(Personal Home Address)

(City, State, Zip)

(Phone Number)

(Email)

(Date of Birth including year)

***** An Authorized Representative may submit an application if written authorization is submitted by the owner, with the application.**

Project Information:

(Project Address)

(Project Parcel Number – Obtained from the Auditor's web site)

Type of Property: ☐ Single-Family ☐ 2-Unit ☐ 3-Unit

Occupant Information: ☐ Owner Occupied ☐ Tenant Occupied ☐ Vacant
(Check all that apply)

Provide YES or NO answers to ALL questions:

Do **ANY** of the owner's current properties have the following?

- | | | |
|--|------------------------------|-----------------------------|
| (1) Delinquent real estate taxes: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (2) Delinquent utility payments: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (3) Open code violations: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| (4) A property currently in foreclosure: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Does the owner or anyone listed on the property owe past Federal, State or Local Taxes? ☐ Yes ☐ No

If any answers to the above list of questions were "YES" – please explain and provide the address of the property in question: _____

How are you improving your property?

Please provide a brief description of the entire project.

Who will perform the projects described above?

(Company Name)

(Personal Contact Name)

(Company Address)

(City, State, Zip)

(Phone)

(E-Mail)

Will the owner be completing the improvement and reside at the property?

YES

☐

NO

☐

****Please keep all materials receipts with project address indicated for final disbursement. When purchasing materials, please keep project materials and personal items separate.**

****No labor charges will be included if the owner or occupant is completing the work. Relatives completing work must be licensed with the Township as a contractor and must meet all requirements of being a licensed contractor.**

Project Source & Use Of Funds (*Required):

A. Estimated cost of entire project:

Materials \$ _____
Labor \$ _____
Total \$ _____

B. Grant amount requested (Minimum \$500 and Maximum \$10,000):

\$ _____

C. Owner's share (refer to page 3 "REQUIREMENTS"):

\$ _____

Self-Certification Income Table

Circle the owner's family income that corresponds to the number of persons in immediate family. *Table subject to change as updated federal limits are released.*

| FY 2021 Income Limit Area | Median Family | FY 2021 Income Limit Category | Persons in Family | | | | | | | |
|------------------------------|------------------|-------------------------------------|-------------------|----------|----------|----------|----------|----------|----------|----------|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Erie County, OH | \$65,700 | Extremely Low Income Limits (\$) | \$14,700 | \$17,420 | \$21,960 | \$26,500 | \$31,040 | \$35,580 | \$40,120 | \$44,660 |
| | | Very Low (50%) Income Limit (\$) | \$24,500 | \$ 2,800 | \$31,500 | \$35,000 | \$37,800 | \$40,600 | \$43,400 | \$46,200 |
| | | Low (80%) Income Limits (\$) | \$39,200 | \$44,800 | \$50,400 | \$56,000 | \$60,500 | \$65,000 | \$69,450 | \$73,950 |

REQUIRED Attachments (Initial Application):

The following should be submitted with your application. **Applications will not be dated received until all attachments are submitted.** Please attach the following:

- ☐ Third Party Construction Cost Estimates
- ☐ Written authorization from the property owner if an Authorized Agent is submitting the application.

Projects require both an initial inspection by Township staff prior to work beginning and a final inspection to ensure completion of work prior to disbursement of grant proceeds.

Submission Acknowledgment

The undersigned certifies that he/she is authorized to complete, sign and submit this application on behalf of the applicant/owner. Further, the undersigned certifies that the information contained in this application has been reviewed by him/her and that all information, including exhibits, are, to the best of his/her knowledge, complete and accurate and presents fairly the condition of the applicant and project accurately. Intentionally falsifying information in this document constitutes a criminal offense.

The undersigned understands that information submitted to Perkins Township as part of this application is considered a public record. The undersigned also agrees to have his or her property photographed for use by Perkins Township. The undersigned understands that additional information may be required to finalize the approval process, and that, if the project is funded, **Perkins Township grant funds cannot pay for expenditures made before grant approval and notice of award. The undersigned also understands that the submission of the application for financial assistance does not automatically constitute approval.**

By: _____
(Print or type name and title)

(Signature) (Date)

Perkins Township does not discriminate because of race, color, national origin, religion, sex (including gender, gender identity, sexual orientation, and sexual harassment), familial status, and disability.

☐

By checking this box, I acknowledge that I have read, understand, and agree to the policies and procedures outlined in this document. Please contact the Department of Community Development with any questions.

CONTACT

Jessica Gladwell
Administrative Assistant
Phone: 419-609-1435
Email: jgladwell@perkinstownship.com

Mailing Address:
Perkins Township – Community Development
2610 Columbus Avenue
Sandusky, Ohio 44870



REQUEST FOR REIMBURSEMENT
(Keep this form until the project is complete)

Applicant/Owner Name: _____

Project Address: _____

Type of Project: _____

1. Attach the following documents to secure your reimbursement:

If project completed by contractor:

- ☐ Final Invoice showing payment to contractor and remaining balance to be paid through Perkins Township Grant (HANDWRITTEN RECEIPTS/INVOICES NOT ACCEPTED)

Or if project completed by owner:

- ☐ Original receipts for materials.

2. Sign this form to begin the process of reimbursement.

The undersigned verifies that the project that was conditionally awarded grant funding at the above address is complete and that all information included in the grant application and final documents are complete and accurate and presents fairly the condition of the applicant and project accurately. I understand that intentionally falsifying information in this or any previous document constitutes a criminal offense.

Signature: _____

Date: _____

Please submit form and attachments to:

Perkins Township
Community Development
2610 Columbus Avenue
Sandusky, Ohio 44870

Email: jgladwell@perkinstownship.com