

COMMUNITY HOUSING IMPACT & PRESERVATION (CHIP)

Frequently Asked Questions

WHAT IS THE CHIP PROGRAM AND HOW CAN IT HELP ME?

The Community Housing Impact and Preservation (CHIP) Program provides funding to address housing-related activities. Eligible households who do not have the resources to make necessary improvements to their homes can apply for this program. *Activities Available to homeowners include:*

Home Repair –assists eligible homeowners to address one or two housing issues that pose an immediate threat to the health and safety of the occupants. Examples are a badly leaking roof, a non-working furnace, accessibility improvements and tap-ins. The average amount of assistance is \$8,000. Assistance is provided as a one- time grant.

Owner-Occupied Rehabilitation - provides assistance to address basic building code violations and health and safety issues, including lead based paint issues. This program's goal is to make the whole house safe, healthy and durable. This is NOT a remodeling program, but it is a program to make necessary improvements to qualified single-family, owner occupied housing units. No monthly payments will be required for this loan. The average amount of assistance is \$35,000. If MVPO estimates that the project will exceed the maximum amount of assistance, the project will be deemed a “walk-away” and no assistance will be provided. This program is prioritized to assist those with the most need.

The Owner-Occupied Rehab program requires a mortgage to be filed by the Community (Commissioners or City) in the amount of assistance provided. The loan is at zero percent interest, with no payments due as long as the homeowner lives in and owns the home for a five-year period after assistance is provided. 85% of the loan is forgivable over a 5-year period (each year on the anniversary date of the CHIP assistance, 17% of the loan is forgiven); 15% of the loan is recaptured when ownership is transferred or home is sold or owner moves out. After the 5-year period, the mortgage will remain on the home until the 15% is paid back.

WHAT ARE THE ELIGIBILITY REQUIREMENTS?

You must:

- Own a home in Defiance, Henry, Fulton, Paulding or Williams County.
- Occupy the home as a permanent residence.
- Have household income below 80% of the HUD income limits.
- Home must have health and safety improvement needs.
- Land Contracts and Life Estate properties are not eligible. Mobile Homes eligible only if on owned-land, taxed as real estate.

WHAT TYPES OF IMPROVEMENTS CAN I GET HELP WITH?

Eligible improvements include the replacement or repair of the following systems: plumbing, heating, electrical, roof, well/septic, tap-ins, accessibility, lead paint and structural issues.

WHAT TYPES OF REPAIRS ARE NOT ELIGIBLE?

Repairs not eligible include the replacement of floor coverings, kitchen cupboards, siding, operable windows and doors. Changing styles or colors are not a reason to replace them. If there are lead paint issues, windows, doors or exterior siding may be eligible, but the repair must be necessary under the guidelines of the CHIP Program.

HOW CAN I APPLY?

Pre-Applications are available online at www.mvpo.org or by calling 419-784-3882. An initial visit to the home will be required. If the CHIP Program can assist, a full application and documentation of income, ownership and assets is required.

HOW LONG DOES THE CHIP PROCESS TAKE?

When an application is received (including all documentation), a determination of income eligibility is made. Then an inspection to determine if the property is eligible is performed and if property is eligible, the bidding process can begin and a contract signed after bids are received. Once the contract for the work is signed, it will be approximately 90 days for the work to be completed.

IF MY APPLICATION IS APPROVED, HOW DO I FIND A CONTRACTOR?

A competitive bidding process is required by the CHIP Program. The MVPO staff will work with the homeowner to acquire competitive bids. The homeowner will choose contractors from a Registered CHIP Contractor list and approve of the specifications. The homeowner must agree to accept the lowest and best bid for the work.

WHO SIGNS THE CONTRACT FOR THE WORK ON MY HOME?

The CHIP contract is between the Contractor and the Homeowner. MVPO prepares the contract for the homeowner and contractor. Once the contract is signed, the homeowner is encouraged to communicate directly with the contractor throughout the construction. The contractor may have subcontractors and will coordinate to get the work complete within 60 working days after the work begins. Communication between the CONTRACTOR AND HOMEOWNER is the key to a successful project.

WILL MY HOME BE TESTED FOR LEAD PAINT?

Yes, any home built before 1978 is required to be tested for lead paint levels. Paint chips and dust wipes will be sent to a lab to determine the levels of lead in your home. A licensed Lead Assessor will conduct the tests and all work performed in the CHIP Program is done so either through “lead safe” or through “lead abatement”. You will be required to vacate your home for approximately one week if lead abatement is performed on your home. This is necessary and you must be willing to vacate your home for a week if you participate in the CHIP Program.

If you have additional questions, contact:



Maumee Valley Planning Organization

1300 E. Second St., Suite 200, Defiance OH 43512

419-784-3882 Website: www.mvpo.org