

City of Hamtramck



Housing Rehabilitation Program

The Hamtramck Housing Rehabilitation Program is designed to assist residents in a low to low-moderate income range that are in need of home improvements. The program is funded by the U.S. Department of Housing and Urban Development (HUD), under the direction of Wayne County. The City of Hamtramck is required to follow policies and procedures that are designed to satisfy program requirements and goals.

Housing Rehabilitation Program

The Housing Rehabilitation Program is a federally funded program through HUD that assists eligible homeowners with home repairs and/or improvements.

In addition to assisting homeowners with repairs and improvements, the program may also address:

- Energy efficiency solutions
- Safety concerns
- Code compliance (including lead-based paint findings)

Some examples of a housing rehabilitation project or an eligible repair are:

- Roof repair or replacement
- Siding repair or replacement
- Furnace update
- Window replacement
- Safety updates to electrical or plumbing

Emergency assistance is available to eligible property owners in an expedited manner:

- In the event of an emergency situation, housing rehabilitation projects will be reviewed and considered in an expedited manner by city and county staff.

There are potential benefits of participation in the Housing Rehabilitation Program:

- Completing repairs may increase the value of your home
- Improving your home's energy efficiency may result in lower utility bills

Eligibility

The program is offered to homeowners who live in their home in the City of Hamtramck who meet income guidelines.

The City currently has a waiting list for the program. Projects will be awarded each year as funds become available. To add your name to the list, please contact the Department of Community and Government Affairs 313-876-7700, ext. 326. You will be notified when funds are available and your name is next on the list. At that time, you will need to complete an application. If you wish, you may call to schedule an appointment for assistance with the application process. Listed below are some of the required documents needed to complete an application:

- Recorded warranty deed/quit claim deed/land contract
- Current homeowner's insurance policy
- Paid tax receipts – past 2 years.
- Utility bills – most recent – paid receipt
- W-2, last 2 paycheck stubs, income tax papers for all occupants
- Verification of any and all sources of income
- Confidential statement – social security, pension, etc. (if applicable)
- Copy of driver's license or state ID
- Verification that mortgage payment is current
- Other items may be required as policies and procedures are subject to change

Additional Information

All projects will be completed according to Michigan Building Code and in compliance with city ordinances. In order to participate in this grant program, various property inspections will be performed on the structure including, but not limited to, a lead-based paint inspection, if any painted surfaces are to be disturbed. Available funding covers the costs for inspections that are required by HUD to protect the health and safety of residents and construction workers.

The City of Hamtramck works in cooperation with Wayne County on all aspects of this program including funding, inspections, preparing bid proposals, reviewing bid documents from licensed and insured contractors, legal notices and environmental issues.

Rehabilitation projects will be awarded to the lowest bidder who meets all requirements. Once contract documents, including property liens are complete, the work will be scheduled to begin. All projects will be inspected as provided by local building ordinance.

Please note that housing rehabilitation funds are limited and projects will be considered for eligible applicants on a first come, first served basis. All beneficiaries will complete a satisfaction form that outlines a process for dispute resolution.