

City of Warren, OH

Income Eligibility

Below is an outline of the income requirements:

80% Median Income

1	\$43,900
2	\$50,200
3	\$56,450
4	\$62,700
5	\$67,750
6	\$72,750
7	\$77,750
8	\$82,800

HUD revises these limits from time to time.
Revised 4/2024

City of Warren, Ohio

EMERGENCY HOME REPAIR PROGRAM

- Mayor – William D. Franklin
- Director of Safety and Service –
Eddie L. Colbert
- Solicitor – Enzo C. Cantalamessa
- Auditor – Vincent S. Flask
- Director of Community Development-
Michael D. Keys

Council

President – John Brown

- 1st Ward – Todd Johnson
- 2nd Ward – Andrew Herman
- 3rd Ward – Greg Greathouse
- 4th Ward – James Shaffer
- 5th Ward – Tiffany Stanford
- 6th Ward – Honeya Price
- 7th Ward – Ronald White, Sr.

Council-at-Large

- Helen Rucker
- Gary G. Steinbeck
- Michael O'Brien

Subordination: If the owner wishes to use the property as a source of collateral for a future loan, the City's policy is to NOT SUBORDINATE. In such cases the owner must reimburse the remaining proportionate share of the loan.

Ineligible Use of Property: The owner must agree not to rent or abandon the property for the loan period. If the owner violates this requirement, the owner will be notified by the City that the loan is due and payable within thirty days thereof and, if the payment is not received within such period the City will take legal action to reclaim the loan.

Please inform us if you need an interpreter for the hearing impaired or for non-English speaking persons prior to scheduling a meeting with any Community Development Staff.

The City of Warren retains the right to alter its policies as the program evolves and requires more efficient methods.

*Community Development Department
258 E. Market St., Suite 305
Warren, Ohio 44481*

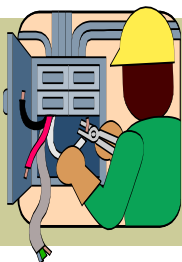


Michael D. Keys, Director

Telephone: 330-841-2563
Susan D. Johnson
For an Appointment
UPDATED APRIL 2024

Emergency Home Repair Program

The Emergency Home Repair Program was created to alleviate immediate threats to the health and safety of low-income city resident homeowners by providing assistance to those with incomes below 80% of median income. Primarily benefits low-income households through a maximum loan amount of \$10,000.00 **(with the exception of roofs up to \$20,000.00)** All loans will have a five (5) year term. The owner must agree to remain the occupant of the property for a minimum of five (5) years from date of loan and then a Satisfaction of Mortgage will be done which releases the lien that was placed on the house. If the property transfers within the five (5) year period, the full amount of the loan is due and payable within 30 days. The loan shall be secured by a second mortgage on the property and a note shall be due in accordance with the Promissory Note.



The program deals with sub-standard and deteriorated properties which do not provide safe and adequate housing and which endanger the health and safety of the occupants. Improvements may not bring the entire structure into compliance with codes. Community Development will provide assistance with regard to construction procedures and other programmatic issues. Eligibility requirements include the following:

- The property must be within the city limits of Warren.
- The property must be owned and occupied by an eligible low-income individual or family.
- Applicant must be current on local, state and federal taxes and fees.
- Applicant must not have any judgment liens against the property.
- **Applicant will be asked to provide proof of Homeowner's Insurance.**
- The property and applicant must meet all applicable federal eligibility guide lines.
- The applicant's gross household income must not exceed the guidelines of the 80% area median income.
- Applicant must be both the owner of record and reside in the property for at least one year before applying for assistance.

Priority is given to:

- **Persons 62 years of age or older and persons who are physically disabled.**
- **Households with children who have Elevated blood lead levels.**

Examples of emergency housing improvement needs include:

- Inoperable heating system
- Lack of hot water
- Improving accessibility or making repairs for the physically impaired
- Severe roof damage
- Repairing plumbing to ensure safe drinking water and sewage disposal
- Repair electrical wiring or service defects

The following information on all household members w/be required at the time of Application:

Verification of Income

(all residents of the household receiving any type of Income, SS, Pension, WC, Alimony, Child Support, Welfare, ADC, Food Stamps or other)

Verification of Ownership (Copy Deed)

Homeowner's Insurance (Copy of Policy)

Assets: Checking/Savings Account, Credit Union, Stocks, Bonds, CD's, Life Insurance, other property

(account numbers & balances or value) · Mortgage Holder, Payment & Balance.

Liabilities: Auto loans, Credit Cards, Personal loans, Real Estate Loans, Medical Debt.

(Name, Type, Monthly Payment & Balance)

Copies of most current last two (2) years

Federal Income Tax Returns w/W2 & 1040

If self employed need last two (2) years

Federal Income Tax Returns.

Driver's License/State ID Card & SS Card

Divorce and/or Death Certificate





**City of Warren, Community
Development Department**

258 E. Market St., Suite 305
Warren, OH 44481
Phone: 330-841-2563
Fax: 330-841-2643

*Call Susan D. Johnson at the
Community Development Depart-
ment to schedule an appointment
for an application at 330-841-
2563*

**Emergency Home Repair
Program**

***Documents Needed To Apply for the
Emergency Home Repair Program:***

1. **Verification of Income** (all residents of the household receiving any type of income, Salary, Social Security, Pensions, Unemployment, Workers Comp., Alimony, Child Support, Welfare (ADC, Food Stamps or other)
2. **Verification of Ownership** (Copy of Deed)
3. **Homeowner Insurance:** (Copy of Policy, insured amount, Company name and cost.)
4. **Assets:** Checking and/or Savings Account, Credit Union, Stocks, Bonds, CD's, life insurance, other property, (account numbers and balances or value)
5. **Mortgage holder, payment and balance.**

6. **Liabilities:** Auto loans, credit cards, personal loans, real estate loans, medical debt,
(Name, type, monthly payment and balance)

7. **Copies of previous last two (2) years federal income tax returns which consists of W-2 & 1040 Paperwork** (need most current 2 years).

8. **If self employed need last two (2) years federal income tax returns.**
(Your Driver's license & Social Security Card is also needed at time of application.)

