



# CITY OF NILES

## 3rd Street Home Repair Program Information

---

### GENERAL OVERVIEW

Located just south of the Downtown Historic District, the 3rd Street Village neighborhood provides a transition between established neighborhoods and the central business district while serving as the northern point of access to Riverfront Park. By providing repairs to targeted homeowners, the 3rd Street Home Repair Program will add to the overall revitalization of the city by reducing blight, providing safe and improved housing, and bolstering the aesthetic and economic value of the 3rd Street corridor.

### Program Goals

1. To assist in health and safety improvements to the homes of low and moderate income residents.
2. To maintain the City's housing stock and provide a suitable living environment for our residents.

### Program Description

The 3rd Street Home Repair Program (HRP) will assist qualified homeowners in making health and safety improvements to residential single family property that is located on 3rd Street between the intersections of Cedar St and Superior St. Funding through this program will go directly to contractors, who will carry out approved repairs on selected homes. Repairs funded through this program must address emergency health and safety conditions, including accessibility modifications, code violations, replacement or upgrade of major housing systems, and limited amount of general property improvements. Assistance will not be provided until all applications are processed and will prioritize immediate safety and accessibility concerns.

---

**APPLICATION TIMEFRAME:** **March 1st, 2024 – March 22nd, 2024**



**Initial Applications must be received by Friday, March 22, 2024**

To find the digital copy of the application form please visit the 3rd Street Village webpage by scanning the QR code or entering the link below.

[https://www.nilesmi.org/departments\\_and\\_divisions/3rd\\_street\\_village.php](https://www.nilesmi.org/departments_and_divisions/3rd_street_village.php)

---

### Application Process –

1. Applicants must submit a completed application form to the Community Development Department. Applications can be printed and returned by mail or completed digitally and returned by email.
2. If the completed application meets eligibility requirements, a local inspector will visit your home to verify requested repairs. The inspector will need full access to the interior and exterior of the home and pictures will be taken as part of the inspection process.
3. After an inspection is completed, the City will work with residents to submit additional application information including proof of identity, income, home ownership, paid property taxes, and homeowners insurance.
4. After all application documents and necessary information has been submitted, the City will give final approval of repairs and the homeowner will sign a grant agreement to begin the repair process. Contractors will be solicited to perform the work. Contractors will need access to the interior and/or exterior of your home to provide pricing estimates to the city and to complete eligible repairs.

### **Eligible Repairs:**

**Emergency Home Repairs** may be granted to correct immediate health and safety concerns as listed below:

1. Inadequate heating/cooling or otherwise hazardous or defective heating/cooling systems.
1. Broken plumbing including lack of hot and cold running water, defective sewage systems, leaking water lines and gas lines or dangerous conditions in plumbing and gas systems, leaking or improperly functioning bathroom plumbing fixtures (toilets, sinks faucets, tubs and showers), and leaking or inoperable water heaters.
2. Unsafe electrical including lack of electricity or exposed/dangerous electrical wiring
3. Damaged roofing that is leaking or severely deteriorated and structurally dangerous.
4. Carpentry concerns including inoperable door/window locks, broken windows or inoperable exterior doors, structural deficiencies posing an immediate safety issue, perimeter fences not in compliance with city ordinance around yards with pools.
5. Dangerous appliances limited to replacing inoperable or dangerous cooktops, ovens, and refrigerators

**Handicapped/Accessibility Repairs or Improvements** may be granted to qualifying homeowners that require modifications and/or repairs to increase their safety, comfort, and mobility. Eligible Accessibility modifications include but not limited to:

1. Wheelchair ramps
2. Widening doorways to accommodate wheelchairs
3. Grab bars, railings, door hardware
4. Bathtub/shower modifications

**Smoke Detectors:** All housing units, which are repaired must have an adequate number of functioning, properly placed smoke detectors and at least one Carbon Monoxide detector.

### **Eligibility Requirements:**

**Income Qualifications** – The applicants' total gross annual household income, for all household members 18 and over, must not exceed 80% of median income based on household size.

**Location** – The home must be on 3rd St. between the intersections of Cedar St and Superior St.

**Ownership** – The applicant must be an individual or family who owns their home and lives there year-round.

**Property Taxes** – The applicant must have all property taxes and special assessments paid to date before any rehabilitation work can begin.

**Insurance** – The applicant must have property insurance that covers damage from fire and must have federal flood insurance if applicable and must retain adequate insurance coverage to cover the property improvements after rehabilitation.

**Current condition** – The home must be habitable before and after repairs and cannot currently be under rehabilitation/construction.

Please reach out to the Community Development Department with any questions about the program or application process.

**City of Niles Community Development**

[cdbgcoordinator@nilesmi.org](mailto:cdbgcoordinator@nilesmi.org)

269-683-4700 ext. 3020

333 N. 2nd Street

Niles, Michigan 49120