

HOME REPAIR PROGRAM

PARK CENTRAL DEVELOPMENT

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Program Mission

To correct, repair, or replace an essential system and/or critical structural problem for low-income homeowners. This is not a comprehensive home renovation program; the aim is to stabilize the homeowner's residence by making essential repairs to make the home more livable.

Assistance is available to individual homeowners in the form of a grant. The grant does not require that a lien be placed against the property and there is no compliance period. The maximum grant amount is \$15,000.

The following repairs are eligible under the Home Repair Program: Tree removal, gutter replacement, siding replacement, plumbing, fences, flooring, roofs, doors, windows, baseboards, concrete, home foundations, lighting fixtures, porches, ramps, HVAC, electrical wiring, mold removal, termites, pest control, drywall, tuckpointing, furnace, garages, painting, ceilings, bathroom, sinks, toilet replacement, steps.

Eligibility

In order to qualify for the program, the applicant must meet all of the following requirements:

- Must reside in the following neighborhoods: Forest Park Southeast, Central West End, Cheltenham, Kings Oak, McRee Town, Tiffany.
- Must occupy the property being repaired as his/her principal residence.
- Must have lived in the home for at least one year prior to applying.
- Must be owner-occupied
- Must have name on Deed and Title.
- Must meet certain income limit criteria, based on the 2022 Area Median Income for St. Louis City. Contact Park Central Development for further information about income limits.
- Must be current or in process on the payment of local property taxes.

Please note that these are merely the minimum qualifications in order to determine eligibility for the Home Repair Program. Additional documentation may be may be needed once eligibility is determined.

Eligible Repairs

The following repairs are listed below are eligible under the Home Repair Program:

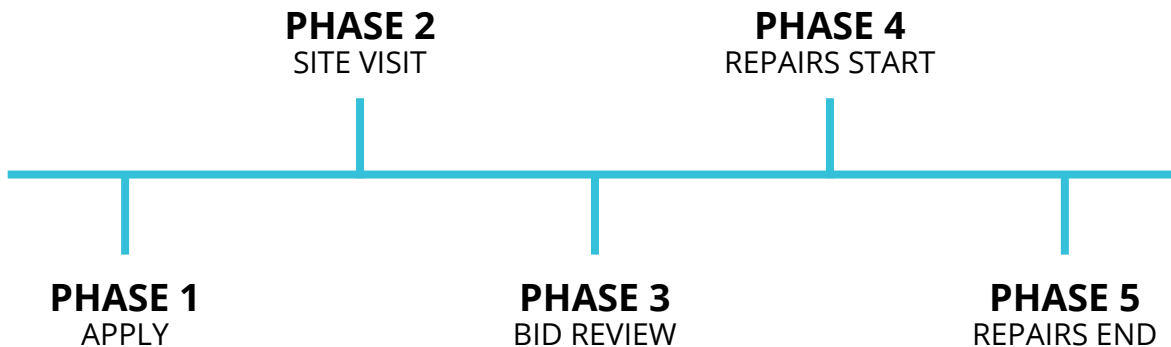
UP TO \$15,000

- Tree Removal
- Gutter Replacement
- Siding Replacement
- Plumbing
- Fencing
- Flooring
- Roofing
- Doors
- Windows
- Baseboards
- Concrete
- Light Fixture
- Porches
- Ramps

- HVAC
- Electrical Wiring
- Mold Removal
- Termites
- Pest Control
- Drywall
- Tuckpointing
- Furnace
- Garages
- Painting
- Ceilings
- Bathrooms
- Sinks
- Toilet Replacement
- Steps



Timeline



PHASE 1 - APPLY

To apply, visit www.parkcentraldevelopment.com/home-repair-program. For questions about the application process or check the status of your application, contact Namyanka Brown at 314-535-5311 or visit parkcentraldevelopment.org.

PHASE 2 - SITE VISIT

Homeowners are required to solicit bids for repairs. The homeowner will choose a day for contractors to make a home visit to quote work. All bids will be submitted to Park Central and the homeowner.

PHASE 3 - BID REVIEW & SELECTION

The homeowner reserves the right to choose contractor of his/her choice as long as the bid is under \$15,000. The homeowner and contractor will agree on a start day and execute the repair contract.

PHASE 4 - REPAIRS IN PROGRESS

The contractor will start on repairs on the date specified by homeowner and contractor in the contract.

PHASE 5 - FINAL INSPECTION

Park Central Development will pay the contractor directly following final inspection of work performed by the contractor.

DISCLOSURE FORM

I understand that the following conditions apply to my participation in the PCD Home Repair Program:

- I understand that the PCD Home Repair Program is intended to make immediate repairs to a necessary system in my home so I can continue to live in my home.
- I understand that these repairs may not bring my entire home into compliance with codes.
- I understand that there may be additional work that needs to be done to my home that cannot be addressed by this program.
- Depending on the type of repair that is to be done, I understand that there may not be a visible difference in my home once the repairs have been completed.

By signing below, I acknowledge receipt of this Disclosure, and understand that the conditions that apply to my participation in the PCD Home Repair Program.

Signature

Date

Print Name

Address