

Expert Staff Assistance

Staff members in the Village of Oak Park's Housing Programs Division are dedicated to making each project a success. Staff will determine eligibility for a program, guide applicants through the loan application process and assist with the project's construction process. Village staff also will administer expenditures of all loan funds, including payouts to contractors.

As qualified applicants make plans for a rehabilitation project, the Village will:

- Conduct a complete inspection of the property
- Help property owner prioritize needed short- and long-term improvements
- Identify preferred rehab methods
- Prepare comprehensive construction specifications
- Work with the property owner to seek bids from qualified contractors
- Inspect work in progress
- Certify the quality of the work before payment is made to the contractor

For more information about rehabilitations loans and other housing programs, please contact:

Community Planning &
Development Department
Housing Programs Division
708.358.5410
housing@oak-park.us



The Village of Oak Park
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123 Madison Street
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ADA Compliance

The Village of Oak Park intends to comply with the Americans with Disabilities Act (ADA) by making reasonable accommodations for people with disabilities. If you have questions about the Village's compliance, contact the Village's ADA coordinator.

Rehabilitation Loans

Programs for single-family houses





Housing Rehabilitation

The Village of Oak Park is known for its fine housing stock. When residents improve their properties, they invest not only in a building but also in the community. These efforts have upgraded entire blocks and neighborhoods. The Village offers two programs to assist income-eligible homeowners in rehabilitation efforts. Funds come from the Community Development Block Grant (CDBG) program administered by the U.S. Department of Housing and Urban Development (HUD).

Loan Programs

Deferred-Payment Loans

No-interest loans of up to \$25,000 for single-family houses are made to property owners whose incomes are within the eligible limits. The loans are repayable after 20 years or when the property's title is transferred. The loan is placed as a junior mortgage against the property.

Emergency Loans

No-interest loans of up to \$5,000 for single-family houses are made for correcting emergencies and emergency code violations such as a furnace replacement. Loans are repayable after five years or when the property is transferred. The loan is placed as a junior mortgage against the property. The application process and rehab work are expedited so that the emergency situation can be corrected quickly.

Eligible Improvements

Loans are prioritized to address the following work items:

- Correcting life-threatening conditions, health and safety items, and structural, electrical, mechanical, plumbing and fire prevention
- Developing issues that if left uncorrected will become building code violations
- Energy conservation
- General property improvements



General Eligibility Requirements

To be eligible for one of these programs the following criteria must be met:

- Property must be located in Oak Park
- Property must be a single-family house
- Applicant must hold title to the property
- Applicant must live in the building
- Applicant must have adequate equity in the property
- Applicant's household gross income must fall within specified limits. Gross income includes wages, net business or rental income, interest and dividends, Social Security or pension payments, unemployment or worker's compensation payments, public aid, alimony and child support.
- Rehabilitation costs must exceed 50 percent of the applicant's liquid assets

Eligible income limits are based upon household size. Limits are subject to change. Check with the Housing Programs Division for the current limits.