



# Can't Afford to Replace your Roof?

## Apply for the Central Illinois Land Bank Authority's Home Rehab Program!

Our Home Rehab Program is dedicated to assisting qualified low to moderate income homeowners in *Paxton, IL* replace their roofs. *Eligibility for the program is based on income and owner occupancy.*



Interest Free



No Monthly  
Payments



No Fees

*PAYMENT is due only if home is sold, rented, or title is changed within 5 years following the repairs*

Visit [www.cilba.org](http://www.cilba.org) or contact [mdavis@cilba.org](mailto:mdavis@cilba.org) for our pre-application eligibility form



CENTRAL ILLINOIS  
LAND BANK AUTHORITY

**Telephone:** 217-655-8190

**Website:** [www.cilba.org](http://www.cilba.org)

**Address:** 201 N Vermilion St, 2nd Floor  
Danville, IL 61832

## Frequently Asked Questions:

Are there income requirements for this program?

Yes, our Homeowner Rehab Program is for low-income homeowners to ensure compliance with federal guidelines. CILBA will only take applications from households with incomes 65% and below the Area Median Income. See the income chart below with household size for reference.

Family Size	65% Median Family Income Limit
1 person	\$37,350
2 people	\$42,700
3 people	\$48,000
4 people	\$53,350
5 people	\$57,650
6 people	\$61,900
7 people	\$66,200
8 people	\$70,450

Is this only open to homeowners? What about renters?

The program is only open to homeowners living in their property who are making 65% or below the Area Median Income. Landlords and renters are ineligible for the program.

Is this a loan or a grant?

This is a 0% loan that will be forgiven after 5 years. A lien will be placed on your property for the amount of the 0% loan and the loan is forgiven monthly over the 5-year period until completely forgiven in year 5. If the property is sold before the 5-year term ends, the unforgiven balance will be due out of the net proceeds from the property sale.

How are applications chosen?

CILBA will take applications for several weeks after conducting broad marketing. The applications will then be chosen through a lottery system.

What kinds of homes do you work on?

We will only work on single family homes and mobile homes with foundations. At this moment in time, condos are not eligible.

Will I get to choose my own contractor?

All rehab projects will be put out to bid to have a pool of qualified contractors and CILBA will select the lowest responsible bidder. The homeowner and CILBA will agree on a scope of work before starting the bidding process and the homeowner and chosen contractor will sign an agreement on this expected work prior to starting construction.

Does CILBA have a walk away policy for properties in bad shape?

Yes. The goal is to reach properties before they significantly deteriorate. If an application is for a home that needs significant structural repair or interior rehab for health and safety, then it will no longer be eligible for the loan. This includes presence of black mold, significant termite damage, knob and tube wiring that could pose a fire threat, plumbing problems causing leaks, and more. If there are significant health and safety issues that need to be addressed, we suggest looking into [USDA's Single Family Housing Repair Loans & Grants](#) which provides 1% fixed rate loans for very-low-income homeowners to repair, improve, or modernize their homes. They also provide grants to elderly very-low-income homeowners to remove health and safety hazards.

Do I need homeowners' insurance to be eligible?

All homeowners who receive a 0% forgivable loan will need to have adequate homeowners' insurance.