

*H.O.M.E. Program*



ROCK ISLAND  
ILLINOIS

*Home Ownership Made Easy*

Program Guide

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## H.O.M.E. PROGRAM

The Rock Island *H.O.M.E.* Program offers an exciting opportunity for anyone looking to build a new home on existing neighborhood infill sites owned by the City of Rock Island. The goal of the program is to make the home building process as smooth and simple as possible. We want you to make Rock Island your *H.O.M.E.*!

### Eligibility

#### First year lots (owner-occupied, single family homes only)

- *H.O.M.E.* buyers shall secure financing
- *H.O.M.E.* buyers shall build within 6 months of closing
- All permit fees and closing costs will be waived by the City for owner-occupied, single family homes
- No income restrictions
- Not restricted to first-time homebuyers
- Shall live in the property for a minimum of 5 years

#### Second year lots (owner-occupied or developer built, single family homes only)

- *H.O.M.E.* buyers shall secure financing
- *H.O.M.E.* buyers shall build within 6 months of closing
- All permit fees and closing costs will be waived by the City for owner-occupied, single family homes
- All permit fees and closing costs to be paid by a developer
- No income restrictions
- Not restricted to first-time homebuyers
- Owner-occupied homes shall remain owner-occupied for a minimum of 5 years
- Developers will be limited to a maximum of three (3) *H.O.M.E.* program properties during the second year

#### Third year lots and beyond (owner-occupied or developer built residential)

- *H.O.M.E.* buyers shall secure financing
- *H.O.M.E.* buyers shall build within 6 months of closing
- All permit fees and closing costs will be waived by the City for owner-occupied, single family homes
- All permit fees and closing costs to be paid by a developer
- No income restrictions
- Not restricted to first-time homebuyers
- Owner-occupied homes shall remain owner-occupied for a minimum of 5 years

## Incentives

- Lots available for \$5
- Real estate closing costs paid by City (owner-occupied properties only)
- Building permit applications shall be applied with the permit fees being waived (owner-occupied properties only)
- Participants qualify for the Rock Island New Construction Property Tax Incentive Program (owner-occupied only)

## Contact Information

Community & Economic Development Department

1528 3<sup>rd</sup> Avenue

Rock Island, IL 61201

(309) 732-2900

[www.rigov.org/HOME](http://www.rigov.org/HOME)

\*The City of Rock Island reserves the right to alter or amend the terms of the H.O.M.E. program as best benefits the City of Rock Island.

## H.O.M.E. Process

### **Step 1. Initial Meeting with City Staff**

Schedule a meeting with City staff to review the *H.O.M.E.* program requirements and begin the *H.O.M.E.* Application and Authorization Form.

(<https://www.rigov.org/DocumentCenter/View/13451/Welcome-Home-Program-Guide->)

### **Step 2. Reserve a Building Site**

Available *H.O.M.E.* sites are viewable at (<https://www.rigov.org/1395/HOME-Program>); location, aerial maps, parcel square footage, and details are available for each site. The site map may be used to visit program sites; include the site number in your *H.O.M.E.* application. Submit your completed *H.O.M.E.* application and authorization forms to the City of Rock Island Community & Economic Development Department. Proof of financing is required within 14 business days of reserving the site or the site is released back into the program.

### **Step 3. Secure Financing**

Select a lender to complete the prequalification process to receive a construction loan amount. **You may utilize the lending institution of your choice**, but proof of financing is required to participate in the *H.O.M.E.* program. Proof of financing is required within 14 days of reserving a site or the site is released back in the program.

### **Step 4. Select Builder and Home Plan**

Select a home builder and building plan that conforms to single family residence zoning, requirements, and standards. **You may use any homebuilder you chose!** If in doubt as to building criteria, contact City staff for assistance (309.732.2900).

### **Step 5. Work with Builder on Home Specifics**

Work with the builder of your choice to pick out exterior and interior home finishes; flooring, cabinetry, paint color(s), etc.

### **Step 6. Submit Plans for Review/Apply for Permits**

2 full sets of building plans, a residential energy check, and a New Construction permit application shall be submitted to the Community & Economic Development Department staff for review. The plan review process ensures your plans are written in accordance with all applicable building codes.

**Step 7. Complete Purchase Agreement**

Once financing has been secured, a home plan has been selected, and approvals to begin construction have been given by the CED department; buyers will enter into an agreement with the City to build a new home on the selected *H.O.M.E.* program site within 6 months.

**Step 8. Begin Construction**

Once the plans have been approved for construction, all applicable building permit applications shall be completed. Per the development agreement and under the *H.O.M.E.* program guidelines the permit fees will be waived. During this phase of the *H.O.M.E.* program, you and your chosen home builder will work together to construct your new house in accordance with your budget, building codes, and the floor plan agreed upon between you and the builder. All proper inspections shall be called for and passed to move the process along.

**Step 9. Pass Final Inspections and Receive Certificate of Occupancy**

Upon all final and passed building inspections, you will receive a certificate of occupancy and your home will be move-in ready.

**Step 10. Move In**

Move into your new home!

## *H.O.M.E.* BUILDING LOT SELECTION

The City of Rock Island has identified and mapped eligible *H.O.M.E.* lots that meet City zoning requirements and are otherwise ready for construction. Available lots are identified by yard signs and listed on the City's website at (<https://www.rigov.org/1395/HOME-Program>). You may also inquire within the Community & Economic Development Department for specific *H.O.M.E.* program lot availability (309.732.2900).

**LOOK FOR THIS SIGN!**



## *H.O.M.E.* LOCAL LENDERS

- American Bank & Trust
- Blackhawk Bank & Trust
- Gas and Electric Credit Union
- IH Mississippi Valley Credit Union
- Vibrant Credit Union

*\*These are a small sample of the lending institutions (banks and credit unions) that are in the Quad Cities. You are encouraged to utilize the one that most closely fits your needs.*

Q. Are there income restrictions with the *H.O.M.E.* program?

A. No. This is not a program specific to low and moderate income participants. There is no income minimum or maximum required for program participation. Buyers do, however, have to demonstrate proof of their ability to finance a new home.

Q. Can I bring my own builder or my own home design?

A. Yes, The *H.O.M.E.* program does not require the use of specific builders.

Q. Can I purchase more than one *H.O.M.E.* lot at a time?

A. Only one lot may be purchased at a time in the first 2 years that the lots are in the H.O.M.E. program. Please refer to the eligibility requirements for the use and occupancy restrictions of each lot.

Q. How can I obtain financing?

A. Financing the construction of your home may be obtained through the lender of your choice.



# H.O.M.E Program Application

Applicant (s) \_\_\_\_\_

Current Address (own/lease) \_\_\_\_\_

Telephone Number (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Email \_\_\_\_\_

Name of Employer (s) \_\_\_\_\_

Proposed lending institution for construction loan \_\_\_\_\_

Estimated amount of funds for a down payment \$ \_\_\_\_\_

Preferred building Lot # \_\_\_\_\_

Will you be able to start construction in the next 6 months? Yes / No (circle one)

Do you understand that this lot shall be owner occupied for 5 years or a penalty will be assessed?  
Yes/No (circle one)

I certify that I have received a copy of the *H.O.M.E.* Program Guide and understand and accept the Guide as the basis for acceptance into the Program.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



## H.O.M.E Authorization Form

I/We hereby authorize the City of Rock Island, to discuss pertinent information with my financial institution relating to financial capabilities, loan information and any other related assets that are needed to qualify for the H.O.M.E. Program.

I/We hereby authorize the City of Rock Island, to discuss pertinent information with my Builder/Developer and any other relevant parties regarding home plans, design and any other applicable information that is needed to qualify and attain the H.O.M.E. Program.

I/We further authorize the City of Rock Island, to receive and /or know of any documents and/or actions relating to our file. In addition, the City of Rock Island may, at its sole discretion, obtain a Credit Bureau Report to verify information submitted to help ascertain eligibility for the H.O.M.E. Program. It is understood that a photocopy of this form will also serve as authorization. The information the City of Rock Island obtains is only to be used in the H.O.M.E. Program.

Printed Name:

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Signature:

Date

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Printed Name:

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Signature:

Date

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[color copy of Driver's License(s) attached]

