



# Help for Homeowners

*Housing assistance programs and property tax exemptions available to homeowners in Kane County*



## Housing Rehabilitation Program

The Housing Rehabilitation Program helps homeowners maintain their homes by providing funds to correct code violations and eliminate substandard living conditions. The program provides up to \$20,000 in assistance in the form of a zero-interest, deferred-payment loan. No payments are due until the home is sold, the title is transferred, or the home is no longer used as the homeowner's principal residence. When any of these events occur, the loan is repaid. The program also provides homeowners up to \$10,000 in assistance as a grant to address lead-based paint hazards. To qualify for the Housing Rehabilitation Program, homeowners must live in the Kane-Elgin Consortium Area\*, meet Federal income limits (see table below), and have sufficient equity to cover the amount of the loan. For more information, call **Community Contacts** at **847-697-8800** or go to [www.cci-hci.org](http://www.cci-hci.org).

**Income Limits for Housing Rehabilitation Program**

Family Size	1	2	3	4	5	6	7	8
Income Limit	\$42,200	\$48,250	\$54,250	\$60,300	\$65,100	\$69,950	\$74,750	\$79,600

\* The Kane-Elgin Consortium Area does not include the municipalities of Algonquin, Aurora, and Montgomery. Algonquin homeowners should contact the McHenry County Housing Authority at 815-338-7752. Aurora homeowners should contact the City of Aurora's Division of Neighborhood Redevelopment at 630-264-3060. Rehabilitation assistance is not available to homeowners in the Village of Montgomery at this time.

## Emergency Repair Program

The Emergency Repair Program helps homeowners who are facing a crisis situation. The program can assist with any mechanical, electrical, structural, or plumbing issue that undermines the integrity of the home or the safety of its occupants. Work covered by homeowners insurance, however, is not eligible. The program provides up to \$10,000 in assistance in the form of a zero-interest, deferred-payment loan. No payments are due until the home is sold, the title is transferred, or the home is no longer used as the homeowner's principal residence. When any of these events occur, the loan is repaid. To qualify for the Emergency Repair Program, homeowners must live in the Kane County Community Development Program Area\*, meet Federal income limits (see table below), and have sufficient equity to cover the amount of the loan. For more information, call **Community Contacts** at **847-697-8800** or go to [www.cci-hci.org](http://www.cci-hci.org).

**Income Limits for Emergency Repair Program**

Family Size	1	2	3	4	5	6	7	8
Income Limit	\$42,200	\$48,250	\$54,250	\$60,300	\$65,100	\$69,950	\$74,750	\$79,600

\* The Kane County Community Development Program Area does not include the municipalities of Algonquin, Aurora, Elgin, or Montgomery. Algonquin homeowners should contact the McHenry County Housing Authority at 815-338-7752. Aurora homeowners should contact the City of Aurora's Division of Neighborhood Redevelopment at 630-264-3060. Elgin homeowners should contact the Elgin Community Development Department at 847-931-5910. Emergency repair assistance is not available to homeowners in the Village of Montgomery at this time.

## First-Time Homebuyer Program

The First-Time Homebuyer Program helps make the dream of homeownership a reality. The program provides up to \$10,000 in down-payment and closing-cost assistance to first-time homebuyers in the form of a zero-interest, deferred-payment loan. No payments are due until the home is sold, the title is transferred, or the home is no longer used as the homebuyer's principal residence. When any of these events occur, the loan is repaid. To qualify for the program, homebuyers must have either lived (or worked full-time) in the Kane-Elgin Consortium Area\* for at least one year. They must also meet Federal income limits (see table below), complete a free homebuyer education course, and have a downpayment of at least 1% of the purchase price of the home they wish to purchase. All homes, townhomes, and condominiums purchased under the program must pass both a general inspection and a lead-based-paint inspection to ensure the housing unit meets housing quality standards. For more information, call **Neighborhood Housing Services of the Fox Valley** at **847-695-0399** or go to [www.nhsofelgin.org](http://www.nhsofelgin.org).

**Income Limits for First-Time Homebuyer Program**

Family Size	1	2	3	4	5	6	7	8
Income Limit	\$42,200	\$48,250	\$54,250	\$60,300	\$65,100	\$69,950	\$74,750	\$79,600

\* The Kane-Elgin Consortium Area does not include the municipalities of Algonquin, Aurora, and Montgomery. Algonquin homebuyers should contact the Corporation for Affordable Homes of McHenry County at 815-206-5805. Aurora homebuyers should contact the City of Aurora's Division of Neighborhood Redevelopment at 630-264-3060. Montgomery homebuyers should contact the Village of Montgomery at 630-896-0791.

## Habitat for Humanity

Utilizing volunteer labor and donated money and materials, Habitat for Humanity builds simple, decent, affordable homes for families that otherwise would not be able to afford a home of their own. Habitat homes are sold at no profit and with zero-interest financing provided by the organization. Homebuyers are selected on the basis of their need, willingness to partner with Habitat, and ability to repay their loan. Each year, Habitat for Humanity builds 8-10 affordable homes in Kane County. For information on how to become a Habitat homeowner (or to find out how you can help), contact the Habitat affiliate that serves your area. In northern Kane County, contact **Habitat for Humanity of Northern Fox Valley** at **847-836-1432** or go to [www.hfhfv.org](http://www.hfhfv.org). In southern Kane County, contact **Fox Valley Habitat for Humanity** at **630-859-3333** or go to [www.foxvalleyhabitat.org](http://www.foxvalleyhabitat.org).

## Foreclosure Prevention Counseling

Kane County homeowners facing the prospect of defaulting on their mortgage may benefit from foreclosure prevention counseling. Depending on the situation, certified counselors can assist homeowners in establishing repayment plans, modifying the terms of their mortgage, or refinancing altogether (i.e. adjustable-rate to fixed-rate mortgage). Free, confidential, one-on-one counseling services are available to all Kane County households, regardless of income. In northern Kane County, contact **Neighborhood Housing Services of the Fox Valley** at **847-695-0399** or go to [www.nhsofelgin.org](http://www.nhsofelgin.org). In southern Kane County, contact **Joseph Corporation** at **630-906-9400** or go to [www.josephcorporation.org](http://www.josephcorporation.org).

# Homeowner and Senior Citizen Exemptions

Exemptions reduce the Equalized Assessed Value (EAV) of a property by a specific amount; the actual tax savings depends upon the tax rate for a specific property. The most common exemptions for homeowners are described below. If you have further questions, please contact the **Kane County Assessment Office** at **630-208-3818**.

## ***General Homestead Exemption***

The General Homestead Exemption reduces the EAV by the amount of the exemption. For the 2007 tax assessment year, the reduction is \$5,000. This will increase to \$5,500 for 2008, and \$6,000 in 2009. The property must be the principal residence of the owner. Exemptions may also be available for cooperatives and qualified life-care facilities. You must apply for the exemption with the County Assessment Office. Applications are available at [www.co.kane.il.us/soa/forms.htm](http://www.co.kane.il.us/soa/forms.htm) or you can call 630-208-3818 and one will be mailed to you.

## ***Home Improvement Exemption***

The Home Improvement Exemption reduces the EAV attributable to the improvement for four years based on the Fair Cash Value (up to \$75,000) of the improvement. The property must be the principal residence of the owner and have new improvements (such as an addition, patio, or deck) that increase the value of the property. You need not file an application. Your Township Assessor will certify the amount to the County Assessment Office. If you have any questions, contact your Township Assessor.

<b>Township</b>	<b>Phone</b>	<b>Web Address</b>
Aurora	630-896-7792	<a href="http://www.auroratownship.org">www.auroratownship.org</a>
Batavia	630-879-1323	<a href="http://www.bataviatownship.com">www.bataviatownship.com</a>
Big Rock	630-556-4340	None
Blackberry	630-365-6580	<a href="http://www.blackberrytwp.com">www.blackberrytwp.com</a>
Burlington	847-683-2555	<a href="http://www.burlingtontownship.net">www.burlingtontownship.net</a>
Campton	630-513-5430	<a href="http://www.camptontownship.com">www.camptontownship.com</a>
Dundee	847-428-2634	<a href="http://www.dundeetownship.com">www.dundeetownship.com</a>
Elgin	847-741-5110	<a href="http://www.elgintownship.com">www.elgintownship.com</a>
Geneva	630-232-3604	<a href="http://www.genevatownship.com">www.genevatownship.com</a>
Hampshire	847-683-4480	<a href="http://www.hampshiretownship.com">www.hampshiretownship.com</a>
Kaneville	630-557-2858	None
Plato	847-464-4221	<a href="http://www.platotownship.com">www.platotownship.com</a>
Rutland	847-428-5219	<a href="http://www.rutlandtownship.com">www.rutlandtownship.com</a>
St. Charles	630-584-2040	<a href="http://www.stcharlestownship.org">www.stcharlestownship.org</a>
Sugar Grove	630-466-5255	<a href="http://www.sugargrovetownship.com">www.sugargrovetownship.com</a>
Virgil	815-827-3383	None

## ***Senior Citizen Exemption***

The Senior Citizen Exemption reduces the EAV by the amount of the exemption. For the 2007 tax assessment year, the reduction is \$3,500. This will increase to \$4,000 for 2008. The property must be the principal residence of the owner, who must be age 65 or older by December 31 of the tax assessment year. Exemptions may also be available for cooperatives and qualified life-care facilities. You must apply for the exemption with the County Assessment Office. Applications are

available at [www.co.kane.il.us/soa/forms.htm](http://www.co.kane.il.us/soa/forms.htm) or you can call 630-208-3818 and one will be mailed to you. After the initial application is approved, you will be mailed a renewal form each subsequent year.

### **Senior Assessment Freeze**

This exemption effectively freezes your assessment at a base year causing your net assessment not to increase. This does not freeze your taxes, only your assessment. The property must be the principal residence of the owner for the beginning of two consecutive years, and the owner must be age 65 or older by December 31 of the tax assessment year and meet certain household income requirements. The maximum household income for this exemption is \$50,000 in the 2007 tax assessment year, increasing to \$55,000 in 2008. You must apply for the exemption with the County Assessment Office. Applications are available at [www.co.kane.il.us/soa/forms.htm](http://www.co.kane.il.us/soa/forms.htm) or you can call 630-208-3818 and one will be mailed to you. After the initial application is approved, you will be mailed a renewal form each subsequent year.

**Note:** Neither the Senior Citizen Exemption nor the Senior Citizen Assessment Freeze Exemption requires the repayment of the reduced tax amount.

### **Other Exemptions**

The **Returning Veterans' Exemption** is a \$5,000 reduction in EAV for veteran homeowners in the year they return from an armed conflict. The **Disabled Veterans' Standard Exemption** is a reduction in EAV up to \$5,000 for veteran homeowners with service-connected disabilities. The **Disabled Veterans' Exemption** is a reduction in EAV up to \$70,000 for veteran homeowners with service-connected disabilities who require Specially Adapted Housing. The **Disabled Persons' Exemption** is a \$2,000 reduction in EAV for disabled homeowners. Contact the County Assessment Office at 630-208-3818 for more information on these exemptions.

## **Senior Citizen Real Estate Tax Deferral Program**

The Senior Citizen Real Estate Tax Deferral Program provides tax relief for qualified senior citizens age 65 and over with a total household income of not more than \$50,000 per year. The program allows them to defer all or part of their property taxes and special assessment payments on their principal residence. The deferral is similar to a loan against the property's market value. Deferred amounts are borrowed from the state, which pays the tax bill. A six percent simple interest rate is charged on the deferred amount and a lien is filed on the property. Interest is charged for each year that the deferred amount is carried. Deferred amounts must be repaid within one year of the taxpayer's death or 90 days after the property is sold, transferred, or otherwise no longer qualifies for the program. For more information, or to apply for the program, call the **Office of the Kane County Treasurer** at **630-232-3565** or go to [www.co.kane.il.us/treasurer/](http://www.co.kane.il.us/treasurer/).

## **Circuit Breaker Tax Grant**

The Circuit Breaker Tax Grant Program provides grants to income-eligible senior citizens age 65 and over, and persons with disabilities, to help them reduce the impact of property taxes. Grant amounts are based on a formula using the amount of property tax or mobile home tax for their place of residence and total income. Grants for renters and nursing, retirement or shelter care home residents is figured using a percentage of the amount paid in rent or nursing home charges. For more information, or to apply for the program, call the **Illinois Department on Aging** at **1-800-624-2459** (be sure to have your Social Security Number handy when you call) or go to [www.cbrx.il.gov/aging/1rx/cbrx/cbrx-main.htm](http://www.cbrx.il.gov/aging/1rx/cbrx/cbrx-main.htm).