IMPORTANT NOTICE!

Program Year 2026 Moderate Housing Rehabilitation Program

PRE-APPLICATIONS BEING ACCEPTED

The St. Clair County Intergovernmental Grants Department will be accepting pre-applications from resident homeowners to participate in the St. Clair County Community Development Block Grant Moderate Housing Rehabilitation Program.

This program is designed to address housing code violations. Funds will be used to repair interior and exterior systems that threaten the health or safety of occupants. This includes areas such as electrical, plumbing, heating systems, roofing, painting, windows and doors.

Call to request a pre-application:
From 9:00 a.m. to 4:00 p.m.
Monday, June 8, 2026 to Friday, June 12, 2026

Walk in clients will not be given a pre-application.

Final applications will be completed by eligible low-income resident homeowners of St. Clair County whose pre-applications are selected through a public lottery drawing.

Eligibility documentation is **not** required to complete a pre-application.

Only one pre-application per household or disqualification will result.

St. Clair County
Intergovernmental Grants Department
19 Public Square, Suite 200
Belleville, IL 62220-1624
(618) 825-3215

An Equal Opportunity Employer

EQUAL HOUSING OPPORTUNITY

St. Clair County
Intergovernmental Grants Department
Community Development Division Housing Programs
19 Public Square, Suite 200, Belleville, IL 62220

Housing Rehabilitation

Rehab Grants - Provides grant funds up to $19,000 per household to eligible low-income persons for the purpose of rehabilitation of single-family owner-occupied properties in participating St. Clair Communities. Total Gross Household incomes cannot exceed 50% of area median. Proof of household income; ownership/residence; paid real estate taxes; insurance required to qualify. It is based on a lottery drawing held once per year, generally in mid- August call in late July for information. Call 618-825-3215 between 9:00 am to 4:00 pm.

Emergency Grants – Provides grant funds up to $5,000 per household to eligible low-income persons for the purpose of addressing any items that threaten the health or safety of the resident (i.e., roof, electric, plumbing, heating). Homes must be single-family owner-occupied properties in participating St. Clair County Communities. Proof of household income; ownership/residence; paid real estate taxes; insurance required to qualify. Inquiries must submit a letter regarding the emergency along with name, address, phone number to receive an application. Call 618-825-3215 between 9:00 am to 4:00 pm.

Loans – Provides loans to moderate income persons for rehabilitation of single-family owner-occupied properties in participating St. Clair County Communities. Loan may be up to $7,000 per household, 2.5% interest for 10 years. Total Gross Household Incomes cannot exceed 80% of area median. Proof of household income; ownership/residence; paid real estate taxes; insurance required to qualify. Inquiries must submit a letter regarding the emergency along with name, address, phone number to receive an application. Call 618-825-3215 between 9:00 am to 4:00 pm.

Homebuyer Assistance - Provides funds up to $5,000 for down payment and closing costs to eligible clients purchasing homes in participating St. Clair County Communities. Home Buyer counseling is required. Total Gross Household Incomes cannot exceed 80% of area median. Proof of gross household income and counseling is required to qualify. Inquiries must submit a letter regarding the emergency along with name, address, phone number to receive an application. Call 618-825-3226 between 9:00 am to 4:00 pm.

Number of Household Members	Maximum Gross Household Income 50% (6/1/2025)
1 Person	$39,000
2 Person	$44,600
3 Person	$50,150
4 Person	$55,700
5 Person	$60,200
6 Person	$64,650
7 Person	$69,100
8 Person	$73,550