



# Village of Pinckney – CDBG Grant FAQ

*\$1.5 Million Housing & Community Investment Proposal*

## General Questions

### ***What is this grant?***

The Village of Pinckney is applying for a \$1.5 million Community Development Block Grant (CDBG) through the State of Michigan. This is federal funding intended to support housing and community improvements.

### ***Will this increase my taxes?***

No. This is a grant, not a loan, and it does not require repayment or raise local taxes.

### ***Why is the Village pursuing this?***

To improve housing options, help residents maintain their homes, bring outside investment into Pinckney, and strengthen long-term community stability.

## Project Details

### ***How will the money be used?***

\$700,000 – 7-unit apartment development; \$550,000 – Homeowner repair program; \$250,000 – Required program administration.

### ***What kind of housing is being built?***

A small, 7-unit apartment building designed to fit the scale of the community and serve local workforce, seniors, and young adults.

### ***Who qualifies?***

The program focuses on low- to moderate-income households based on federal income guidelines.

## Community Impact

### ***Will this lower property values?***

No evidence suggests well-managed, small-scale housing reduces property values. In fact, new construction and home repairs often improve neighborhood conditions.

### ***Is this low-income housing?***

This is workforce and attainable housing—not large-scale or high-density development. It is small, regulated, and community-focused.

### ***Will this bring people from outside?***

The program is designed to support local residents and workers already connected to the region.

## Homeowner Program



***What repairs are covered?***

Roof replacement, HVAC systems, plumbing, electrical, and accessibility improvements.

***Who can apply?***

Qualified homeowners within the Village who meet income eligibility requirements.

**Administration & Oversight**

***Why administrative costs?***

These are required by federal guidelines and cover compliance, reporting, and program management. Without this, the Village cannot receive the funding.

***How is it monitored?***

Through strict state and federal oversight, including audits and reporting requirements.

**Process & Timeline**

***What happens next?***

Public input, grant submission, state review, and if awarded, program rollout.

***Is funding guaranteed?***

No. This is a competitive grant determined by the State.

**Bottom Line**

\$1.5 million investment into Pinckney with no tax increase, supporting housing, residents, and long-term community stability.