

HUD INCOME
LIMITS FOR
LEHIGH COUNTY

The 2011 Income limits are as follows:

Family Size	Maximum Income
1	\$40,500
2	\$46,300
3	\$52,100
4	\$57,850
5	\$62,500
6	\$67,150
7	\$71,750
8	\$76,400



Department of Community & Economic Development
Community Development Block Grant Program



Funding for this program is provided by a grant from the
U.S. Department of Housing and Urban Development (HUD)

Lehigh County

CALL
COMMUNITY GRANTS, PLANNING & HOUSING, LLC
1-800-619-9979

Lehigh County

HOUSING
REHABILITATION
PROGRAM

Providing housing rehabilitation
assistance to income eligible owner-
occupied households in Lehigh
County



COUNTY-WIDE HOUSING REHABILITATION PROGRAM

Lehigh County has established a County-wide Housing Rehabilitation (CWHR) Program which is designed to assist in improving Lehigh County housing. Program funds are used to provide as much as \$20,000 of rehabilitation assistance to income-eligible, owner-occupants of single family homes, townhouses, and condominiums in eligible Lehigh County municipalities. Regarding townhouses and condominiums, Lehigh County will only make repairs to interior elements that are not covered by the Homeowners Association. Moreover, Lehigh County will not provide for units previously assisted with federal funds.

The assistance is governed by federal regulations and Lehigh County policies. Income guidelines are provided on the back of this brochure.

In general, financial assistance is available for the renovation or replacement of standard heating, electrical and plumbing systems; some structural repairs and modifications; insulation and other improvements designed to reduce operational expenses; alteration to correct code violations and other repair work necessary for upgrading existing homes to standard condition.

The CWHR Program is funded through the Community Development Block Grant Program and provides assistance to eligible homeowners who:

- Meet household income criteria.
- Comply with application procedures and provide requested personal and financial information in a timely manner.
- Agree to adhere to program rules.
- Have a need to make home improvements to correct serious housing deficiencies.
- Reside in a Lehigh County property that is located outside of Allentown or Bethlehem city limits.

HOW THE PROGRAM WORKS

Prospective applicants should call the firm, Community Grants, Planning & Housing, Inc. (CGP&H) that currently administers the County-wide, Housing Rehabilitation Program (CWHRP) at 1-800-619-9979.

1. Identify yourself as a Lehigh County resident who would like to be placed on the Lehigh County housing rehabilitation waiting list.
2. You will be contacted when your name reaches the top of the waiting list.

YOU MUST RESPOND WITHIN 21 DAYS.

3. In order to proceed, you must complete an application, as well as submit personal information that includes, but is not limited to income and asset verification for each person that currently resides in the home.
4. Once eligibility is determined, a CGP&H Building Inspector will contact you to make arrangements to visit your home.
5. Once CGP&H has completed a work write-up contractors will come to your home to prepare a written estimate for the repairs.
6. CGP&H will select the lowest responsible bidding contractor to make repairs to your home. However, the homeowner has the option to choose another bidder by paying the bid differential.
7. The homeowner must sign a depreciating five-year lien. The lien will be forgiven after five years of continuous ownership. If the home is sold during this period, the lien is paid off at a prorated amount.
8. Once a lien and contract are signed by the homeowner the work commences.

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ELIGIBILITY SCREENING

To determine whether this program will suit your needs ask yourself the following questions:

- Do I own my home?
- Have I owned the property at least 2 years?
- Would I certify that I have not been previously served by the County or by any other municipal Housing Rehabilitation Program? (It is the policy of the County to serve homeowners one time.)
- Do I meet the income eligibility criteria that is given in this brochure?
- Am I willing to sign a lien equal to the amount of assistance that is provided to improve my home?
- Will I have at least 20% equity in my home at time of formal application?
- Do I understand that the CWHR program will prioritize work scopes based on code violations, substandard systems, removal of health or safety hazards and energy efficiency as it deems appropriate?
- Do I understand that this program can not address needs that are purely cosmetic, work on additions or garages, or anything considered a luxury?
- If it is determined that there is lead-based paint in my home, would I be willing to relocate while the associated hazards are removed?
- Do I understand that there is a waiting list?

If you answered yes to all of these questions, then you may be eligible to participate in the CWHR Program.