

HOME Housing Rehabilitation Program

The City of Lockport's HOME Housing Rehabilitation Program is designed to improve residential structures through rehabilitation of housing conditions in the City. The program makes rehabilitation loans to homeowners to correct housing code violation and make other necessary repairs. The program is administered to be compatible with the City's ongoing Code Enforcement Program by providing financial assistance to property owners to bring their housing into compliance with the New York State Uniform fire Prevention and Building Code and Section 8 Housing Quality Standards. Improvements to single-family dwellings only can be made under the program.

HOME funds are used to make Deferred Loans and Grants to low-income property owners per Section 8 Income Limits (80% of the median family income), to cover cost of needed rehabilitation work (see below). Eligible homeowners can receive program funds of up to \$25,000 or the cost of the rehabilitation work; whichever is less, to correct housing code violations.

Fifty Percent (50%) of the rehabilitation cost is repaid in full upon the sale, transfer or non-occupancy of the property within a 5-year period (deferred loan). After the 5-year regulatory period, the deferred loan becomes a grant and is not subject to repayment. The remaining fifty percent (50%) is considered an outright grant and not subject to repayment. No monthly payments are required on the loan, nor is any interest charged. The loan funds are secured with a collateral mortgage.

Example:	Rehabilitation Cost	\$25,000
	50% Grant	\$11,500
	50% Deferred Loan	\$11,500
	CDBG Deferred Loan	\$2,000

In order to obtain loan assistance, property owners must meet the following conditions:

1. The property must be located within the city. Preference will be given to those projects requiring the most per dollar in housing rehabilitation needs and households whose income are prioritized as per 30%-80% of the income limits. The process of verifying income will begin at application intake.
2. The applicant must be an individual or family who holds legal title to and resides' at the property. If necessary, the holding of the title must be satisfactory as evidenced by an abbreviated title report (stub search), in the opinion of the City's Corporation Counsel.
3. The structure of the property must be in violation of applicable Housing Codes. Initial housing inspectors and work write-ups will highlight these items.
4. All applicable taxes, water bills or special assessments on the property to be rehabilitated must be paid to date.
5. The applicant must not be a member of the public body or officer or employee of the public body who exercises any functions or responsibilities in connection with the administration of the HOME Program.

6. Only one HOME Loan will be made available per applicant during the term of the program. Also, only one HOME Loan will be made available to a given structure during the term of the program.
7. The applicant's gross family income must fall at or below 80% of the median income as defined by Section 8 Housing Income Limits, Department of Housing and Urban Development, Buffalo Area Office.

No. of Persons in Household	Income May Not Exceed (30%)	Income May Not Exceed (80%)
1	\$13,350	\$35,550
2	\$15,250	\$40,650
3	\$17,150	\$45,700
4	\$19,050	\$50,800
5	\$20,550	\$54,850
6	\$22,100	\$58,950
7	\$23,600	\$63,000
8+	\$25,150	\$67,050