

**HOUSING REHABILITATION ASSISTANCE PROGRAM
COUNTY OF LACKAWANNA
DEPARTMENT OF ECONOMIC DEVELOPMENT**

Minimum requirements for the **HOUSING REHABILITATION ASSISTANCE PROGRAM** are:

(1) Subsidies will be awarded to individuals who complete a financial determination and eligibility interview designed and administered by the County or their sub-recipient. Participants must have verified annual gross household incomes at or below 80% of median income for Lackawanna County. (Effective 12/18/2013)

No. in Household:	1	2	3	4	5	6	7	8
Low/Moderate:	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450
Very Low:	\$20,400	\$23,300	\$26,200	\$29,100	\$31,450	\$33,800	\$36,100	\$38,450

(2) Housing rehab assistance cannot exceed \$24,999 per unit. If the costs necessary to bring the entire structure up to minimum code standard exceeds the per unit limit, applicant must contribute excess costs from their own resources. ALL rehabilitation items needed to bring the property up to minimum code standard **MUST** be completed.

(3) Properties to be rehabilitated must be single-family owner occupied.

(4) If the structure to be rehabilitated is in a designated 100 year flood plain the owners must carry flood insurance to cover the estimated post rehabilitation value of the property.

(5) Owners must provide proof that real estate taxes (local, county, and school) are paid.

(6) Owners must provide proof that they maintain homeowner's fire/hazard insurance to cover the estimated value of the property.

(7) If the rehabilitated property is sold by the owner(s) within one year of the date of Grant Award, the **TOTAL GRANT (100%)** must be repaid to the County; if sold within one to two years of the Grant Award, **EIGHTY PER CENT (80%)** of the grant must be repaid; if sold within two to three years, **SIXTY PER CENT (60%)** of the grant must be repaid; if sold within three to four years, **FORTY PER CENT (40%)** of the grant must be repaid; if sold within four to five years, **TWENTY PER CENT (20%)** of the grant must be repaid. This re-payment provision is enforced by a legal instrument filed at the Lackawanna County Clerk of Judicial Records.

(8) The property assisted must be within the COUNTY OF LACKAWANNA. However, exceptions to units within the Cities of Carbondale and Scranton must be considered when Federal HOME and CDBG funds are to be utilized.

(9) Once a property has been assisted with conventional rehabilitation grant funds, whether the funding source is federal, state or local, future rehabilitation assistance for the property is prohibited.

*For more information call 963-6830:
THE LACKAWANNA COUNTY DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT*

Revised 12/27/2013 – subject to change
Note: Applications will remain in effect for 3 years from date of receipt.