

**HOUSING REHABILITATION ASSISTANCE PROGRAM
AFFORDABLE HOUSING FUNDS (LCAHP)
COUNTY OF LACKAWANNA
OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT**

Consideration for housing rehabilitation assistance will be given to those households having housing components that are at or below minimum quality housing code standards. Cosmetic work is strictly prohibited.

Minimum requirements for the LCAHP housing rehabilitation assistance program are:

(1) Grant awards will be given 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 100% of median income for Lackawanna County (Eff. 3/8/06).

No. in Household:	1	2	3	4	5	6	7
Gross Income:	\$37,500	\$42,900	\$48,200	\$53,600	\$57,900	\$62,200	\$66,500

(2) Households must not have more than \$25,000.00 in liquid assets. Liquid assets are defined as cash readily available, i.e. savings, certificates of deposit, stocks, bonds, trusts, and financial assets of this nature.

(3) Currently, housing rehab assistance is capped at \$20,000 per unit. Keep in mind that the entire structure has to meet minimum code standard post-rehabilitation. Should the costs necessary to meet this requirement exceed the \$20,000 limit, the participant will be required to contribute from their own resources.

(4) Any household assisted with a housing rehabilitation assistance grant award will be secured by a property lien for the total amount of awarded funds. Any sale or transfer of the property within 5 years will subject the seller to repayment. If the rehabilitated property is sold or transferred by the owner(s) within one year of the date of Grant Award, the TOTAL AWARD (100%) must be repaid to the Grantor; if sold within one to two years of the Grant Award, EIGHTY PER CENT (80%) grant must be repaid to the Grantor; if sold within two to three years, SIXTY PER CENT (60%) of the grant must be repaid to the Grantor; if sold within three to four years, FORTY PER CENT (40%) of the grant must be repaid the Grantor; if sold within four to five years, TWENTY PER CENT (20%) of the grant must be repaid the Grantor. After the 5th year, the lien can be satisfied.

(5) In addition, if the property is located in a designated Flood Plain, the owner must carry Flood Insurance to cover the estimated value of the property.

(6) The property assisted must be within the County of Lackawanna.

(7) Homes must be single-family owner-occupied structures and must be the primary residence of the owner.

(8) The property assisted can neither be a mobile home ("trailer") nor can it be a two-family or multi-family structure.

<p><i>For more information call 963-6830</i></p> <p>THE LACKAWANNA COUNTY OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT</p> <p><i>Scranton Electric Building, 5th Floor</i></p> <p><i>507 Linden Street</i></p> <p><i>Scranton, PA 18503</i></p>
