

SECTION 8 INCOME LIMITS

(BY SIZE OF HOUSEHOLD)

HOW DO I APPLY?

If you are interested in applying for the Housing Rehabilitation Program or know someone who may need our help, please contact our office at

610-588-1000

for an application and information concerning income guidelines and other various requirements. We would be more than happy to answer any questions you may have about our program.

1 PERSON \$38,550

2 PERSONS \$44,050

3 PERSONS \$49,550

4 PERSONS \$55,050

5 PERSONS \$59,500

6 PERSONS \$63,900

7 PERSONS \$68,300

8 PERSONS \$72,700

INCOME LIMITS EFFECTIVE

April 17, 2014

**PROPERTY TAXES MAY NOT
BE DELINQUENT**

**THE
TOWNSHIP
OF
UPPER MOUNT
BETHEL
HOUSING
REHABILITATION
PROGRAM
(INCLUDING THE
BOROUGH OF
BANGOR)**

**WHAT YOU NEED
TO KNOW!**

Township of Upper Mount Bethel
Housing Rehabilitation Program
This program is administered by the
Slate Belt Council of Governments
187 Blue Valley Dr., Bangor, PA 18013
610-588-1000

WHAT IS A HOUSING REHABILITATION PROGRAM?

The Township of Upper Mount Bethel Housing Rehabilitation Program is designed to help low-moderate income homeowners with general home repairs.

The Housing Rehabilitation Program is funded through Federal, State and/or Local funds.

Applicants must meet Section 8 low-moderate income criteria.

Applicants are placed on a waiting list in the order in which the applications are received. Due to the ongoing need for home repairs in the Upper Mount Bethel Township and Borough of Bangor, the list is usually quite extensive. It may take in excess of a year or longer for an application to be processed.

Financial Assistance will be in the form of interest-free deferred loans. The loan amount to be repaid will decline over a period of five (5) years at the rate of 10% per year. The total amount forgiven will be 50% of the actual rehabilitation contract amount. The rehabilitation delivery costs will be considered a grant to the homeowner. The 50% of the HOMES Program funds not forgiven will be due and payable upon the sale or deed transfer of the home to another person, or family including offspring of the household that agreed to the housing rehabilitation loan. If and when these loans are repaid, the loan proceeds will be deposited into a housing rehabilitation escrow account and used for additional housing rehabilitation activities. The overall purpose of these loans is to assist with the required home improvements. The homeowner must also maintain the property as their primary residence for the duration of this five year period.

OBJECTIVES OF THE PROGRAM

Through the Housing Rehabilitation Program, the objective of the Township & Borough is to accomplish the following:

- Eliminate hazards to life, health and property.
- Eliminate deficiencies in heating, plumbing and electrical systems.
- Eliminate structural deficiencies.
- Secure the structure against the weather and other elements.
- Eliminate weatherization type deficiencies.
- Provide assistance to improve access for disabled and/or handicapped residents of the household
- Bring the structure into compliance with the Department's Housing Quality Standards.
- Encourage general property improvements and provide incentives to all property owners to upgrade the neighborhoods in which they live.

Home repairs may include general carpentry, roofing, windows, doors, storm windows and storm doors, gutters and down spouts, chimney work, foundation work, floor coverings, electrical, plumbing and heating work and other similar improvements.

Any type of remodeling for cosmetic purposes is not permitted.

ADMINISTRATION

The Township of Upper Mount Bethel Housing Rehabilitation Program is administered by the Slate Belt Council of Governments which is located at 187 Blue Valley Dr., Bangor, PA 18013

A Housing Rehabilitation Consultant is retained to perform all housing inspections and write all specifications.

Experienced Housing Rehabilitation personnel are also on staff to administer the program.

GENERAL INFORMATION

No applicant will be considered for a second form of aid until a minimum of ten (10) years has elapsed since final inspection and acceptance of the work completed under the prior grant.

Applicants not previously receiving assistance will be given preference over applicants who received prior housing rehabilitation assistance.