

# HUD INCOME LIMITS *FOR* *LEHIGH COUNTY*



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)

**The 2009 Income Limits are as follows:**

<b>Family Size</b>	<b>Maximum Income</b>
<b>1</b>	<b>\$39,200</b>
<b>2</b>	<b>\$44,800</b>
<b>3</b>	<b>\$50,400</b>
<b>4</b>	<b>\$56,000</b>
<b>5</b>	<b>\$60,500</b>
<b>6</b>	<b>\$64,950</b>
<b>7</b>	<b>\$69,450</b>
<b>8</b>	<b>\$73,900</b>

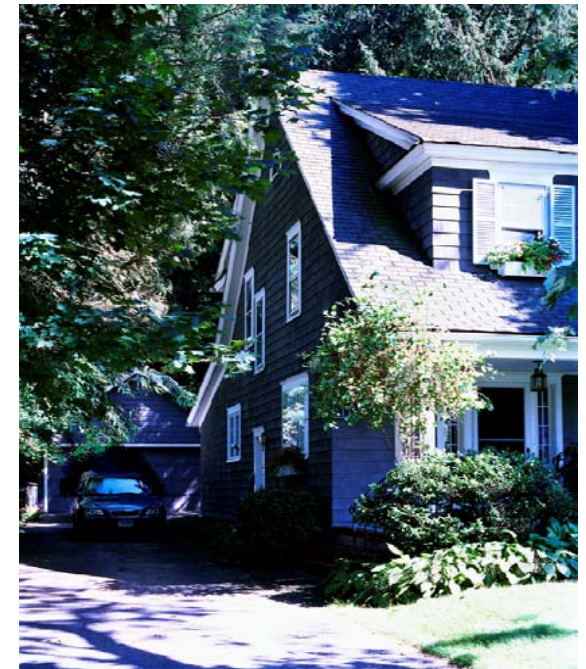
**Lehigh County**

**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 Program (CWHRP) 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, condominiums and multi-family units. 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 assistance to otherwise deed restricted units. In the case of multi-family dwellings, it is necessary that the unit be owner-occupied, that both the owner and tenant be income-eligible and that the units be offered at a rent that is within affordable housing guidelines.

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 substandard 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 CWHRP 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.

## HOW THE PROGRAM WORKS

Prospective applicants should call the firm, Community Grants, Planning & Housing, LLC. (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 the lien is paid off at a prorated amount.
8. Once a lien and contract are signed by the homeowner the work commences.

Lehigh County

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1-800-619-9979

## ELIGIBILITY SCREENING

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

- Do I own my home?
- Have I lived there at least 200 days?
- 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?
- Would I be willing to accept the lowest bidding contractor to perform work on my home?
- Do I understand that the Housing Rehabilitation Program will only repair structural damage or replace equipment that is necessary for occupancy of my home; i.e.-no cosmetic repairs, no additions, no garages?
- 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 County-wide Housing Rehabilitation Program.

