



CDBG Owner-Occupied Emergency Housing Rehabilitation Program

Background

The Lebanon City Emergency Housing Rehabilitation Program (EHRP) provides forgivable loans to owner occupied single-family dwellings that are in need of emergency home repairs to correct substandard conditions and code violations that are immediate health and safety hazards. The program is administered but the Lebanon City Community & Economic Development Office.

Program Details

- The property must be located within the Lebanon City limits.
- Mobile homes are not eligible unless attached to a permanent foundation.
- The property must be the primary residence of the owner and a single-family dwelling. *(Not a multi-unit/rental property)*
- The assessed value of the property must not exceed \$200,000 according to the Lebanon County Assessment Office or current appraisal.
- All utilities and property tax obligations must be current.
- Owner must have homeowners/fire insurance for the life of the loan.
- Owner must have flood insurance if within 100 year flood plain.
- Household income must be equal to or less than the applicable HUD income eligibility limits. Documentation of such must be provided.
- Reside in a dwelling which contains a major housing code violation such as water, sewer, heat related items and other items deemed emergency in nature. General maintenance is not covered.
- The City will conduct an assessment of the property to determine the rehabilitation need with the priority placed on eliminating health and safety hazards and building code violations.
- The repairs will be sub-contracted to a PA licensed contractor.
- All work will be inspected and approved by the contracted inspection services.
- The total amount of assistance will be determined on a case-by-case basis depending on the cost to repair or replace the Emergency condition(s). There is no minimum loan amount, however the maximum loan amount is \$15,000. Applications over \$15,000 may be reviewed; however other requirements may apply.
- Loan must be approved by the City's Loan Committee.

- Eligible applicants may receive a forgivable loan. The forgivable loan involves a lien requiring repayment of the loan only if the homeowner sells or transfers ownership of the rehabilitated home, ceases to use it as his/her primary residence within the date specified in the terms, fails to maintain proper insurance on the property or fails to maintain reasonable required standards of care and maintenance.
- Homeowners are only eligible for this program once.

CDBG Income Guidelines

Lebanon City annually receives CDBG funds from the United States Department of Housing and Urban Development (HUD). The primary objective of the CDBG Program, as set forth by Congress, is “the development of viable urban communities, by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.” Federal regulations define persons who are low and moderate-income as households earning at or below 80 percent to the area median income, as determined by HUD, adjusted by household size.

Low to moderate income guidelines for the City's Emergency Housing Rehabilitation Program are as follows:

# of persons in the household	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Maximum Income Limits	49,950	57,050	64,200	71,300	77,050	82,750	88,450	94,150
Not Eligible	49,951 and above	57,051 and above	64,201 and above	71,301 and above	77,051 and above	82,751 and above	88,451 and above	94,151 and above