



COUNTY OF ERIE

Department of Planning
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Kathy Dahlkemper
County Executive

Amy Murdoch
Director

To:	Low-to-Moderate Income (LMI) Homeowners in McKean Township
From:	Erie County Department of Planning
Subject:	Single Family Housing Rehabilitation Project
Date	April 2018

McKean Township is the recipient of Community Development Block Grant (CDBG) funds and has set aside a portion of these monies to fix up homes owned and occupied by low-to-moderate families. The Erie County Department of Planning (ECDP) and the Erie Redevelopment Authority (ERA) administer the program on behalf of the Township.

If after reading the information contained herein you would like to apply for assistance, please complete the application form and return it to:

Erie County Department of Planning
150 East Front Street, Suite 300
Erie, PA 16507
Attn.: Joseph T. Berdis

ELIGIBILITY

The assistance is available for Low-to-Moderate Income (LMI) families who own and occupy their homes. A LMI family is one whose income is no more than 80% of the median income for Erie County as determined by HUD based on a four-person family and adjusted upward or downward for smaller or larger families.

The current income limits (*effective April 1, 2018*) are as follows:

FAMILY SIZE (Number of people in household)	1	2	3	4	5	6	7	8 (+)
LMI (80%) (Your income cannot exceed the amount listed for your family size)	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300

TYPES OF IMPROVEMENTS

Homes selected for the rehabilitation work will be improved to make them safe, decent, sanitary and energy efficient according to HUD Housing Quality Standards. Improvements may include, but are not limited to, such things as:

- Repair or replacement of roofs; including shingles, roof vents and chimney flashings
- Repair or replacement of rain gutters, fascia, and soffits
- Repair or replacement of doors and windows
- Repair or replacement of house siding, including painting
- Repair or replacement of porches and decks
- Exterior and interior caulking, sealing, insulation and weather proofing
- Repair or replacement of furnaces and hot water tanks
- Plumbing and electrical upgrades to meet code requirements
- Bathroom and kitchen facility repairs

Homes must be single-family structures and owner occupied. Mobile homes on private property are eligible. Mobile homes on leased property are not eligible. Homes built before 1987 will be tested / cleared for lead based paint hazards. Homes located within floodplains will not be eligible for assistance under the program.

TYPE of ASSISTANCE

The assistance will be in the form of a 100% Hardship Grant. The grant monies will pay the cost of rehabilitation up to \$24,999, as well as incidental costs associated with project.

FIVE (5) YEAR FORGIVABLE LIEN

It is a program requirement that a lien equal to the amount of grant funds used to rehabilitate a house be placed against the program participant’s property. The lien is filed as a safeguard to prevent property owners from making a profit from public dollars. The lien is for a five (5) year period and filed at the time an agreement for rehabilitation services is executed between the property owner and the Erie Redevelopment Authority.

Twenty percent (20%) of the total lien is forgiven each year until a zero (0) balance is reached at the end of the fifth year, thereafter releasing the property owner of any dollar obligation. If the property owner sells, vacates or rents the house before the five-year period expires, the pro-rated balance of funds must be paid back to the County. If the property owner should die before the five-year period has ended, the lien is forgiven, provided that the house is transferred to a member of the immediate family.

PROCESS

Upon receipt of a completed Application, the Department of Planning will forward your information to the Erie Redevelopment Authority (ERA) who will be responsible for carrying out the program on behalf of the County. The ERA will certify applicant eligibility, conduct a preliminary home inspection; prepare work specifications; secure the services of contractors, and inspect and approve all completed work.

CONTACT INFORMATION

Information regarding the status of your completed Application should be directed to:

Ms. Kelly Neville
 Intake Coordinator
 Erie Redevelopment Authority
 626 State Street, Erie, PA 16501
 (814) 870-1540

or

Mr. Pat Otteni
 Rehabilitation Program Manager/Inspector
 Erie Redevelopment Authority
 626 State Street, Erie, PA 16501
 (814) 870-1549