

**BEFORE**



**AFTER**



## Priorities

**Preference may be given to cases with special needs, including the following:**

- 1. Households with lower income may be given preference over those with income closer to the current limits.**
- 2. Households with fixed income may be given preference over those with income that could increase in the future.**
- 3. Properties with occupants who are disabled or frail elderly will be given preference for assistance.**
- 4. Properties that need emergency repairs to eliminate problems that are a threat to the building or to the health and safety of the occupants.**
- 5. Properties with serious code violations that are a threat to the integrity of the structure or the safety of the occupants.**

Program Guidelines also establish priorities for the repairs that will be considered, including: **1) health and safety** improvements required by local and state building codes; **2) energy efficiency and conservation**; and **3) other repairs** needed to address serious problems.



# Housing Rehabilitation Program

**John Diamond, Mayor**

**Common Council:**  
Dan Hall, At-Large  
Jim Campinell, Ward 1  
S. William Collins, Ward 2  
Jane Reid, Ward 3  
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# Housing Rehabilitation Program

*Revitalizing Glens Falls one house at a time*

**Grant and loan assistance to cover 100% of the cost of eligible home improvements\***

*\*up to \$25,000 per housing unit  
If funding is available*

## Is My Property Eligible?

- ✓ Owner-occupied AND rental properties anywhere in the City
- ✓ Deed recorded in the Warren County Clerk's Office
- ✓ Paid real estate taxes
- ✓ Paid homeowner's insurance
- ✓ Current water & sewer charges paid for all City properties owned by the applicant

## Do I Qualify?

Home owners and tenants seeking assistance must qualify as low or moderate income (all sources including Social Security must be counted) under limits set by the U.S. Department of Housing and Urban Development (HUD) – see below.

Family Size	Household Income
1-Person	\$35,250
2-Person	\$40,250
3-Person	\$45,300
4-Person	\$50,300
5-Person	\$54,350
6-Person	\$58,350
7-Person	\$62,400
8-Person	\$66,400

*Note: Income limits (effective 12/18/13) are revised annually by HUD*

## Owner-Occupied Homes

Grants are available to cover up to 100% of the cost of eligible improvements in owner-occupied homes (one-to-four units with the owner residing in the property).

## Rental Properties

Grants are available to cover 50% of the cost of eligible improvements in qualified rental apartments. The balance can be covered with low-interest loans. Rental property owners must agree to limit rents (including utilities paid by the tenant) for five years after all work is completed.

Unit Size	Vacant	Occupied
0 BRs	\$520/mo.	\$572/mo.
1 BR	\$666/mo.	\$733/mo.
2 BRs	\$809/mo.	\$890/mo.
3 BRs	\$1,087/mo.	\$1,196/mo.
4 BRs	\$1,241/mo.	\$1,365/mo.

## How Do I Apply?

- ① Obtain an application from the Community Development Office by calling: 518-761-3833
- ② Submit eligibility documentation
- ③ Contact the CD Office to review your application

## How Does It Work?

- ✓ A Rehabilitation Coordinator (RC) will work with you to identify needed home improvements
- ✓ The RC will provide a list of approved local contractors
- ✓ The RC will inspect the work with you to ensure that it is done properly



Funding for this program is provided by the U. S. Department of Housing and Urban Development

