



CITY OF NIAGARA FALLS, NEW YORK
DEPARTMENT OF COMMUNITY DEVELOPMENT
Carnegie Building, 1022 Main Street – P.O. Box 69
Niagara Falls, New York 14302

Summary of the Residential Housing Rehabilitation Programs

Residential Housing Rehabilitation Programs:

The City of Niagara Falls has financing available to help property owners make needed improvements to their home. Funds are available for owner-occupants and investors who own property in the following target areas:

Community Development Rehabilitation Target Areas
(Areas Revised – January 1, 2011)

LaSalle Area:

From 56th Street to 72nd Street (from Frontier Avenue and LaSalle Expressway to Niagara Falls Blvd)

East of Hyde Park Area:

Hyde Park Boulevard to 29th Street
 Jerauld Avenue to Porter Road

DeVeaux Area:

The following streets: Bell, Clifton, Crescent, DeVeaux, Ethel, Hudson, McKoon, Monteagle, Patricia, Roselle, and the following specified DeVeaux areas:

- College Avenue from 1102 to 1305
- James Avenue east of Lewiston Road (1100 up to 1367)
- Lafayette Avenue from 1401 to 1509
- Lewiston Road from 2801 to 2913 (east side of Lewiston Rd)
- Macklem Avenue 2815 to 2911 Macklem Avenue
- Maple Avenue from 1100 to 1358
- Vanderbilt Avenue from 1100 to 1342
- Wyoming Avenue from 1403 to 1471

Deferred Loan Program
Owner Occupied, One to Four Family Properties

The City will finance up to 100% of the cost of property improvements at 0% with no monthly payments, 50% of the loan is forgiven after 3 years. The balance is due only when the title to the property is transferred. Maximum level of funding is \$25,000.00 per single family home and \$5,000.00 for each additional unit.

To apply, applications must meet the following basic requirements: The property must be located within the City's Community Development target areas, must be owner-occupied, the property taxes must be current, household assets cannot exceed \$30,000.00 and the household income cannot exceed the following income guidelines:

HUD'S 80% MEDIAN INCOME LIMITS	
Number of Person In Household	* Income Limits Effective 5/31/11
<u>1 Person</u>	<u>\$36,600</u>
<u>2 Persons</u>	<u>\$41,800</u>
<u>3 Persons</u>	<u>\$47,050</u>
<u>4 Persons</u>	<u>\$52,250</u>
<u>5 Persons</u>	<u>\$56,450</u>
<u>6 Persons</u>	<u>\$60,650</u>
<u>7 Persons</u>	<u>\$64,800</u>
<u>8 Persons</u>	<u>\$69,000</u>

(*Income limits are usually revised annually in mid March)

Rental Rehabilitation Program / Investors

The City recognizes the fact that, in the current rental market, it is often economically infeasible to keep up with all repairs that accumulate over time on rental properties. In an effort to make property improvements affordable, the City will provide investor owners a deferred grant in the amount of 50% of the funding needed to make necessary improvements. No repayment is required unless the owner sells or transfers title to the property within five years. After five years there is no repayment required. The maximum level of City funding is \$50,000.00 per property (\$25,000.00 maximum per unit), plus an additional \$5,000.00 per each additional unit and \$20,000.00 maximum for the lead-based paint hazard control. After rehabilitation the owner must agree to restrict rents so that the rents will be affordable to low and moderate income households.

To apply, applications must meet the following basic requirements: The property must be located within the City's Community Development target areas, the owner must own the property with a deed and property taxes must be current and paid to date.

General Rehabilitation Standards:

The property will be inspected to determine the scope of work. The work is prioritized to eliminate health and safety issues, correct code violations, make the home more energy efficient, and other cosmetic improvements. Staff will provide written specifications for all work contracted through the program. The work will be bid out to a list of approved qualified contractors. Final payment to the contractor will only be made after the work is 100% completed and approved by the appropriate inspectors. This procedure is required to assure the quality of workmanship, all housing standards including HUD requirements and local codes are in compliance.

Home Ownership Opportunity:

Department of Community Development Closing Costs Assistance Grant Program

Eligible first-time homebuyers may receive a grant up to \$2,500.00 to cover closing costs needed to secure their mortgage deal. Applications must meet the following requirements to qualify for the program:

1. Must be a first time homebuyer (*you may be considered a first-time homebuyer if you or your spouse have not owned a home 3 years from the date prior to application, except for a displaced homemaker or a single parent, who while married, owned a home with your spouse or resided in a home owned by the spouse*).
2. Home must be located in the City of Niagara Falls, New York.
3. Your household income cannot exceed HUD's 80% median income limits (see page 2).
4. Your household assets may not exceed \$20,000.00. Assets will include (but not limit to) all savings, checking, certificate of deposit, trust funds and retirement accounts, etc.
5. Must provide a commitment letter or pre-qualification letter for financing from a bank or lender and you must provide a signed real estate contract for the purchase of the home.
6. Must provide a First-time Homebuyer Education Certificate.
7. Must agree to execute, at the time of closing, an agreement with Community Development to own and occupy the home for a five (5) year period.

For First-Time Home Owners with Closing Cost Assistance Grants Home Improvement – Housing Rehabilitation Assistance

First-time homeowners that participate in the closing cost assistance program may be eligible for housing rehabilitation assistance (Deferred Loan Program) through the Department of Community Development. To qualify, the property must be located in the Community Development designated target areas as outlined on page 1 and you must meet all established owner-occupied program requirements including HUD's 80% Median Income Limits. **Homeownership assistance is identified as the City's #1 priority in the 5 Year Consolidated Plan & Strategy. As such, a qualified first-time homebuyer will be prioritized for rehabilitation assistance through the City's housing rehabilitation program.**

Education Classes (When Available):

Lead Based Paint Safe Work Practices Training:

This an innovative partnership of private, public, local and national organizations dedicated to lead safe housing in Western New York. **Upper New York State Environmental** provides the following services at no charge to eligible participants:

The course is offered to property owners and building staff who undertake maintenance activities at single-family homes and multi-unit rental properties, including activities that are regulated under HUD 24 CFR 35. Students who successfully complete this course meet the performance standard of HUD's Lead Paint Regulation 24 CFR 1330(a) (4) (iii).

A twenty-five (25) question examination is conducted at course completion. Students who successfully complete the course and examination will be issued a certificate of course completion.

There will be a training class each month at the Lead Connections Office, 346 Austin Street, Buffalo, NY 14207, you can contact the Community Development Office for the dates and times. For more detailed information, you can also visit www.leadconnections.org. or call 833-2929 or 888-436-8314.

Homebuyer Education Services

The Carolyn Van Schaik Home Ownership Center

The Center offers homebuyer education options to meet varying client needs. These include:

- First Time Homebuyer Education - First Time Homebuyer Fast Tract Session
- One on One Homebuyer Counseling
- Credit Counseling and Repair
- Foreclosure Intervention and Counseling
- Reverse Mortgage Counseling

Also, you may be eligible for closing cost assistance grants through the partners' programs and/or deferred loans and other assistance through our sponsor lenders. The Sponsors: Bank of America, Citizens, First Niagara Bank, HSBC Bank, Key Bank, M & T Bank.

For more information contact the Home Ownership Center at the Neighborhood Housing Services Office (NHS), 479 – 16th Street, Niagara Falls, NY 14303 (716) 285-7778.

AN EQUAL OPPORTUNITY GOVERNMENT SPONSORED PARTNERSHIP

If you want more information concerning the target areas, the housing rehabilitation programs and the closing cost grants, please contact our office at:

**Department of Community Development
CARNEGIE BUILDING
1022 Main Street – P.O. BOX 69
Niagara Falls, New York 14302-0069
(716) 286-8800, 286-8812 or 286-8815
FAX 286-8809**

Business Hours - 8:00 a.m to 4:00 p.m.



If your property is not located in the City's Community Development's target areas, you may contact the following agencies to see if the property is located in their target areas:

1. **Center City Neighborhood Development Corporation**

1824 Main Street
Niagara Falls, New York 14305
(716) 282-3738

Center City - located in the heart of the City of Niagara Falls and is bounded by:

- * New York State railroad right of way on the north.
- * Hyde Park Boulevard on the east.
- * Pine Avenue/Buffalo Avenue/Niagara Street on the south; and
- * Whirlpool Street/Second Street on the west.

Note: Above areas are subject to change by Center City, not all areas may be eligible for funding.

2. **Neighborhood Housing Services (NHS)**

479 – 16th Street
Niagara Falls, New York 14303
(716) 285-7778

NHS – located in the south end of the City of Niagara Falls and is bounded by:

- * Pine Avenue on the north.
- * Portage Road on the west.
- * Buffalo Avenue on the south; and
- * Railroad tracks from Pine Avenue at 39th Street to Buffalo Avenue on the east.

Note: Above areas are subject to change by NHS, not all areas may be eligible for funding.

3. **Highland Avenue Residents (HCRC, Inc.)**

Highland Community Revitalization Committee Inc.
2616 Highland Avenue (Renaissance Center)
Niagara Falls, New York 14305
(716) 282-2325

Note: Above areas are subject to change by HCRC, Inc., not all areas may be eligible for funding.