

VILLAGE of WALDEN  
RESIDENTIAL HOUSING  
REHABILITATION  
PROGRAM

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## **What is the Small Cities Rehabilitation Program?**

The Housing Rehabilitation Program is part of the Village Board's effort to improve housing conditions and the appearance of the Village. The original funding came from the U.S. Department of Housing & Urban Development (HUD).

The Village received five grants under this program. The funds were loaned to eligible owners and their repayments were made to the Village of Walden. The Village thereafter loans out that money in accordance with the requirements set forth in this document.

The Village of Walden expressly reserves the right to perform inspections on the premises to insure the property is being adequately maintained throughout the life of the loan.

## **Who is Eligible?**

Village Homeowners whose total household income is less than the limits below are eligible to receive assistance under this program. The adjusted gross income (AGI) on the IRS 1040 is used to determine income.

<u>Family Size</u>	<u>2015 Income Limits</u>
1	\$46,100
2	\$52,650
3	\$59,250
4	\$65,800
5	\$71,100
6	\$76,350
7	\$81,600
8	\$86,900

(subject to annual change by HUD)

## **Terms of Eligible Loans**

The payment terms and interest rates are dependent upon Orange County median income parameters as follows (Subject to terms as outlined in Resolution 19-15-16):

- Zero (0%) percent interest if you are sixty (60%) percent or below of the Orange County median income;
- One (1%) percent if you are sixty-one (61%) to eighty (80%) percent of the Orange County median income;
- Two (2%) percent if you are between eighty-one (81%) and one hundred (100%) percent of the Orange County median income;
- Three (3%) percent if you are at one hundred (100%) percent or above the Orange County median income.

The terms of the loan may be extended out to a maximum of twenty (20) years and must be self-amortizing, i.e., monthly payments are required to pay the debt off in full by the end of the term established in the loan documents. (The Village Manager has the right to waive this requirement under exigent circumstances).

## **Eligible Home Improvements**

According to federal guidelines, priority must be given to repairs which eliminate health and safety hazards: that is, housing code violations. Energy efficiency and ADA accessibility are also eligible.

These are some examples of eligible work:

### **Structural Repairs**

- Foundation, structural beams, joists
- Stairs and porches
- Roofs and chimneys

### **Replacements**

- Plumbing and plumbing fixtures
- Furnaces, boilers and water heaters

- Wiring and electrical services
- Water and sewer lateral replacements

### **General Exterior Work**

- Lead paint removal
- Asbestos removal/abatement/remediation
- Exterior painting and siding
- Repair of woodwork, windows, trim
- Gutters & leaders

### **General Interior Work**

- Lead paint removal
- Asbestos removal/abatement/remediation
- Wall and ceiling repairs
- Flooring repairs
- Painting

### **Energy Efficiency**

- Insulation
- Replacement doors and windows
- Storm windows and doors

### **ADA Accessibility**

- Wheelchair ramps
- Widened doorways
- Special plumbing fixtures
- Handrails

### **Ineligible Work**

Items such as driveways, garages, solar panels or cosmetic improvements are not eligible.

## **Information Required to Process Your Loan**

Before you start the loan process with the Village, be prepared to provide some information to your loan officer. Have it ready now to save time later.

- Address to your place of residence (past five years)
- Social Security Numbers of all owners
- Names and location of your employers (last five years)
- Gross monthly salary at your current job(s)
- Pertinent information for all checking and savings accounts
- Pertinent information for all open loans
- Complete information for other real estate you own
- Approximate value of all personal property
- Current check stubs and your W-2 forms (past two years)
- Personal tax returns (past two years), current income statement and business balance sheet for self-employed individuals

## **Additional Information Required**

- Credit report showing a minimum FICO score of 580 (Village of Walden to obtain at owner's expense)
- Appraisal showing evidence of equity in property (Village of Walden to obtain at owner's expense)
- Title Insurance in favor of the Village of Walden, as Mortgagee (Village of Walden to obtain at owner's expense)
- Property and Casualty Insurance showing the Village of Walden as a named insured in an amount at least equal to the replacement value of the premises (Property owner to obtain)

## **Required Fees**

- Application fee of \$425.00 (includes credit report and appraisal)
- Title Insurance (this can be paid directly by the borrower or may be added into the loan amount)
- New York State Mortgage Tax
- Orange County Clerk recording fees