

Town of Tonawanda and Village of Kenmore Community Development Home Repair Program

Attractive residential neighborhoods are a major asset to community living. To further this ideal, the Town of Tonawanda and the Village of Kenmore are offering the 0% Interest, Deferred Payment Loan Program to help homeowners maintain and improve their property. These efforts will enhance your neighborhood and maintain the desirability of your Town and Village.

GUIDELINES

The Deferred Payment Loan Program: As a resident in the Town of Tonawanda or Village of Kenmore, you may be eligible for the Town's/Village's *Community Development 0% Interest, Deferred Payment Loan Program* to make repairs to your home. This 0% interest loan is secured with a note and mortgage and is repaid at the time your house is sold, when ownership changes, at the time of the death of the mortgagor, the loan recipient is no longer living in his/her house, or if the house is used as income property.



Program Qualification Phase: Verify ownership, taxes are up to date and escrowed (if there is a mortgage), residency, equity in your property and income. Your annual gross income and benefits must not exceed the following limits for your household size. The income limits are adjusted every year by the Department of Housing and Urban Development.

1 person ~ \$41,850 ~ 2 persons ~ \$47,800 ~ 3 persons ~ \$53,800 ~ 4 persons ~ \$59,750
5 persons ~ \$64,550 ~ 6 persons ~ \$69,350 ~ 7 persons ~ \$74,100 ~ 8 persons ~ \$78,900

Property Review Phase: You may make approved permanent improvements with the loan. The program does not pay for improvements that are started prior to receiving approval for a loan. Home repairs may include the replacement of plumbing, electrical, heating, or roofing systems; installation of insulation and siding; and the correction of structural deficiencies. The Town's/Village's Community Development Code Enforcement Officer will perform an inspection of your property and prepare detailed work write-up/ specifications, which you will use to obtain bids for the home repair work.

Lead-Based Paint Phase: Effective September 15, 2000, the Department of Housing and Urban Development (HUD) invoked new Lead-Based Paint (LBP) regulations. During the Inspector's visit, he will explain to you that a "risk assessment" will be performed by a contractor hired and paid for by the Town. The risk assessment will reveal if there are any lead hazards in your home; and if so, the interim controls required to meet EPA standards. Interim controls are paid for by the homeowner through the loan.

Bid Phase: Using the work write-up/ specifications, bid forms will be prepared by the Town/Village Community Development Code Enforcement Officer. You will be asked to solicit at least two estimates for the home repair work. The Community Development Office will make sure that the contractor from whom you are requesting a bid meets the Town's/Village's minimum insurance qualifications set for contractors who perform work through the program. The lowest responsible bidder will be awarded the contract.



Home Improvement Phase: Three business days after you sign the contract, you will notify the contractor that the home repair work may begin. The Inspector will inspect the repair work at appropriate intervals to make sure the work is being performed in accordance with the work write-up/ specifications. When the work is completed and a Final Inspection & Request for Payment Form signed, a check will be issued to pay the contractor.

RESIDENT HOMEOWNERS IN THE TOWN OF TONAWANDA WHO WISH TO PARTICIPATE IN THE 0% INTEREST, DEFERRED PAYMENT LOAN PROGRAM OR DESIRE FURTHER INFORMATION SHOULD CALL 871-8847. VILLAGE OF KENMORE HOMEOWNERS SHOULD CALL 873-5700.