

LYCOMING COUNTY PHARE HOUSING PROGRAM GUIDELINES "Brodart Neighborhood Project"

PHARE Housing Program funding is provided to income eligible county residents for **homeowner occupied** rehabilitation. **Applications are processed on a first come-first served basis.**

Income Guidelines:

Income is based on HUD median income limits by county. These limits range from very low-to-moderate.

PHARE - Lyc 2013								
maximum 200% of median for Lycoming								
#	30%	50%	60%	80%	100%	120%	150%	200%
1	\$11,650	\$19,400	\$23,280	\$31,000	\$37,200	\$44,640.00	\$55,800.00	\$74,400.00
2	\$13,330	\$22,150	\$26,580	\$35,400	\$42,480	\$50,976.00	\$63,720.00	\$84,960.00
3	\$14,950	\$24,900	\$29,880	\$39,850	\$47,820	\$57,384.00	\$71,730.00	\$95,640.00
4	\$16,600	\$27,650	\$33,180	\$44,250	\$53,100	\$63,720.00	\$79,650.00	\$106,200.00
5	\$17,950	\$29,900	\$35,880	\$47,800	\$57,360	\$68,832.00	\$86,040.00	\$114,720.00
6	\$19,300	\$32,100	\$38,520	\$51,350	\$61,620	\$73,944.00	\$92,430.00	\$123,240.00
7	\$20,600	\$34,300	\$41,160	\$54,900	\$65,880	\$79,056.00	\$98,820.00	\$131,760.00
8+	\$21,950	\$36,500	\$43,800	\$58,450	\$70,140	\$84,168.00	\$105,210.00	\$140,280.00

Program Stipulations:

- Each program beneficiary could be eligible to receive a maximum allocation of \$25,000 in program funds; and
- All applicants will be required to attend a 3-hour housing counseling session.
- The assistance will be in the form of a grant. Prior to improvements, the property owner will be required to participate in a pre-construction conference to discuss the scope of work, environmental issues, and to sign the construction agreement documentation.

Criteria to apply:

- Property must be occupied by an income-eligible homeowner; and
- Must be the owner's principal residence; and
- Taxes must be current; and
- The property may not be in foreclosure, for sale or put on the market for sale prior to the receipt of your application into the program, your acceptance into the program or during renovations work; and
- The property owner must possess a deed, mortgage, or a fee simple title; and
- The property must be located within the target area (Border on the West – Beeber Street, North – Andrews Court and Light Street, East – Berger Street, and South – West Fourth Street) – map attached

Eligible Property types include:

- Traditional single-family housing
- A condominium unit

Priority is given to those persons:

- Households with total yearly incomes that fall below 50% of the county median income
- Age 62 or older

Restrictions or non-eligible modifications include:

- Additions to existing buildings
- Rehabilitation of out buildings not attached to the home (sheds, garages, etc.)