



## AFFORDABLE HOUSING CORPORATION (AHC) HOME IMPROVEMENT PROGRAM (HIP)

<b>ACTIVITIES</b>	HIP funds may used for needed repairs and improvements of owner-occupied single-family homes, owner-occupied 2 to 4 family residences, condominiums and cooperatives. Repairs and improvements should include correcting any physical condition related to health or safety and other improvements to prolong the life of the building. Improvements may include replacement of a roof, upgrade of electrical, plumbing and/or heating systems.
<b>AREAS</b>	All areas of Westchester County are eligible.
<b>RECIPIENTS</b>	<p>Homeowners with incomes at or below 80% of the Area Median Income (AMI), established by HUD, are eligible. The home to be improved must be occupied as the household's principal residence.</p> <p>See Area Median Incomes for Westchester County to find maximum incomes by family size.</p>
<b>FUNDS</b>	Eligible Homeowners may receive up to \$15,000 towards needed repairs under this program but these funds must be matched through contributions from other sources. Matching funds may include funds provided directly by the homeowner, other funds administered by Westchester County, bank loans or other sources. For every \$3 in HIP funding, \$2 in matching funds will need to be provided through other sources. Funds are provided through the New York State Affordable Housing Corporation.
<b>TECHNICAL ASSISTANCE</b>	A Westchester County Rehabilitation Specialist will inspect the property after receipt of a complete application. The Specialist will develop construction details and bid specifications, send them to contractors for bids on behalf of the homeowners, review the proposals for selection of the lowest qualified bidder, and inspect all work upon the receipt of vouchers for payment.
<b>RESTRICTIONS</b>	Recipients must sign a deferred mortgage agreement for a term of 2, 5 or 10 years, depending on the amount of HIP funds provided. The deferred mortgage is forgivable if the owner continues to reside in the property for the term of the mortgage. If the property is sold or transferred to anyone, repayment of the remaining HIP funds on the mortgage must be paid in full.
<b>CONTACT INFORMATION</b>	Interested homeowners should call or e-mail for more information and application: 914-995-2413 or <a href="mailto:tka1@westchestergov.com">tka1@westchestergov.com</a>