

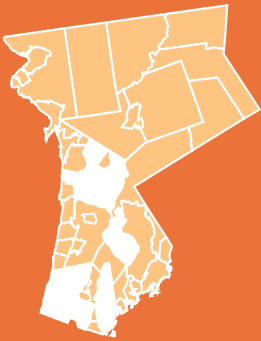


## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROPERTY IMPROVEMENT PROGRAM (PIP)

### ACTIVITIES

CDBG PIP funds are used to rehabilitate single or multi-family housing and may be used to acquire and rehabilitate property for affordable rental housing and homeownership, including accessory apartments.

### AREAS



Westchester County administers PIP funds for the following 40 municipalities in the Urban County Consortium:

Ardsley	Eastchester	Mamaroneck Town	Peekskill	Rye City
Bedford	Elmsford	Mamaroneck Village	Pelham Village	Rye Town
Briarcliff Manor	Greenburgh	Mount Kisco	Pelham Manor	Scarsdale
Bronxville	Harrison	New Castle	Pelham Town	Sleepy Hollow
Buchanan	Hastings-on-Hudson	North Castle	Pleasantville	Somers
Cortlandt	Irvington	North Salem	Port Chester	Tarrytown
Croton-on-Hudson	Larchmont	Ossining Town	Pound Ridge	Tuckahoe
Dobbs Ferry	Lewisboro	Ossining Village	Rye Brook	Yorktown

### RESIDENT INCOME

**Rental Housing:** In a multi-family building, at least 51% of the apartments must be rented to families earning no more than 80% of the Area Median Income (AMI), which is established by HUD, with households paying approximately 30% of their incomes for housing costs.

**Ownership Housing:** Single family homes, condominiums and cooperative ownership units must be occupied or sold to families earning no more than 80% of the AMI. Total housing costs are approximately 30% of household income. Homeownership units must be the homebuyer's principal residence.

See Area Median Incomes for Westchester County to find maximum incomes by family size.

### RECIPIENTS

Homeowners and owners of rental housing occupied by income eligible residents are eligible. Also, experienced for-profit and non-profit sponsors or developers may apply for funding.

To meet affordability requirements, development profit may be limited.

### FUNDS

Funds are provided as loans on the basis of financial need and feasibility, and HUD requirements. Loan terms are based on the applicant's ability to repay.



**TECHNICAL ASSISTANCE AVAILABLE**

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 their bids on behalf of the homeowners, review the returned proposals for selection of the lowest qualified bidder, and inspect all work upon the receipt of vouchers for payment.

**RESTRICTIONS**

PIP projects are restricted for a period of affordability. The minimum period is 20 years or the length of the loan, whichever is longer, or as approved by the County. CDBG PIP contracts are three-way contracts, executed between the County, the property owner, and the selected contractor. Funds are released to the contractor upon requisition of funds and inspection of work completed.

**CONTACT INFORMATION**

Interested homeowners and property owners should call or e-mail for more information and an application: 914-995-2413 or [tkal@westchestergov.com](mailto:tkal@westchestergov.com).

Interested non-profit and for-profit developers should call or e-mail Deborah DeLong, Director of Housing, Westchester County Department of Planning at 914-995-6494 or [ddd2@westchestergov.com](mailto:ddd2@westchestergov.com)

