




ERIE COUNTY RENTAL REHABILITATION PROGRAM

FOR MORE INFORMATION

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Sponsored by:

Erie County Department of Environment
& Planning

Mark C. Poloncarz Daniel R. Castle
County Executive Commissioner

Funded by:

United States
Department of Housing
and Urban Development
(HUD)



Erie County Department of Environment and Planning
Community Development Block Grant Program
Edward A. Rath County Office Building
95 Franklin Street, 10th Floor
Buffalo, New York, 14202



ELIGIBLE APPLICANTS

The program is available to property owners who rent units located within any Erie County municipality EXCEPT the City of Buffalo, the Towns of Amherst, Cheektowaga, Hamburg, and Tonawanda, and the villages within these towns.

The rental property must also fail to meet one or more standards as required by applicable local, state, and federal housing codes.

FINANCIAL ASSISTANCE

Financial assistance is available to carry out eligible rehabilitation expenses within the following maximum funding parameters:

MAXIMUM PER UNIT FINANCIAL ASSISTANCE \$15,000

The funds are provided in the form of a 0% interest deferred loan secured by a mortgage on the property.

Funds become fully due upon sale or transfer of the property.

OTHER PROGRAM REQUIREMENTS

- The property owner must provide 10% or more of the rehabilitation cost.
- Property can have a maximum of up to six units to be eligible.
- For a period of seven years the property owner must rent those units receiving program funds to low/moderate income households.
- For a period of seven years rents charged to low/moderate income tenants cannot exceed the fair market rents established for Erie County as determined by the federal government.

The monthly rents currently range from \$1,176 for 2-bedroom units to \$1,438 for 3-bedroom units.



SAMPLE ELIGIBLE REPAIRS



All work required to correct code and/or ordinance violations.

Replacement of building systems in danger or failure.

All energy-related repairs (storm windows, insulations, etc.).

Handicapped accessibility improvements.

MONITORING

For seven years following completion of the rehabilitation work, Erie County conducts periodic monitoring of the property owners compliance with the program. This includes:

Review of rents charged low/moderate income tenants.

Verification of low/moderate income status of new tenants occupying rental unit(s) over the previous 12 months