Household Income Limits

The Monroe County Housing Rehabilitation Program provides owner-occupied, income-eligible households with health and safety repairs.

**Income limits are subject to change annually according to HUD Guidelines.*

Household Size	Income Limit
1	$58,450
2	$66,800
3	$75,150
4	$83,500
5	$90,200
6	$96,900
7	$103,550
8	$110,250

What you need to Apply for Assistance:

- Be an owner occupant in Monroe County.
- Income must be equal to or less than the income limits determined by HUD. (See chart on back).
- The home must be your principal residence.
- You must have resided in your home for at least 1 year prior to application process.
- Be a United States citizen.
- Mortgage, Property & School Taxes and Homeowners Insurance must be current.
- The home can not be listed for sale or in jeopardy of foreclosure.

MONROE COUNTY
Redevelopment Authority
BUILDING STRONGER COMMUNITIES TOGETHER

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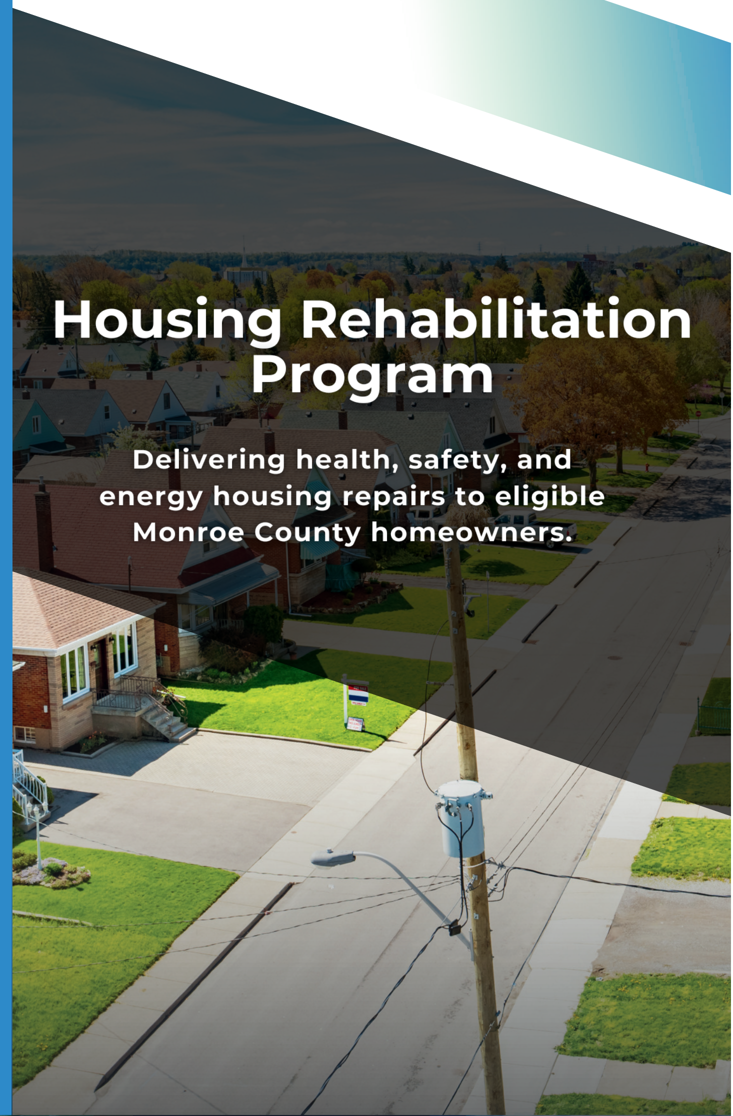

Housing Rehabilitation Program

Delivering health, safety, and energy housing repairs to eligible Monroe County homeowners.

About the Housing Rehabilitation Program

Monroe County offers grants for health, safety, and energy efficient repairs to low-income homeowners, with some forgivable after 7 years of owner-occupied residency.

Limited grant funding is available through federal and state agencies, including the Pennsylvania Department of Community and Economic Development.

Funding is awarded on a first-come, first-served basis with a waiting list.

Equal Opportunity Commitment

The Housing Rehabilitation Program ensures fair treatment for all participants, regardless of race, color, creed, national origin, sex, religion, age, disability, or familial status.

Home Inspections and Competitive Bidding

Our Rehab Specialist identifies essential repairs, inviting agency-approved contractors to submit their bids for each homeowner project.

Quality Assurance

Repairs must pass inspection by the RDA Rehab Specialist, and in instances, the local code officials, before payments are released.

How Do I Determine My Income?

All income for every adult household members received in the immediate 12 months prior to their application is counted. The following is considered income:

- Total gross wages and salaries, including overtime and bonuses, before any deductions
- Net income from self-employment, including earnings from rental properties
- Earnings from assets, including interest and dividends
- Full Social Security payments (before Medicare deductions), including payments received by adults on behalf of minors
- Replacement income, including unemployment benefits, disability compensation, workers' compensation, and severance pay
- Regular and predictable payments, such as alimony or recurring contributions like gifts from someone outside the household
- Income from annuities, insurance policies, retirement funds, pensions, or similar periodic payments, including lump sums for delayed payments

What are Potential Health and Safety Repairs?

- Major System Repairs
  - Heating, electrical, plumbing, roofing.
- Energy Efficiency Upgrades
  - Enhancing home energy performance.
- Structural Improvements
  - Repairs to floors, decks, porches.
- Window and Door Upgrades
  - Replacing or repairing windows and doors.
- Lead Hazard Testing/Abatement
  - Required for homes built pre-1978.
- Radon Testing/Mitigation
  - Conducted for all residences.

Prohibited repairs include general property maintenance and cosmetic improvements.

Housing rehabilitation can eliminate environmental hazards and promote safe homes.