

CHAPTER II: ELIGIBLE PARTICIPANTS

A. WHO CAN APPLY

Any homeowner within Downe Township may apply for loan assistance under the Fiscal Year 2012 Downe Township Housing Rehabilitation Loan Program. Homeowner means the owner(s) of record and occupants of a residential housing unit at the time of application. Only single family detached dwellings in which the homeowner resides on a year round basis are eligible. Ownership will be established only on the basis of a recorded deed. The Township will not approve rehabilitation assistance where ownership is uncertain.

Since a lien will be recorded on the property, Downe will make loan awards only where it is possible to record a mortgage on the real estate, meaning house and lot.

There will be a lien on the homes assisted by this program as described below:

100% of the assistance is a deferred loan - This portion of the loan is not forgiven. The assistance provided will be paid back to the Township when the owner sells or transfers the home. The money paid back will finance future rehabilitation programs.

B. INCOME LIMITS/WHO QUALIFIES

Only homeowners whose 2010 annual income from all sources does not exceed the income limits in Table I, Column A, can receive loan assistance under Downe's program. (Note in 2012 the program will base eligibility on 2011 income)

TABLE 1

Household Size	Income Limit
1 person	\$34,950
2 persons	39,950
3 persons	44,950
4 persons	49,900
5 persons	53,900
6 persons	57,900
7 persons	61,900
8 or more	65,900

(The limits in Table I are subject to changes published by the United States of Housing and Urban Development.) Source: US Dept. of HUD, May 2011 Estimates

A person who is disabled, unemployed or receiving social security will be required to show a copy of the "award letter" from the appropriate agency. An applicant who is employed will be required to show their 2010 income tax return.

C. ELIGIBLE AREAS OF DOWNE TOWNSHIP

The project area for this program is the **entirety** of Downe Township with special priority given to residents of Newport, Fortescue and Dividing Creek.

D. FEDERAL FLOOD INSURANCE REQUIREMENTS

Federal flood insurance coverage is required in all cases where the applicant property is located within the 100 year flood hazard area. Applicants must provide evidence of flood insurance before assistance can be approved.

E. HISTORIC PRESERVATION REQUIREMENTS

The Township will consult with the State Office of Historic Preservation in all cases where rehabilitation is proposed for homes built before 1962, excepting certain internal improvements such as plumbing, heating, wiring, painting, carpeting and similar improvements that do not impact on the external visual look of the residence.

The NJ Department of Environmental Protection has determined that Newport contains a historic district. Within that area it may not be possible to undertake improvements such as windows or woodwork. NJ DEP in those instances may prohibit such improvements if they conclude a property contributes to the historic district.