

What is the Emergency Repair Loan Program?

The Emergency Repair Loan Program is an affordable home repair program designed to assist qualified homeowners repair one critical need in their home.

What repairs are eligible?

Items that generally qualify under the Emergency Repair Loan Program include:

- Non-functioning heater during heating season
- Severe plumbing leaks
- Unsafe electrical systems
- Severely leaking roof
- Replacement of a broken or non-functioning sewer line or system
- Replacement of a broken water line

What repairs are not eligible?

- Work carried out before a loan is approved is not eligible for funding.
- The property must be suitable for rehabilitation. A property may be considered unsuitable for repair or rehabilitation if it is deteriorated beyond feasible economic repair and/or the level of work exceeds the scope of the program.
- Ordinary homeowner maintenance items, exterior maintenance such as yard work, tree removal, snow removal, gutter cleaning and routine painting do not qualify. Work on detached buildings is not permitted.

What homes qualify?

- The home must be located in New Castle County, Delaware, outside the boundaries of the cities of Wilmington and Newark. Homeowners in those jurisdictions should contact their city offices for information on programs available to them.

Wilmington Real Estate & Housing
(302) 576-3000

Newark Home Improvement Program
(302) 366-7030

- Property value cannot exceed \$278,050 *after repairs are made*.
- There must be hazard insurance that meets program requirements on the property.
- Mobile homes must be on a permanent foundation located on land owned by the homeowner.
- Homes located in a flood zone may not be eligible for assistance.



Before and After

Funding is limited and is available on a first come first served basis. The program is offered based on availability of funds. Funding is not guaranteed. Applicants are evaluated based on eligibility.

Additional Requirements

- The Emergency Repair Loan Program is available to households with adjusted gross income below 80% of HUD Area Median Income, please see chart.
- The Emergency Repair Loan Program is a mortgage loan program. The lien placed on the home requires the applicant to live in the home as their primary residence during the term of the loan. Applicant must have resided in the home for a minimum six months at time of application.
- Applicants must meet all loan underwriting guidelines. Credit history must display an ability to meet monthly expenses on time.
- Applicants must be current on all mortgages and taxes and not have delinquent federal or county debt. Evidence of a payment plan with payments on time may be acceptable.
- Applicant cannot have assets in excess of program limits.
- There must be sufficient equity to cover the amount of the loan.
- Loan interest rate is 0%. Loan Term is three (3) or five (5) years, or deferred if income is below 50%, please see chart. Deferred loans are due and payable if the property is sold, rented, refinanced, transferred, or is no longer owner-occupied.
- Funding availability per loan is from \$500 to \$5,000.

Who will do the work?

Once eligibility has been determined, a Housing Rehabilitation Specialist from the Department of Community Services will visit your home to create a work write-up. Only contractor vendors approved by New Castle County are authorized to perform the repairs.

Advantages

Your home is probably the single most important investment you will ever make. Making repairs when needed protects your investment as well as ensures your family's comfort and safety.

How do I find out if I qualify?

If you are an owner occupant whose household adjusted gross income is at or below the amounts listed on the income guidelines chart, call the Department of Community Services.

302-395-5600
Monday – Friday
8:00 a.m. – 4:00 p.m.



Where does the money come from?

The Emergency Repair Loan Program is funded by the U.S. Department of Housing and Urban Development (HUD) through Community Development Block Grant (CDBG) funding.

INCOME GUIDELINES*

<i>Number in Household</i>	<i>Less than 50% of Median</i>	<i>Less than 80% of Median</i>
1	\$28,150	\$45,000
2	\$32,150	\$51,400
3	\$36,150	\$57,850
4	\$40,150	\$64,250
5	\$43,400	\$69,400
6	\$46,600	\$74,550
7	\$49,800	\$79,700
8	\$53,000	\$84,850

Effective 3/28/2016
**Subject to change.*



NEW CASTLE COUNTY
DEPARTMENT OF COMMUNITY SERVICES
Community Development
& Housing Division
77 Reads Way, New Castle, DE 19720
(302) 395-5600



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