

What Happens If I am Deemed Ineligible?

Applicants will receive written notice of the disposition of their application.

If ineligible, the applicant may appeal by requesting an informal hearing in writing before a County-designated hearing officer who did not make or approve the eligibility decision. The hearing will be conducted in a manner whereby each party will have an opportunity to present their position in full.

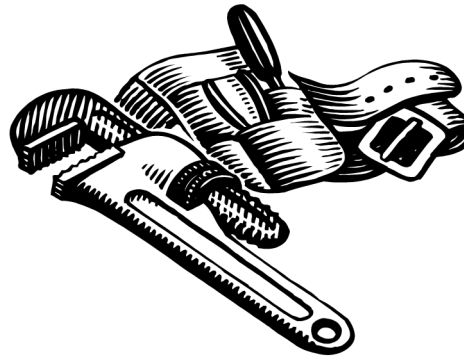
The hearing officer will render a decision in writing within 15 calendar days of the scheduled hearing. The applicant will have the right to legal counsel at their own expense. If the applicant cannot afford an attorney, they may contact Hunterdon County Legal Services Corporation at 82 Park Avenue, Flemington, NJ 08822 or telephone at (908) 782-7979.



*Working Together To
Keep Your House Your Home*

How Will My
Improvements Be Funded?

Funding assistance is provided in the form of a non-interest bearing and deferred payment loan to cover the cost of eligible rehabilitation. Repayment of the loan shall be secured by a lien on the property and does not have to be paid until the sale or transfer of the property. Only homes that have an appraised value exceeding the amount of any prior mortgages and an additional lien for the cost of repairs will be considered for participation in this program.



2021
HUNTERDON COUNTY
BOARD OF COMMISSIONERS
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HUNTERDON COUNTY
HOUSING REHABILITATION
PROGRAM



*Sponsored by
The Hunterdon County
Board of Commissioners
and the
NJ Department of Community Affairs
Small Cities Block Grant Program*

Kevin Burghardt, Program Manager

(908) 788-1336

Program Purpose

The Hunterdon County Housing Rehabilitation Program is funded by the New Jersey Department of Community Affairs Small Cities Program and managed by Hunterdon County staff. The goal is to maintain safe, accessible and energy efficient housing by helping eligible residents to correct code violations and other deficiencies in their homes.

How Do I Apply?

Applications are available at the County offices or online at www.co.hunterdon.nj.us/hchr.htm You may also request through the mail by writing to: *Hunterdon County Division of Housgin, Housing Rehabilitation Program, PO Box 2900, Flemington, NJ 08822.*

Once you complete the application in its entirety (including all verifications for income eligibility determination) forward the application to the address above.

Your application will be reviewed for completeness and you will be notified of receipt and if any documentation is required.

Your application will not be considered/rated until it is complete. Applications will remain open for 3 months.

It is the applicant's responsibility to complete the application. If you have questions regarding the application progress, please call the Hunterdon County Project Management at (908) 788-1336

Eligibility

Any resident of an owner-occupied dwelling in Hunterdon County:

- Who has resided in the County for at least one year and has not received funding from this program in the last three years.
- Whose property exhibits conditions that must be corrected in order to meet code standards, to prevent further deterioration or to safely access and occupy the home.
- Whose income from all resources does not exceed current HUD income guidelines (see table below).

HUD 2021 Income Guidelines
(effective May 31, 2021)

	1 Person	2 People	3 People	4 People
Low	\$43,150	\$49,300	\$55,450	\$61,600
Mod	\$57,250	\$65,400	\$73,600	\$81,750

	5 People	6 People	7 People	8 People
Very Low	\$66,550	\$71,500	\$76,400	\$81,350
Mod	\$88,300	\$94,850	\$101,400	\$107,950

Improvements that are Eligible for Funding

- Code violations that threaten the life or health of residents.
- Access into and throughout your home.
- Weather damage resulting in code violations.
- Heating (Cooling when deemed to be medically necessary)
- Electrical
- Plumbing
- Structural (Including Windows)
- Lead paint remediation
- Well and septic repairs

Rehabilitations intended primarily for cosmetic purposes will not be funded.

What Happens Once I am Approved?

Once your application is accepted, you have additional responsibilities working with program administration, including:

- Permit inspection of the property and identify work to be done.
- Meet with contractors and Hunterdon County Housing Rehabilitation staff to schedule work, sign agreements, etc.
- Permit Hunterdon County Housing Rehabilitation staff to inspect work as it occurs and participate with staff and contractors during and after the work is done in signing approvals and close-out documents.