

Columbia Housing Improvement & Homeownership Loan Program



Columbia Borough is pleased to partner with the Lancaster Housing Opportunity Partnership and the Lancaster County Housing Redevelopment Authority on the Columbia Home Improvement and Homeownership Loan Program (CHHL).

The goals of this program's two lending initiatives—for home purchasing and home improvement assistance—include enhancing both housing stock quality and the living conditions of borough residents, encouraging homeownership, and increasing community pride throughout Columbia's neighborhoods.

FOR MORE INFORMATION:

This document provides general information on the Columbia Home Improvement and Homeownership Loan Program's two lending initiatives.

Full CHHL Program Guidelines are available online at:

- www.lhop.org
- www.columbiapa.net

FOR ASSISTANCE:

Lancaster Housing Opportunity Partnership (LHOP)

123 East King Street, Lanc. PA 17602
(717) 291-9945

Columbia Life Network

336 Locust Street, Columbia, PA 17512
(717) 684-8094

Columbia Borough

308 Locust Street, Columbia, PA 17512
(717) 684-2467

LHOP staff will be available at the Columbia Life Network office twice each month to answer questions and help prepare applications.

Buying a home for the first time can seem daunting.

If you're not sure you are financially ready to purchase a home, you can call **Tabor Community Services** at (717) 397-5182 to access help with debt management, budgeting, and even a matched savings program! Tabor's services are now available at the Community Life Network office in Columbia.

HOMEBUYER INCENTIVE & ASSISTANCE INITIATIVE

This initiative follows the requirements of LHOP's First-Time Homebuyer Program through its Home Ownership Center. Find program information at: www.lhop.org/community-home-buyer-program/downpayment-assistance

ELIGIBILITY

Location:
Columbia Borough

Income:
First-time homebuyers who have not owned a home within the last three (3) years earning up to 100% of Area Median Income (AMI). The chart below shows the AMI adjusted for the number of adult household members:

1	\$48,600	5	\$74,900
2	\$55,500	6	\$80,400
3	\$62,400	7	\$86,000
4	\$69,300	8	\$91,500

Building Types:
(where the Applicant occupies the home as their primary residence):

- Single family home
- Two-unit home
- Manufactured home

GENERAL LOAN TERMS

Maximum Loan Amount:
\$10,000

Minimum Borrower Contribution:
1% of purchase price or \$1,000
(whichever is greater)

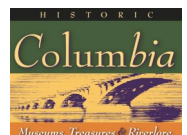
Interest Rate:
0%

Monthly Payments:
Optional. However, the full amount of loan is required to be repaid at the time of sale of the home or when the home is no longer the primary residence of the Borrower. A lien will be recorded on the property for the value of the loan.

Maximum Loan-to-Value (LTV) Ratio:
90%

Maximum Combined Loan-to-Value (CLTV) Ratio:
108%

Class Requirement:
Attendance at a Post-Purchase Class within 18 months of purchase settlement is required.



Columbia Housing Improvement & Homeownership Loan Program



HOME IMPROVEMENT / REVITALIZATION INITIATIVE

Columbia Borough is committed to both encouraging homeownership and ensuring our neighborhoods are full of safe and sound homes. Through this initiative, residents may apply for low-interest loans to complete needed improvements to their house (or to a building that they will occupy as a primary residence once renovations are completed).

ELIGIBILITY

Location:

Columbia Borough is focusing on homes located on the following streets:

- **North 3rd Street**
(Chestnut Street to Rt. 30)
- **North 2nd Street**
(Chestnut Street to Cedar Street)
- **200 block of Poplar Street**
(N. 2nd Street to N. 3rd Street)
- **200 block of Maple Street**
(N. 2nd Street to N. 3rd Street)
- **Walnut Street**
(N. 3rd Street to Front Street)
- **Cedar Street**

The Borough may amend eligible streets and areas depending on need and/or resources.

Building Types:

Principal buildings are eligible; accessory buildings such as garages or sheds are not.

Ownership:

Homeowners who live in single-family residential buildings as their primary residence, or are rehabbing and will live in the home as their primary residence once completed, and are current on taxes, municipal utility bills, and property insurance.

Income:

Households earning up to 120% of Area Median Income (AMI). The chart below shows the AMI adjusted for the number of adult household members:

1	\$58,320	5	\$89,880
2	\$66,600	6	\$96,480
3	\$74,880	7	\$103,200
4	\$83,160	8	\$109,800

GENERAL LOAN TERMS

Application Fee:

\$25

Loan Amount:

Will range from \$500 to \$15,000

Minimum Borrower Contribution:

Borrower must invest of their own funds, a minimum of 3% of the total loan amount.

Interest Rate:

1.5%

Monthly Payments:

Loan repayment will occur monthly for a period not to exceed 7 years. Homeowners earning less than 80% AMI may have 25% of the value of their loan deferred until the sale of the home, allowing for slightly lower monthly payments. A lien will be recorded on the property for the value of the loan.

Maximum Combined Loan-to-Value (CLTV) Ratio:

115%

Incentive:

Borrowers who are current on their payments after the first 3 years of the loan, will have the interest rate on the loan reduced by one-half percent (1/2%) for the remainder of the loan, so long as they remain current on repayment.

Late Payments and Delinquency:

Payments which are late by 7 or more days will incur a \$10 late fee. Accounts more than 30 days past due, will incur an additional penalty of 5% on the payment due.

PRIORITY ACTIVITIES

Columbia Borough is supporting functional repairs to achieve safe, warm and dry homes. In cases where the cost of needed improvements exceeds the cost of available funds, the following improvements will receive priority:

- **Repairs for codes compliance**
- **Structural repairs**
- **Repairs or replacement of major systems** (electrical, plumbing, HVAC, roof, etc.)
- **Accessibility improvements** (major improvements may be referred to UDS)
- **Energy efficiency improvements** (such as windows, heating conversions, energy efficient appliances, etc.)
- **Modernization** (such as updates to kitchens, bathrooms, laundry rooms, etc.)
- **Façade repairs and improvements**
- **Sidewalk repairs**
- **Cosmetic improvements** (are a low priority)

Full CHHL Program Guidelines are available online at:

- www.lhop.org
- www.columbiapa.net

If you have questions or would like help to prepare an application:

Lancaster Housing Opportunity Partnership
(717) 291-9945

Columbia Life Network
(717) 684-8094