

purpose

In conjunction with the Parodneck Foundation, HPD administers SCHAP to assist low- and moderate-income seniors in making necessary home repairs in order to improve living conditions and prevent loss of homes. A maximum of \$30,000 is available for single-family homes. A maximum of \$25,000 per dwelling unit is available for applicants with two- to four-family homes.

advantages

- No- interest and low-interest loans
- All loan payments can be deferred until the house is sold or inherited
- Loan application assistance available

eligibility

Applicants must be at least 60 years of age and be owner-occupants of homes located in New York City containing one- to four-units. Homes must have property and liability insurance. Applicants' household incomes, including rental income, cannot exceed the following:

- \$52,800 for one-person household
- \$60,300 for two-person household
- \$67,800 for three-person household

Income adjustments are made for larger households.

no- and low-interest rate, terms of repayment

Depending on the applicant's financial circumstances, terms will vary from no- interest deferred loans to fully amortizing 3% loans. All loans are payable upon the sale of the house or if the applicant moves out of the house. Deferred loans are forgiven after 30 years if the applicant maintains ownership of the house. There is a 10% processing fee which is included in the loan and which evaporates on the first anniversary of the loan.

required documents

- Picture identification (i.e., photo ID).
- Proof of age (e.g., birth certificate, pension or social security documentation, driver's license or passport).
- Proof of current personal and rental income for all members of household (e.g., W2 forms, tax returns, or pension or social security award letters). If the property contains rental units, copies of rent receipts or leases.
- Copy of both sides of the recorded deed. If another name in addition to the applicant's appears on the deed, that person must sign the loan documents. If one of the parties is deceased, a copy of the death certificate is required.
- Copy of any mortgage(s) and/or satisfaction(s) of mortgage(s). Current mortgage status information must be obtained for all recorded mortgages. The applicant must sign one Mortgage Information Release Form (included in application) for each mortgage.
- Copies of current fuel and utility bills.
- Copy of home insurance policy.
- Copies of real estate, water and sewer tax bills.

my story



The Clarks, a couple living in Queens, had fallen behind on mortgage payments, real estate taxes, and utility payments. They had also incurred other personal debt. They were at risk of losing their home to predatory lenders until HPD and its partners intervened. Through SCHAP, the Clarks were able to reduce their monthly mortgage payments, from \$2,400 to \$1,043, and make necessary repairs. As a result, the Clarks can now provide a stable home for the niece and nephew they are raising.

loan process

The Parodneck Foundation conducts an interview with the applicant to determine eligibility. If eligibility is determined, a Foundation staff member conducts a site visit to inspect the home and evaluate necessary repair and/or improvement work. The staff member then prepares a scope of work, which is sent to the applicant. The applicant presents the scope of work to at least two licensed contractors for free written estimates.

Once the contractor is chosen and all documentation is complete, the loan is closed and mortgages are recorded. At this time, repairs to the home can begin. The SCHAP staff member will visit the site several times during construction to determine if repairs meet approval. If so, payment is authorized.

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF DEVELOPMENT
DIVISION OF HOUSING FINANCE
FOR MORE INFORMATION ABOUT THE PROGRAM OR AN APPLICATION, CONTACT THE PARODNECK FOUNDATION:

121 SIXTH AVENUE, SUITE 501
NEW YORK, NY 10013

(212) 431- 9700
EXT. 312 & 313



Please call 311 for all non-emergency
City government services



the senior citizen home assistance program (SCHAP)
the city of new york
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
office of development, division of homeownership



the senior citizen home assistance program (SCHAP)
 the city of new york
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
 office of development, division of homeownership

**Department of
 Housing Preservation and
 Development**
 nyc.gov/hpd
 100 Gold Street
 New York, NY 10038



SENIOR CITIZEN HOME ASSISTANCE PROGRAM (SCHAP)

Low-Interest Deferred Loans for Senior Citizen Homeowner



the new housing
MARKETPLACE
 CREATING HOUSING FOR THE NEXT GENERATION

senior citizen home assistance program (SCHAP)

Low-Interest Deferred Loans for Senior Citizen Homeowners

Masonry Repairs

Defective Roofing

Plumbing Repairs

New Windows

Electrical Wiring

New Vinyl Siding

Boiler/Furnace

Replacements

Replacing Kitchen

Cabinets



A message from HPD Commissioner Shaun Donovan

HPD's loan programs are designed to encourage owners to invest in their properties. The program includes loans for owners, free courses, and other owner services such as counseling on mortgages, government requirements, and tenant relations.

The City of New York
Michael R. Bloomberg
Mayor

Daniel L. Doctoroff
Deputy Mayor of Economic Development & Rebuilding

**Department of Housing Preservation and
 Development**
 Shaun Donovan,
Commissioner

nyc.gov/hpd

Produced by HPD Creative Services Department