

## purpose

The Home Improvement Program (HIP) provides low-interest loans for needed home repairs to owner-occupants of one- to four-family homes in New York City. The HIP loan can be obtained from participating banks which have entered into an agreement with the Department of Housing Preservation and Development (HPD).

## advantages

- Low-interest loans
- Simplified loan processing
- 100% of loan proceeds available at closing

## eligibility

To qualify for a HIP loan, your building must be a one- to four-unit, owner-occupied dwelling. All applicants must meet bank underwriting standards as well as the income eligibility guidelines below:

household size	2.5% loan **	5% loan
1	\$ 35,200	\$ 63,800
2	\$ 40,150	\$ 72,800
3	\$ 45,200	\$ 81,925
4	\$ 50,250	\$ 91,060
5	\$ 54,250	\$ 98,300
6	\$ 58,300	\$ 105,560
7	\$ 62,300	\$ 112,950
8+	\$ 66,300	\$ 120,200

maximum eligible income\*

\* 80% of Median

\*\* 145% of Median

## participating banks

- Astoria Federal Savings
- SI Bank & Trust
- Carver Federal Savings Bank
- Citibank

## amount available

You can borrow from \$2,000 to \$20,000 and pay back the loan over a maximum term of 10 years. HIP loans must be used to correct substandard conditions, such as masonry repairs, defective roofing, plumbing repairs, boiler/furnace replacements, and electrical rewiring. However, depending on the size of the loan, you may also be able to make other improvements, such as painting, replacing kitchen cabinets, and installing new windows.

## monthly payment

Monthly payments are kept low through a subsidy provided by HPD. Payment amounts indicated below take into account this HPD subsidy. You do not have to repay the subsidy if you comply with all program requirements.

loan amount	term	monthly payment	
		2.5%	5%
\$ 5,000	10 Yrs.	\$ 47.13	\$ 53.03
\$10,000	10 Yrs.	\$ 94.27	\$106.07
\$20,000	10 Yrs.	\$188.54	\$212.13

## restrictions

The City subsidy portion of the loan must be paid back if within three (3) years of receiving a HIP loan, you:

- Sell your home.
- Refinance for an amount in excess of your existing mortgages plus closing costs.
- Prepay the loan
- Do not provide copies of cancelled checks or money orders documenting the cost of the construction work completed.

## loan process

Select a licensed home improvement contractor. HPD will not approve cost estimates submitted by an unlicensed contractor. To find out if a contractor is licensed, contact:

**NYC Department of Consumer Affairs**  
(212) 487-4104/05

Once you've selected a contractor, decide which improvements you will make. You may decide to make the repairs yourself. This is acceptable, as long as the construction work is performed in accordance with New York City laws and codes. HIP will cover the costs of materials and supplies. However, HIP will not reimburse you for your labor. A cost estimate from a licensed contractor is required.

Finally, submit a complete application to the bank you've selected. Applications can be obtained by contacting HPD at the following address or from participating banks:

**Department of Housing Preservation and Development**  
**HIP, Section 9-U**  
**100 Gold Street**  
**New York, NY 10038**  
**(212) 863-5300**



Please call 311 for all non-emergency City government services



the home improvement program (HIP)  
the city of new york  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
office of development, division of homeownership



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 office of development, division of homeownership

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



# HOME IMPROVEMENT PROGRAM (HIP)

*The Affordable 2.5% and 5% Loan for One- to Four-Family Homes*



the **new** housing  
 MARKETPLACE  
 CREATING HOUSING FOR THE NEXT GENERATION

## home improvement program (HP)

*The Affordable 2.5% and 5% Loan for One- to Four-Family Homes*

- |                   |                             |
|-------------------|-----------------------------|
| Masonry Repairs   | New Vinyl Siding            |
| Defective Roofing | Boiler/Furnace Replacements |
| Plumbing Repairs  | Replacing Kitchen Cabinets  |
| New Windows       |                             |
| Electrical Wiring |                             |



### A message from HPD Commissioner Shaun Donovan

HPD's loan programs are designed to encourage owners to invest in their properties. The program includes loan 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

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