

Loans and Grants to Keep Homes Healthy and Safe



This brochure provides information about low-interest loans and grants to help owners of homes and apartment buildings in New York City fix health and safety hazards. Owners may be eligible even if they don't earn enough to qualify for a typical bank loan.

Loans and grants can be used to:

- Repair lead paint hazards
- Replace or repair leaky roofs or plumbing
- Replace old windows
- Upgrade electrical wiring
- Eliminate housing code violations





Any Size Building

Primary Prevention Program to Reduce Lead Paint Hazards

This program is sponsored by the New York City Department of Housing Preservation and Development (HPD) and the Health Department. It offers grants to building owners to fix lead paint hazards. Repairs are free if the owner rents to low-income tenants for at least five years after the work is completed. A building may qualify if:

- It was built before 1960
- At least 80% of tenants are low-income
- Most tenants have children under six years of age

Low-income homeowners with young children also may qualify. Grants are restricted to certain neighborhoods in the Bronx, Brooklyn and Queens. To learn more, call HPD at **212-863-6443** or visit [nyc.gov](https://www.nyc.gov) and search for **Primary Prevention Program**.



One- to Four-Unit Buildings

Emergency and Moderate Repair Loans

Neighborhood Housing Services offers low-interest loans for repairs. Its **Emergency Repair Program** offers loans up to \$10,000, at 3% to 5% interest, to fix health and safety hazards and other housing code violations. The **Moderate Repair Program** offers up to \$30,000 per apartment, at 3% to 9% interest, for repairs and renovations, including roof and window replacement, bathroom and kitchen renovations and lead paint repairs. For more information, call **212-519-2500** or visit nhsnyc.org.

Senior Citizen Homeowner Assistance Program

In collaboration with HPD, the Parodneck Foundation offers home repair loans to low- and moderate-income senior citizens who own a one- to four-unit building. Borrowers must be at least 60 years of age and have lived in the building for at least two years. The program offers low-interest loans (up to 3%) and no-interest, deferred loans. There are no monthly payments for deferred loans. However, the loan is payable in full if the property is sold or the borrower moves or passes away. To learn more, call **212-431-9700** or visit parodneckfoundation.org.



Home Improvement Program

This HPD-sponsored program offers loans up to \$30,000 to help low- and middle-income owners make essential repairs, such as boiler and roof replacements or plumbing and electrical repairs. To qualify for these low-interest loans, the owner must live in the building and have a good credit history. Owners apply through a participating bank or credit union. To learn more, call HPD at **212-863-6429**. For a list of participating lenders, visit nyc.gov and search for [loan application HIP](#).

FHA 203(k) Loans

The Federal Housing Administration's 203(k) program offers borrowers a single loan to purchase or refinance a home and also cover the cost of repairs and improvements. The borrower applies through a lender approved by the FHA. There are two types of 203(k) loans: regular and streamlined. Streamlined loans, which are easier to get, can be used to replace building systems such as heating or plumbing, improve energy efficiency and eliminate health and safety hazards. Regular 203(k) loans are for more substantial projects. For more information, visit hud.gov and search for [203\(k\) loans](#) or [streamlined 203\(k\) loans](#). To find approved lenders, search for [203\(k\) lenders](#).

Buildings with Three or More Units

Small Owner Repair Program

Through this program, HPD offers loans for essential repairs in buildings with three to 20 units. The maximum loan is \$10,000 per apartment. Loans may be forgiven if the owner complies with a regulatory agreement that governs affordability. To learn more, call HPD at **212-863-6337** or visit [nyc.gov](https://www.nyc.gov) and search for **SORP**.

8A Loan Program

HPD's 8A Loan Program provides loans to repair or replace major building systems such as heating, plumbing, electrical, windows or roofs in buildings with low- or moderate-income tenants. Repairs for health hazards such as lead paint can be included in the systems replacement work. Loans provide up to \$35,000 per unit at 3% interest. Building owners are eligible only if they were unable to obtain a bank loan. For more information, call HPD at **212-863-8229** or visit [nyc.gov](https://www.nyc.gov) and search for **8A loan**.

Participation Loan Program

This program provides loans at reduced interest rates to renovate low-income housing that needs structural improvements and systems replacement. Owners apply through pre-certified private lenders. After renovation, the apartments become rent stabilized and owners must comply with other rental restrictions for 30 years. For more information, call HPD at **212-863-6408** or visit [nyc.gov](https://www.nyc.gov) and search for **PLP**.



More Information and Help

- For information about keeping your home healthy and safe, visit [nyc.gov](https://www.nyc.gov) and search for [healthy homes](#).
- For help getting loans for building repairs, call **311** and ask for the nearest HPD Neighborhood Preservation Office.
- For information about free training in lead-safe home repair and renovation, call the Health Department at **212-676-6116**.



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