GRAND STREET NEIGHBORHOOD
HOUSING REHABILITATION PROGRAM - PHASE I

The Program

The City of Amsterdam is operating a housing rehabilitation program along bounded by Vanderveer Street and Milton Avenue on the north, Second and Third Avenue on the west, Park Street on the south and Fourth Avenue on the east. The target area includes the properties highlighted in red on the map on the following page.

Program Description - This program is intended to improve homes in the target area, eliminate code violations, and improve energy efficiency. This program is funded through the U.S. Department of Housing and Urban Development under the Housing and Community Development Act, and administered by the New York State Office of Community Renewal. To qualify, the occupants of the home must be low income as indicated by the chart below. The program provides technical assistance in determining the repairs that need to be made to the property. A rehabilitation specialist will work with the property owner to determine the best way to improve a property and assist in hiring of contractors to do the work.

Owner Occupied Properties - The program will provide a grant of up to $25,000 per dwelling unit to pay for the cost of the rehabilitation work, for homeowners who are within the income limits.

Rental Properties - The program will provide a grant of up to $12,500 per dwelling unit (50% of the rehabilitation cost) for landlords whose tenants who are within the income limits. Landlords must agree to limit rent increases for a two year period.

Income Limits

Families whose income is under the following limits will qualify for the program.

Family Size	Income Limit	Family Size	Income Limit
1	33,600	5	51,850
2	38,400	6	55,700
3	43,200	7	59,550
4	48,000	8	63,400

Eligible Improvements - Below is a partial list of improvements that are eligible for financial and technical assistance through the program:

Electrical Work	Health & Safety Repairs
Weather Stripping	Steps & Railings
Plumbing Repairs	Heating Systems
Exterior Painting	Storm Doors
Porch Repair	Foundation Repair
Storm Windows	Sidewalks
Roof Replacement	Replacement of Siding
Insulation	Walls/Ceilings

Target Area

Properties highlighted in red are in the target area.

How to Apply:

To apply for the Housing Rehabilitation program, the owner must fill out the application on the following pages. Please use the Owner Occupied Application Form if you live in the building, and use the Rental Property Application Form if you do not live in the building. In addition, the owner must provide the information indicated below.

_____ Deed or Land Contract (Must Be Filed with County Clerk)

_____ Homeowner's Insurance Certificate and Proof of Payment

_____ Receipts of Tax Bills and Proof of Payment

_____ Documentation of Income Including Any of the Following:
Tax Return, Pension Award Letter, W-2, Social Security Release, Support Agreement, Etc, for Homeowner and Tenants

_____ Tenant Income and Rent Certification (If Applicable)

For Further Information

For further information about the Reid Hill Housing Rehabilitation Program, contact the Urban Renewal Agency at the following address and phone number:

Amsterdam Urban Renewal Agency
City Hall
Church Street
Amsterdam, New York 12010

Telephone: 843-5190
Fax: 841-4381
Email: amst.ura@gmail.com

AMSTERDAM URBAN RENEWAL AGENCY
HOUSING REHABILITATION PROGRAM
APPLICATION FORM - OWNER OCCUPIED HOME

Applicant Name:	
Co-Applicant Name:	
Address:	
Phone Number:	Family Size:
Applicant Place of Employment:	
Co-Applicant Employment:	
Number of Dwelling Units In Home, Including Owner's Unit:	

Source of Income	Applicant	Co-Applicant	Other Family
Annual Salary:	$	$	$
Pension or Annuities:	$	$	$
Social Security:	$	$	$
Real Estate:	$	$	$
Interest & Dividends:	$	$	$
Other (Specify):	$	$	$
Total Yearly Income:	$	$	$
Total Household Income:	$		

Type of Assets	Cash Value of Assets	Imputed Income From Assets
	$	$
	$	$
	$	$
Total Imputed Income From Assets		$
Combined Household and Imputed Income		$

Work Desired by Property Owner:

Are You Under Indictment or Currently Serving a Sentence For Any Criminal Act under State, Federal, Or Local Law ? Yes No If Yes, Provide Details:

Do You Have Any Open Judgements or Liens Against Your Property, Other Than Your Home Mortgage ? Yes No If Yes, Provide Details:

Application for Owner Occupied Home - Page 2

Race (indicate for owner and tenant, if any)

White Black Asian or Pacific Islander

American Indian or Alaskan Native Hispanic

I/We certify that all information and documentation in this application, for assistance under the Amsterdam Housing Rehabilitation program is true and complete to the best of my/our knowledge and belief. I/We further certify that I/We own the property described in this application, and that all funds will be used only for the work and materials as set forth in the attached work description. If the Agency determines that the funds will not or cannot be used for the purposes described herein, I/We agree that the funds shall be returned and acknowledge that, with respect to such funds so returned, I/We shall have no further interest, right or claim.

The applicant grants the Agency the right to independently verify any or all of the information supplied herein, and understands that the Agency may refuse to approve the application or may revoke any loan commitment made if there is any material misrepresentation in the application, including the attachments hereto.

I/We further understand that the Agency will not be held liable to fund any costs incurred for the proposed improvements prior to the approval of this application. I/We agree to abide by all regulations of the City of Amsterdam Urban Renewal Agency Housing Rehabilitation Program. I/We further agree that the Agency may verify credit history of the applicant.

Applicant Signature:_____ Date:_____

Co-Applicant Signature:_____ Date:_____

Note: U.S. Law provides a penalty of $10,000 fine and 5 years imprisonment for false, fraudulent or misleading statements under this program (U.S.C. Title 18, Section 1001).

THIS SECTION TO BE FILLED OUT BY AGENCY ONLY:

Applicant Qualifies Low/Mod Income Yes No

Documentation Has Been Provided As Follows: (Check Off)

Deed or Land Contract Proof of Homeowner Insurance

Proof of Paid Taxes Income Tax Return or Other Income Verification

Application Reviewed by Agency Official:

Signature: _____ Date: _____

AMSTERDAM URBAN RENEWAL AGENCY

RENTAL REHAB PROGRAM

DOCUMENTATION LIST

THE FOLLOWING ITEMS MUST BE PROVIDED BY THE PROPERTY OWNER, IN ADDITION TO FILLING OUT AND SIGNING THE 2 PAGE APPLICATION FORM.

_____ DEED OR LAND CONTRACT (MUST BE FILED WITH COUNTY CLERK)

_____ OWNER'S INSURANCE CERTIFICATE AND PROOF OF PAYMENT

_____ RECEIPTS OF TAX BILLS AND PROOF OF PAYMENT

_____ DOCUMENTATION OF INCOME INCLUDING ANY OF THE FOLLOWING:
Tax Return, Pension Award Letter, W-2, Social Security Release, Support Agreement, etc, for Homeowner and Tenants

_____ TENANT INCOME AND RENT CERTIFICATIONS For ALL TENANTS (if applicable)

AMSTERDAM URBAN RENEWAL AGENCY
HOUSING REHABILITATION PROGRAM
APPLICATION FORM FOR RENTAL PROPERTY

Applicant Name:	
Co-Applicant Name:	
Address of Owner:	
Phone Number:	Fax Number:
Address of Property to be Rehabilitated:	
Number of Dwelling Units In Property To Be Rehabilitated:	

Apt #	1	2	3	4
Tenant Name				
Monthly Rent:	$	$	$	$
Tenant Family Size				
Tenant Annual Income:	$	$	$	$
Tenant Is Low Income (Y or				

Apt #	5	6	7	8
Tenant Name				
Monthly Rent:	$	$	$	$
Tenant Family Size				
Tenant Annual Income:	$	$	$	$
Tenant Is Low Income (Y or				

Work Desired by Property Owner:

Are You Under Indictment or Currently Serving a Sentence For Any Criminal Act under State, Federal, Or

Do You Have Any Open Judgements or Liens Against Your Property, Other Than Your Home Mortgage ?
Yes No If Yes, Provide Details:

Application for Rental Property - Page 2

Race (indicate for owner and tenant, if any)

White Black Asian or Pacific Islander

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AMSTERDAM URBAN RENEWAL AGENCY

RENTAL REHAB PROGRAM

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