



HOUSING REHABILITATION PROGRAMS – OWNER OCCUPIED & RENTAL OCCUPIED

Township of Willingboro

As part of the Township of Willingboro’s Affordable Housing Plan, the Township established a Housing Rehabilitation Loan Program to meet their Present Need obligation. The Township contracted with Triad Associates to administer a Housing Rehabilitation Loan Program to complete (6) six units funded through the Township’s Affordable Housing Trust Fund. The program will be a municipal-wide program; the rehabilitation property must be located in *Township of Willingboro*.

The purpose of the program is to bring substandard housing up to code. Housing rehabilitation funds may be used only for repairs or system replacements necessary to bring a substandard unit into compliance with municipal health, safety and building codes, applicable code violations, as well as any other cosmetic work that is reasonable and deemed necessary or is related to the necessary repairs. Substandard units are those units requiring repair or replacement of at least one major system, including a roof, heating system, plumbing repairs, electrical system upgrades, lead paint abatement, and weatherization improvements.

Housing units are eligible to receive funding for rehabilitation provided that the occupants of the units are determined to be low- or moderate-income households and that the units are determined to be substandard. All applicants will be required to submit an application and accompanying income documentation and property ownership documentation. The units will be inspected by qualified inspectors and cost estimators who will prepare a Work Write-up and Cost Estimate. All work will be bid to contractors that have been pre-approved and are the Township’s qualified contractor list.

Loans to Homeowners

Assistance to homeowners will be available in the form of a 0% interest deferred payment loan which is payable back to the Township when title to the property transfers to someone other the original owner.

Property Address	Rehabilitation Costs
18 Edgewater Lane, Willingboro, NJ	\$16,272.00
129 Pheasant Lane, Willingboro, NJ	\$24,405.00
4 Douglas Court, Willingboro	\$9,600.00
86 Eastbrook Lane, Willingboro	\$15,820.00
5 Buttercup Lane	\$13,473.00

Managing and administering an Affordable Housing Program is more than a one-dimensional process. It requires a firm that has experience in a wide range of State and Federal Programs; one that has a staff and background that are sufficiently broad-based and knowledgeable in the complexities and opportunities facing your municipality; and a firm that has the ability to leverage housing initiatives with other community development programs. TRIAD ASSOCIATES is such a firm.