

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
- Make repairs and upgrades to meet New York City Housing Code requirements





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 6 years old who live with or visit them (includes tenants who are pregnant)

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 **311** and ask about the Primary Prevention Program or visit [nyc.gov](https://www.nyc.gov) and search for [Primary Prevention Program](#).



One- to Four-Unit Buildings

Emergency Loan and Revolving Loan Fund Programs

Neighborhood Housing Services offers low-interest loans for repairs. Its **Emergency Loan Program** offers loans up to \$10,000, at 3% to 5% interest, to fix health and safety hazards and other housing emergencies.

The **Revolving Loan Fund Program** offers up to \$30,000 per apartment, at 3% to 7% 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 old 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 **311** and ask about the Home Improvement Program. 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

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 **311** and ask about the 8A loan program 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 **311** and ask about the Participation Loan Program 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 about HPD repair loan programs.
- For information about free training in lead-safe home repair and renovation, call **311** and ask about training for lead-safe work practices. You can also visit [nyc.gov](https://www.nyc.gov) and search for [lead-safe work practices](#).



Department of
Health & Mental
Hygiene

Department of
Housing Preservation
& Development

