

Overview

The Housing and Community Development Department of the York County Planning Commission has been designated by the York County Commissioners to administer various housing related projects and programs. These include the federally funded Community Development Block Grant and HOME Grant Programs, the state funded Weatherization and the locally funded Affordable Housing Trust Fund.

Through these housing programs, the department provides funds to individual property owners to rehabilitate existing housing, to access energy saving services, and to provide down payment assistance to first time home buyers. Additionally, funds are provided to developers for the creation of rental housing units.

These programs are designed to benefit low and moderate income individuals and families in York County.

Home Improvement Program

The *Home Improvement Program* is a loan program designed to help income eligible resident homeowners in York County by providing financial and technical assistance to obtain necessary home repairs. An *Emergency Program* is available to provide assistance in situations where existing conditions threaten the life, health or safety of the occupants and are so extreme that normal processing time would constitute a danger to the property occupants.

Program Eligibility

- Property must be in a substandard condition as defined by the program's rehabilitation standards.
- Applicant must be a York County resident who owns and resides in a property located within York County, exclusive of York City.
- Household gross annual income may not exceed federally established income limits.



Waterline installation

Sewer Hook-Up Assistance Program

The *Sewer Hook-Up Assistance Program* is available to help homeowners pay for the cost of their sewer installation. The same residency and financial criteria are required as the Home Improvement Program.

For information on the Home Improvement Program or the Sewer Hook-Up Assistance Program, contact a Financial Specialist at the York County Planning Commission (717) 771-9870.

Weatherization Program

The *Weatherization Program* is designed to reduce heating and cooling costs for low income families by saving energy. The service is free of charge.

Services May Include:

- attic and basement insulation
- hot water heater and pipe insulation
- window and door weatherstripping
- caulking
- broken glass replacement
- furnace/boiler repair and/or replacement
- hot water heater efficiency testing

Program Eligibility

- Any York County (including York City), homeowner or tenant whose income falls below federally established income limits.
- Properties which have received prior Weatherization service may not be eligible for re-service.

For information on the Weatherization Program, contact the Weatherization Department at the York County Planning Commission (717) 771-9870.



Energy efficiency test



York Homebuyer Assistance Program

The *York Homebuyer Assistance Program* is a program established to provide down payment and closing cost assistance to eligible County residents as a grant or as a forgivable loan.

Program Eligibility

- Applicant may not have owned a home during the three year period prior to the purchase of an eligible property.
- Property must be an existing home located in York County (excluding York City), with public water and sewer. Mobile homes and new construction will not be considered.
- Applicant must meet the U.S. Dept. of Housing and Urban Development (HUD) Section 8 income limits.
- Applicant must complete a required homebuyer educational program.

Community Progress Council, Inc. is responsible for determining eligibility of the property, and pre-qualifying for first mortgage financing. For information on the York Homebuyer Assistance Program, contact the Community Progress Council, Inc., 605 S. George St., Ste. 100, York, PA 17401, (717) 845-7176.



Housing Counselors

HOME Program

The *HOME Program* was developed to assure an adequate supply of standard, affordable rental housing to low income households. York County provides funding to housing developers for the creation of new rental housing units throughout the County.

Program Eligibility

- Household gross annual income may not exceed federally established income limits.
- Elderly units may have minimal age requirements.

Elderly Housing

- Hanover Senior Residences - Hanover Borough
- Manchester Heights - West Manchester Township
- M'Calister Inn - Hanover Borough
- Opera House I Apartments - Red Lion Borough
- Park View at Tyler Run - York Township
- Shrewsbury Courtyards I & II - Shrewsbury Borough
- Springwood Overlook - York Township
- Stony Brook Gardens - Springettsbury Township



Springwood Overlook

- Westminster Place at Carroll Village - Dillsburg Borough
- Westminster Place at Stewartstown - Stewartstown Borough

Multi-Family Housing

- Carriage Works Apartments - West York Borough
- Gateway Apartments - West York Borough
- Hanover Residences - Hanover Borough
- New Freedom Apartments - New Freedom Borough
- Opera House I & II - Red Lion Borough
- Poplar Creek Apartments - Manchester Township



York Commons

- Shelly School Apartments - West York Borough
- Tailored Lady Apartments - Hanover Borough
- Village Court - Dover Township
- Warehouse Apartments - Hanover Borough
- Waverly Court - Springettsbury Township
- Wyndamere Apartments - Springettsbury Township
- York Commons - York Township

York County Board of Commissioners

M. Steven Chronister, President
Chris Reilly, Vice-President
Doug Hoke, Commissioner
Charles L. Noll, Administrator/Chief Clerk
Michael W. Flannelly, Esq., Solicitor

York County Planning Commission

Felicia S. Dell, Planning Commission Director

Housing and Community Development Division

M. Chris Rafferty, Administrator
George Barnock
Rhonda Carder
Pepi Clay
Robin Doll
Joiann Galiano
Kevin Goodyear
Kathy Hottinger
Karen Hynd
Betty Karsch
David Loder
Susan McKeever
Michael Miller
Steve Rodgers
Melissa Stambaugh
Debra Summers



EQUAL HOUSING OPPORTUNITY

Funds for these Programs have been made available through grants approved by the York County Commissioners from the Department of Housing and Urban Development to improve the quality of housing in York County and to assist local owners in maintaining their homes.



YORK COUNTY HOUSING ASSISTANCE PROGRAMS

Administered by the
York County
Planning Commission



28 East Market Street
York, PA 17401
(717)771-9870
www.ycpc.org

