



Housing Recovery Program- Developer (HRP-DEV)

Purchase a newly rehabilitated home

The URA provides financing to developers for the **rehabilitation** of single family homes in targeted City of Pittsburgh neighborhoods. The newly remodeled homes are then sold to qualified buyers through the **Housing Recovery Program - Developer**. In order to make purchasing the rehabilitated homes affordable, the URA offers 0% deferred second mortgages off the acquisition cost and the loan does not have to be paid back until you sell the property. The requirements of the construction financing dictate how much second deferred money will be provided for each individual property. For example the requirement may be that 4 of the units in the development must be sold to borrowers who earn less than 80% of the area median income. For many properties deferred second mortgages can be up to \$45,000. Please contact the Sales Agent to find out the requirements for the property and the exact deferred second mortgage loan amount.

Another great feature of this program is that the URA offers a grant to help with your down payment and closing costs. **Borrowers who earn 80% of the area median income or less can receive a Down Payment/Closing Cost Assistance (DP/CCA) grant of \$3,000.** HRP-DEV loans can be originated in conjunction with the URA's Pittsburgh Home Ownership Program (PHOP) or any conventional mortgage loan provided by private lending institutions.

To top it off the HRP-DEV homes are eligible for Act 42 tax abatement, which means that a portion of your City of Pittsburgh, School District and Allegheny County taxes on your newly rehabilitated home can be abated for up to the 3 to 10 years, depending on the home's location.

Example for those who earn 80% or less:

Sales Price:	\$ 100,000
Deferred Second Mortgage Amount:	(\$45,000)
First Mortgage Amount:	\$ 55,000
Down Payment/Closing Cost Grant:	\$ 3,000

No payment until you sell the property!

INCOME LIMITS				
Income Limit Household Size	50% or Less Maximum Income	80% or Less Maximum Income	80% to 100% Maximum Income	100% to 115% Maximum Income
1 person	\$22,800	\$36,500	\$45,600	\$52,450
2 person	\$26,050	\$41,700	\$52,100	\$59,900
3 person	\$29,300	\$46,900	\$58,600	\$67,400
4 Person	\$32,550	\$52,100	\$65,100	\$74,900
5 person	\$35,200	\$56,300	\$70,350	\$80,900
6 person	\$37,800	\$60,450	\$75,600	\$86,900