

# **City of Lock Haven Sidewalk Repair Grant Program**

## **OWNER-OCCUPIED PROPERTY**

Well maintained sidewalks are important for Lock Haven's neighborhoods. They improve the appearance of a neighborhood as well as property values. Most importantly, well maintained sidewalks are important for pedestrian safety. A damaged sidewalk can cause injuries to pedestrians and may expose you to liability and/or lawsuit.

## **Frequently Asked Questions:**

### **How Can I Get My Sidewalk Repaired?**

The City of Lock Haven currently has a sidewalk repair program to assist low and moderate income homeowners (one and two family) and help defray the cost of maintaining their sidewalk. In order to participate in the program, a homeowner may contact Leonora Hannagan, City Planner, at 570-893-5903 to obtain an application form. The application form is also available on the City's web site at [www.lockhavencity.org](http://www.lockhavencity.org)

### **How Much Assistance Can I Receive To Repair My Sidewalk?**

The City offers a deferred loan (grant) up to \$3,000 to pay the cost of repairing sidewalks for qualified homeowners. Property owners having a corner property may be eligible to receive an additional \$3,000 grant. Property owners that must remove a tree will be eligible to receive up to \$500 or 50% the cost of the sidewalk replacement, whichever is greater. The combined cost of the sidewalk repair and tree removal cannot exceed \$3500 or \$7,000 for corner properties.. Should the cost of the sidewalk repair exceed the deferred loan (grant) amount, the homeowner may choose to participate in the City funded loan program or pay the additional cost out of pocket.

### **Why are only low and moderate income homeowners eligible for a deferred loan (grant)?**

Funding for this program comes from the City's Community Development Block Grant (CDBG) Program. These are federal grant funds. Federal rules limit eligibility to low and moderate income households.

### **How Are Repair Sites Selected?**

Homeowners make application to the City Planning Office. Homeowners have to meet two criteria in order to be selected:

- 1) The homeowner's income must be verified to determine if it meets the federal funding guidelines
- 2) City staff must visit the site and determine if the sidewalk meets the Sidewalk Repair Criteria.

Projects are processed on a first-come, first-served basis after the above criteria have been met.

**Who Does The Work and How Are They Selected?**

The City maintains a list of qualified and insured contractors. The property owner will be required to get three (3) written price quotes from the list of pre-qualified contractors and will be required to choose the lowest price quote. If the property owner wants to choose another contractor's price that is not the lowest, the property owner will be required to pay the difference.

Property owners will not be allowed to do their own work if they wish to participate in the City's loan or grant program.

The City will prepare a contract which will be between the property owner and the contractor. The contract will specify the number of days to complete the work following the issuance of a building permit.

**Who Determines How Much Of The Sidewalk Will Be Repaired/Replaced?**

The City will review the scope of the work provided by the contractor to be completed. The program does not provide assistance to replace sidewalk areas that do not meet one of the Sidewalk Repair Criteria. The City will allow relaying of brick or slate sidewalks up to the cap amount, if appropriate to the area.

**When Does The City Pay Its Share of the Funds To The Contractor?**

Prior to the release of funds to the contractor, the City's Code Enforcement Office will make a final inspection, along with the homeowner, to ensure that the work was completed satisfactorily and provide written proof of same. The homeowner will be required to complete a form that states that the work was done satisfactorily. Once this form has been signed by the homeowner, the City will issue a check made out to the contractor after the completion of the project.

**Will The City Place A Lien On My Property Equal To The Grant Amount?**

The city will file a mortgage which will be forgiven over a 3 year period. If the property is sold within the 3 years, the owner must pay back the pro-rated share of the grant to the city.

**Can A Tree Be Removed That Is Damaging My Sidewalk?**

The City seeks to retain street trees if at all possible. However, tree removal required to enable proper sidewalk replacement will be an eligible expense. Tree replacement will not be an eligible expense. Under no circumstances will the City provide funding to remove or trim trees that are on private property.