



Manufactured Home Repair Program

The Lancaster County Manufactured Housing Repair Program (MHRP) addresses this objective by assisting low- and moderate-income households living in a manufactured home (on land they do not own) to address major systems repair to maintain decent housing. The MHRP provides grant funding and technical assistance to enable manufactured homeowners to complete major systems repair necessary to mitigate hazardous conditions present in the home.

Examples of eligible repairs include:

- Roof repair or replacement
- Electrical repairs or replacement to address fire hazards
- Plumbing repairs or replacement to correct existing deficiencies
- HVAC – repair or replacement of existing systems that are failing
- Structural damage due to pests or water infiltration
- Safety and security repairs
- Interim and abatement controls of lead-based paint hazards

General property improvements above and beyond the scope of these “basic” property improvements shall not be included in an applicant’s rehabilitation proposal.

Examples of excluded (non-eligible) repair items include but are not limited to:

- new floor coverings, unless the existing floor covering poses a tripping hazard
- kitchen cabinets/countertops,
- general interior and exterior repainting,
- replacement of doors/windows, (unless it involves either a safety or security repair or lead based paint is present and the paint is cracking, chipping or peeling and it is deemed more cost effective to replace doors/windows rather than perform interim controls), or
- other cosmetic repairs.

Loan Terms - Financing provided by the MHRP shall be provided as a forgivable loan. For the purposes of the MHRP, a Forgivable Loan is defined as a 0% interest loan which does not require any repayment so long as any parties to the original loan remain the owner and occupant of the improved property – 20% of the loan balance will be forgiven for the first five years of the loan, the remaining balance will be fully forgiven after five years. The remaining balance of the loan shall become due and payable at any time that the property is refinanced, sold, vacated, leased or transferred through inheritance or any other means to any person other than the original parties to the loan.

At settlement, all applicants will be required to sign a document certifying their understanding of these approval guidelines.

Loan Amounts - The maximum loan amount to be provided for the general rehabilitation of any individual property is \$20,000. The minimum loan amount to be provided for the rehabilitation of any individual property is \$1,000.