

FOR IMMEDIATE RELEASE

Town of Marshall Announces CDBG Funding for Owner-Occupied Housing Rehabilitation

MARSHALL, NY — — The Town of Marshall is pleased to announce the launch of its Owner-Occupied Housing Rehabilitation Program, made possible through funding from the New York State Office of Community Renewal and the Community Development Block Grant (CDBG) program.

This program is designed to assist low-to-moderate income homeowners with rehabilitating substandard housing conditions by improving weatherization, addressing structural deficiencies, correcting code violations, enhancing accessibility where needed, and improving overall living conditions. Maximum income levels for participation are dependent on the number of members in a household and range from \$54,800 for a household of one to \$103,400 for a household of eight.

Eligible homeowners may receive grant funding to complete necessary repairs, with typical project assistance ranging from \$30,000 to \$40,000. The maximum award for a rehabilitation project is up to \$75,000 per home.

To qualify, applicants must:

- Own and occupy a single-family home within the Town of Marshall
- Meet income eligibility requirements (at or below 80% of the area median income)
- Be current on property and school taxes, mortgage payments, and insurance
- Reside in a home determined to be substandard and in need of rehabilitation

Grant Funding is provided in the form of a forgivable loan, secured by a Declaration of Interest, with no repayment required if the homeowner remains in the home for at least five years following project completion.

Applications will be reviewed and scored, and projects are selected based on the satisfaction of program criteria, with funding awarded to the highest-priority eligible households until available funds are fully committed. Prioritization is based on a combination of household income, severity of housing conditions, and consideration for special populations, including seniors, individuals with disabilities, and veterans.

The program provides comprehensive technical assistance, including:

- Property inspections and needs assessments
- Development of work scopes and cost estimates
- Contractor bidding and selection support
- Construction oversight and inspections

Eligible improvements may include structural repairs, roofing, electrical, heating upgrades, plumbing, insulation, accessibility modifications, and remediation of health and safety hazards such as lead-based paint.

The Town has hired Thoma Development Consultants to administer the program. Contractors who are interested in completing rehabilitation work under the program should contact the Program Administrator. Residents interested in applying are encouraged to contact Thoma for more information. They can be reached by phone at (607) 753-1433, or in person at 34 Tompkins Street, Cortland, NY 13045.