

Neighborhood Preservation Office
170 Bate Avenue
West Berlin, NJ 08091
856-767-1854

Grant Director: Ron Conklin
 NPP Coordinator: Vickie Van Antwerp

Extension: 65
 Extension: 13

Programs

Neighborhood Preservation
 Home Rental

Home Neighborhood Preservation
 Camden County HIP

Neighborhood Preservation Program

This program has been designed to assist the low to median income homeowner with housing repair. Funds are made available through forgiveness loans with a five year term. No interest and no monthly payments are required. The loan is forgiven after five years. Loan limit per property is \$10,000. To qualify an applicant must meet the following criteria:

Property must be owner occupied and located in the target area. Target area is within the boundaries of; Luke Ave to Dill Ave and Haddon Ave to Clifton Ave.

Real estate taxes, water and sewer must be current

Household income must meet the Sec. 8 income guidelines

INCOME GUIDELINES

Full Direct Loan				Matching 50-50			
1 Person	35,450	5 Persons	54,700	1 Person	44,300	5 Persons	68,400
2 Persons	40,500	6 Persons	58,750	2 Persons	50,600	6 Persons	73,400
3 Persons	45,600	7 Persons	62,800	3 Persons	57,000	7 Persons	78,500
4 Persons	50,650	8 Persons	66,850	4 Persons	63,300	8 Persons	83,600

Types of Repairs: Electric, plumbing, heating, structural, doors, windows, roofs, floors, sidewalks, etc. Interior decorating, detached buildings and free standing appliances are not eligible.

Paint Program

Homeowners can get up to \$300 for paint and supplies to the paint the exterior of their home. No income limits apply. Property location must be within the target area.

Commercial and Rental Program

The NPP offers two types of grants for commercial and rental properties located on Haddon Avenue between Luke and Dill Avenues. Façade repair with a 50-50 match up to \$5,000. Landscape projects, lighting, signage, and beautification projects are offered with a 50-50 match up to \$2,000.

HOME Neighborhood Preservation Program

This program is designed for low to moderate income homeowners. The income guidelines are the same as the Neighborhood Preservation Program for a Full Direct Loan. Loan limits are: \$14,999 for a five year forgiveness loans and \$15,000 to \$25,000 for a ten year forgiveness loan.

Eligibility Factors and eligible repairs are the same as the Neighborhood Preservation Program

Certain fees are assessed to the project costs and are included with the loan amount: These fees consist of; inspections, appraisal, lead inspection, lead clearance, mortgage filing fees.

HOME Rental Rehabilitation Program

Extensive rehabilitation for rental properties primarily located on Haddon Avenue. Up to \$25,000 per unit. Terms of the forgiveness loan depends upon the amount borrowed. Rent restrictions apply. Funds are limited. Contact: Ron Conklin for more details at 856-767-1854 ext 65

Camden County HIP

This program is targeted to low and moderate income households. Income guidelines for the Full Direct Loan apply. No restrictions apply to location of the property within Berlin Township. Loan funds are non-forgiven and are repaid when the deed to the property is transferred. For more information contact the Community Development Office at 856-374-6340. Applications can be obtained at the Neighborhood Preservation Office as well.

***Application Downloads**

[HOME/Neighborhood Preservation](#)

[Paint Program](#)

[Commercial/Rental Program](#)

For more information contact the Neighborhood Preservation Office
170 Bate Ave. West Berlin, NJ 08091
or call; 856-767-1854 ext. 13.