

# Emergency & Accessibility Loan Program (ELP) Improvement Eligibility Thresholds



Lenders are always encouraged to process a state-funded Rehabilitation Loan (RLP) for a borrower when the improvements would not be considered an emergency. If an emergency is identified and there are other deficiencies that need to be addressed, the borrower could potentially receive both an ELP loan **and** an RLP loan. Keep in mind, each loan and borrower needs are different and will be reviewed on a case-by-case basis. Lenders are encouraged to process emergency improvements under ELP and other deficiencies under RLP.

## Heat

- If a borrower has no heat and is in need of a furnace due to “red tagging” or malfunction of a unit, the replacement or repair of the furnace would be considered an eligible improvement assuming the borrower meets all other eligibility requirements.

## Water

- Well repair or replacement.
- Replacement of pipes in home and/or from the home to the main line (the ELP program does not fund backed up sewers or septic systems due to lack of poor upkeep).
- Plumbing issues to repair or replace pipes (the program will not fund a system that is not currently installed).

## Accessibility Needs

- Most all accessibility improvements are eligible in which the improvement will assist in the livability of a homeowner and/or household members with physical disabilities.

## Roofs

- Roofs are rarely if ever eligible under the ELP program. If a Lender has a compelling case regarding the repair or replacement of a roof, it is a requirement that photographs of the roof failing is submitted showing significant damage. The ELP funds are not intended to repair or a replace a roof that is damaged due to normal wear and tear.

## Health and Safety

- Issues that may compromise the health and safety of homeowners and household members. If after a home has been inspected and the inspector has determined that there is an emergency identified, the Lender should include his or her findings in the inspection report. Make sure to include that in that person’s opinion, this does appear to be an emergency.

## Mold

- Mold issues alone are not generally eligible as an emergency improvement. However, if there are other emergencies that have been identified where mold was a result of the original deficiency, it would be allowable under ELP. Improvements could include the replacement or repair of mold affected areas and/or surfaces.

## Electrical

- Electrical issues can be addressed using ELP funds if upon inspection of the property, the inspector identifies issues that would cause the current electrical system to be a potential fire hazard or a safety issue for household members.

