



Homebuyer Assistance Program Guidelines

Introduction

The Lower South Valley Land Bank Homebuyer Assistance Pilot Program, funded by PHARE, provides eligible buyers with up to \$10,000 toward down payment, closing costs, and other purchase-related expenses.

Applications and all supporting materials are available online at LSVlandbank.com and will be made available until the program funds are exhausted.

Applications will close at 5:00pm on Friday December 2nd, 2025. The LSV Land Bank may extend this date at its discretion.

Application Guidelines:

- All applications shall be submitted via the link on the LSV Land Bank Webpage
- Applications will only be accepted and processed upon receipt of a completed application including all necessary supporting documentation.
- Eligibility will not occur until an application is both submitted and deemed completed by LSV Land Bank staff.
- Applications are limited to one per residential property purchase.
- Only owner occupied properties to be utilized as a primary residence are eligible.
- Any person purchasing a residential property and planning to reside in that said property, is eligible to apply for the program. Properties must be purchased in:
 - Ashley Borough
 - Hanover Township
 - Newport Township
 - City of Nanticoke
 - City of Wilkes-Barre
 - Municipality of Kingston

Income Guidelines and Prioritization:

- Applicants must agree to report income from their 2024 tax return. Annual income may not exceed 200% of area median income.
- All applications under 200% of area median income will be considered, but applications for households with lower incomes will be prioritized.
- Applications for first time homebuyers will be prioritized. Applicants claiming first time homebuyer status will be expected to sign an affidavit certifying their status.

Application Contents:

- Applicants must include a copy of their 2024 federal tax return.
- Applications must include a copy of the fully executed purchase agreement.
- Applicants must have either a title company or attorney representing them and provide their information.
- A scheduled closing date must be provided.

Program Terms and Agreements:

- Applicants must agree to occupy the property for 5 years. A lien will be placed on the property depreciating at 20% each year over the 5 years of applicant's occupancy as a primary residence. After five years, the lien will expire.
- All Payments to be paid directly to the Settlement Company or the representing Attorney.
- Property owners with unpaid municipal taxes and/or unsatisfied municipal fines or liens will not be eligible for the program. [NOTE: Property Owners on a payment plan for municipal taxes will still be eligible and should submit proof with the application].
- The following shall be grounds for a default on the no interest loan authorized through this program and would call for the immediate acceleration of the unforgiven portion thereof:
 - Conviction of the homebuyer for the violation of municipal property maintenance ordinances in relation to the property purchased with these funds if the conviction is for a term of imprisonment or if the total fines for all such violations in the same municipality exceed \$1,000;
 - False information knowingly furnished to obtain the benefits of participating in this program;
 - Default by the homebuyer on any first priority mortgage lien if such default leads to foreclosure;
 - Filing for bankruptcy prior to the end of the term of the no interest loan;

- Selling or otherwise conveying any interest in the property within the five-year term of the loan. The intent of this program is to provide housing for families of limited means and to fight against blight and property abandonment. That intent will be expressed in the terms of the agreement the homebuyer reaches with the Lower South Valley Land Bank.

Please email all questions to LSVlandbank@gmail.com



FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](https://www.huduser.gov) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Scranton--Wilkes-Barre, PA MSA	\$83,500	Very Low (50%) Income Limits (\$) Click for More Detail	29,300	33,500	37,700	41,850	45,200	48,550	51,900	55,250
		Extremely Low Income Limits (\$)*) Click for More Detail	17,600	21,150	26,650	32,150	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) Click for More Detail	46,900	53,600	60,300	66,950	72,350	77,700	83,050	88,400

NOTE: **Luzerne County** is part of the **Scranton--Wilkes-Barre, PA MSA**, so all information presented here applies to all of the Scranton--Wilkes-Barre, PA MSA.

The **Scranton--Wilkes-Barre, PA MSA** contains the following areas: Lackawanna County, PA; Luzerne County, PA; and Wyoming County, PA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human](#)

[Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

FY2024 Median Family Income and Income Limits for Scranton--Wilkes-Barre, PA MSA

Select a different county or county equivalent in Pennsylvania:

Lackawanna County
Lancaster County
Lawrence County
Lebanon County
Lehigh County
Luzerne County

Select county or county equivalent

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Scranton--Wilkes-Barre, PA MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Prepared by the [Program Parameters and Research Division](#), HUD.