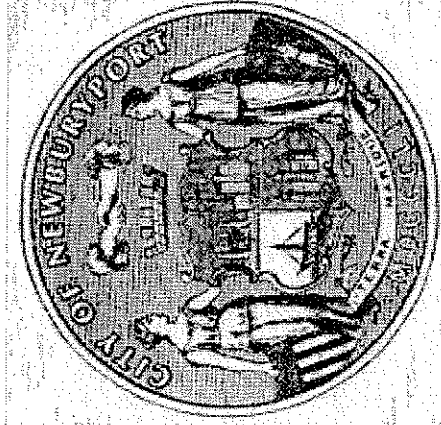


**EQUAL HOUSING
OPPORTUNITY**

The Housing Rehabilitation Program is funded through a Community Development Block Grant (CDBG) by the Massachusetts Department of Housing and Community Development and is governed by the regulations set forth by the Department of Housing and Community Development (DHCD) and the U.S. Department of Housing and Urban Development (HUD).

CITY OF NEWBURYPORT



**HOUSING REHABILITATION
PROGRAM**

Office of Community Development
City Hall, 60 Pleasant Street
Newburyport, MA 01950

(978) 465-4465
(978) 465-4458

WHAT IS THE HOUSING REHABILITATION PROGRAM?

The City of Newburyport has received a Massachusetts Community Development Block Grant in the past to improve residential properties occupied by low and moderate income households. The program is intended to correct code violations and help owners repair and improve their property by providing grants towards the cost of the rehabilitation project. These grants are Deferred Payment Loans and are only repaid to the Town under certain conditions addressed below. Limited funds are available.

WHO IS ELIGIBLE?

The property to be rehabilitated must (1) be located in Newburyport, (2) must have a clear need for correcting code violations and other basic repairs, and (3) be occupied primarily by low and moderate income households. As of February 1, 2007, the income limits set by HUD are:

Household Size	Low Income	Moderate Income
1 person	\$29,450	\$46,300
2 persons	\$33,360	\$52,950
3 persons	\$37,850	\$59,550
4 persons	\$42,050	\$66,150
5 persons	\$45,400	\$71,450
6 persons	\$48,800	\$76,750
7 persons	\$52,150	\$82,050
8 persons	\$55,500	\$87,350

(Please note that income limits are revised yearly.)

A single family property may be eligible if the income of its occupants is below the moderate income limits listed above. Multi-unit properties may qualify if at least 51% of the building's households are of low/moderate income. Rental units are eligible if the owners agree to specific rental conditions which include a fifteen year rent constraint and tenant qualification condition. *Only properties with seven or fewer units are eligible under this program.*

FINANCIAL ASSISTANCE AVAILABLE

Financial assistance will be provided in the form of a Deferred Payment Loan (DPL) which operates as a grant to the current property owner. A mortgage will be placed on the property to secure the DPL. However, in the event of sale or transfer of owner-occupied property within fifteen (15) years of project completion, the DPL must be repaid to the City. The repayment amount is reduced by 1/15th per year. Owners of rental units are also required to sign a 15 year Rental Agreement to keep rents at fair market values.

Assistance is provided as follows.

1. For low income owner-occupants of one to three (1-3) unit properties, the program provides a grant for 100% of the rehabilitation cost up to the per unit cap.
2. For low income owner-occupants of four to seven (4-7) unit properties, the program provides a grant for 75% of the rehabilitation cost up to the per unit cap.
3. For moderate income owner-occupants of single or multi-unit properties, the program provides 75% of the project cost up to the per unit cap.
4. Investor-owners receive 75% of the project cost up to the per unit cap available.

Where less than 100% of the private cost is provided by the program, the owner must fund the balance through private resources such as a bank loan, or savings.

Currently, the per unit cap is \$10,000 for housing rehabilitation. Applicants are placed in numerical file and given a case number. When an application is next the applicant will be contacted to provide financial documents for income determination. Applications are on a first come—first serve basis and all criteria must be met to seek approval.

TYPES OF WORK ELIGIBLE FOR FUNDING

- ◆ roof repair/replacement
- ◆ chimney or foundation repair
- ◆ storm window installation
- ◆ lead paint/asbestos removal
- ◆ door and window repair/ replacement
- ◆ heating system repair/ replacement
- ◆ insulation installation
- ◆ electrical system repair
- ◆ old plumbing replacement
- ◆ structural and general carpentry issues

TO APPLY FOR ASSISTANCE FROM THE HOUSING REHABILITATION PROGRAM VISIT THE

Office of Community Development
Newburyport City Hall
60 Pleasant St.
Newburyport, MA 01950

~Or~

CALL FOR MORE INFORMATION ON THE REHABILITATION PROGRAM

Our CDBG Program Staff can be reached at:
(978)465-4465 or (978)465-4458