

HOUSING REHABILITATION PROGRAM

The City of Methuen provides the following services to help eligible low-to-moderate income Methuen homeowners to rehabilitate their homes:¹

- **Financial assistance** towards the cost of work, and
- **Technical assistance** to assist you in developing a scope of work, obtaining bids from contractors, and monitoring the work in progress.

Eligible Methuen homeowners will be required to meet the following lead paint and rental agreement rules:

Lead Paint Requirements: Properties built **prior to 1978** with children under the age of six must have a full XRF lead inspection by a licensed inspector. All other properties are required to have a Federal Risk Assessment by a licensed inspector to determine lead hazards.

Rental Agreement Requirement: Owners and/or Investors of rental properties, maximum of four units, are required to rent to low to moderate income families and execute a Rent Regulatory Agreement limiting rent increases for a minimum of 15 years.

¹ The program is designed to bring deteriorated housing up to Federal Housing Quality Standards, which includes meeting both building and health codes.

AMOUNT OF ASSISTANCE

The maximum assistance per unit is **\$40,000; \$50,000** for projects involving lead, barrier removal, asbestos, historic preservation with an approved case waiver.

GENERAL REHAB. LOAN TERMS

- **Owner-Occupied, Single Family, Homes:** **CDBG:** 15-year, 0% interest, Deferred Payment Loan forgiven 1/15% annually. **HOME:** 15-year, 0% interest, Deferred Payment Loan.
- **Owner-Occupied, Multi-Units (2-4 Units):** **CDBG:** 15-year, 0% interest, Deferred Payment Loan forgiven 1/15% annually, 51% of the units must qualify as low to moderate income households; a Rent Regulatory Agreement is required for a minimum of 15 years to insure the units remain affordable and occupied by low to moderate-income households.
- **HOME:** 15-year, 0% interest, Deferred Payment Loan; 51% of the units must qualify as low to moderate income households; A Rent Regulatory Agreement as well as an Affordable Housing Restriction are required for a minimum of 15 years to insure the units remain affordable and occupied by low to moderate-income households.
- **Investors:** **CDBG:** 0% interest, Direct Payment Loan paid monthly over a period of up to 20 years; 51% tenants must be low to moderate income; Required minimum 15-year for both a Rent Regulatory Agreement and approved Affordable Housing Restriction.

HOME: 0% interest, Deferred Payment Loan minimum 15 years; 51% tenants must be low to moderate income; required minimum 15-year for both a Rent Regulatory Agreement and approved Affordable Housing Restriction.

ELIGIBILITY GUIDELINES

ALL household gross annual income cannot exceed the **“Moderate Income Limit”** in the table below:

| Moderate Income Limit | | |
|-----------------------|---------------|---------------|
| Household Size | CDBG (5/1/24) | HOME (5/1/24) |
| 1 | \$ 68,500 | \$ 91,200 |
| 2 | \$ 78,250 | \$104,200 |
| 3 | \$ 88,050 | \$117,250 |
| 4 | \$ 97,800 | \$130,250 |
| 5 | \$105,650 | \$140,700 |
| 6 | \$113,450 | \$151,100 |
| 7 | \$121,300 | \$161,550 |
| 8 | \$129,100 | \$171,950 |

THE APPROVAL PROCESS

- Submit a completed Request for Assistance form. If you appear to be eligible, you are placed on a wait list.
- As you move close to the top of the list, you will receive an application packet to be completed and return.
- When a final determination of eligibility is made, you will receive a written approval or denial letter.

THE HOUSING REHABILITATION PROGRAM IS OFFERED CITY WIDE

**CITY OF METHUEN
DEPARTMENT OF ECOMONIC &
COMMUNITY DEVELOPMENT**

**HOUSING REHABILITATION
PROGRAM**

**41 Pleasant Street, Suite 217
Methuen, MA 01844
(978) 983-8566**

***Methuen Housing Rehabilitation
Program is Funded by:***

***The Executive Office of Housing and
Livable Communities
&
The North Shore HOME Consortium***

***The City of Methuen is an Equal
Opportunity/Affirmative Action
Employment in its Programs & Activities***

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Housing Rehab. Program
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Methuen, MA 01844***



***David P. Beauregard, Jr.
Mayor***