

FREQUENTLY ASKED QUESTIONS



Who is eligible?

Applicants must be eligible according to Federal Income Guidelines, which are determined yearly by HUD. Current income limits are as follows:


Household Size*	Maximum Income
1 person	\$46,300
2 person	\$52,950
3 person	\$59,550
4 person	\$66,150
5 person	\$71,450
6 person	\$76,750

*One or more persons occupying a housing unit.

Priority will be given to the following applicants:

- ♦ Households with children under the age of six.
- ♦ Households requiring modifications for a disabled household member.
- ♦ Applicants that have not previously received assistance through the rehabilitation program.

What are the property requirements?

- ♦ Property must be located in Peabody. 
- ♦ Owners of owner occupied units must be income eligible.
- ♦ Tenants of Investor Owned properties must be income eligible.
- ♦ Rehabilitated units must remain affordable and rented to income eligible tenants for a period of fifteen years from completion. *(An Affordable Housing Rental Restriction will be attached to the lien.)*
- ♦ HUD requires that all units rehabilitated with Federal funds comply with HUD Lead Based Paint Provisions and the Massachusetts Lead Law.
- ♦ Owners will be required to apply for funds from other sources for lead paint removal and handicap accessibility.



- ♦ If your property is located in a Flood Hazard Area, you will be required to purchase flood insurance, as required by the National Flood Insurance Act of 1968.
- ♦ Real estate taxes and water/sewer fee payments must be up to date.

What assistance is available?

The Housing Rehabilitation Assistance Program provides **technical** and **financial** assistance.



Technical Assistance:

Housing inspection and work write-up that is used to acquire bids from contractors.

Financial Assistance:

Owner Occupied: No interest deferred payment loans, amount to be determined by work write-up and bids received.

- ✓ Property must be used as principal address.
- ✓ No monthly payments are required.
- ✓ Loans are paid back upon transfer, sale or refinance of the property.
- ✓ Loans are secured by a lien on the property.

Investor Owner: 5% interest loan up to \$12,500 per unit.

- ✓ Loan funds may be used to pay 50% of the cost of rehabilitation.



- ✓ Monthly payments required.
- ✓ Rehabilitated units must remain affordable, in accordance with HUD guidelines for 15 years.
- ✓ Loans are secured by a lien on the property.

How can funds be used?

Funds are used to address the following:

- ♦ Elimination of all code violations.
- ♦ Deleading units in accordance with both federal and state lead based paint regulations.
- ♦ Providing handicapped accessibility.
- ♦ Serious or potential hazards to health and safety.
- ♦ Insuring property meets Federal Housing Quality Standards (HQS) upon completion of rehabilitation.
- ♦ Work completed prior to submission of the application is **not** eligible.



orientation or disability.

FURTHER INFORMATION

This brochure is intended to provide a brief overview of the program, including income and property eligibility requirements, as well as how to apply.

Should you have any further questions regarding the Housing Rehabilitation Assistance Program, please contact Stacey Bernson, Housing Program Manager, Department of Community Development and Planning at 978-538-5776.



The Department of Community Development administers the City of Peabody's Housing Rehabilitation Assistance Program.

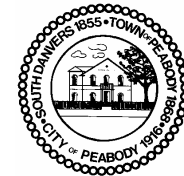
The Rehabilitation Assistance Program is funded through the United States Department of Housing and Urban Development (HUD), utilizing HOME and Community Development Block Grant Funds (CDBG).

Note: *Income limits and program policies are subject to change without notice.*

HOUSING REHABILITATION ASSISTANCE PROGRAM



GUIDELINES



CITY OF PEABODY
MASSACHUSETTS

Mayor Michael J. Bonfanti

This program does not discriminate on the basis of race, color, national origin, gender, age, religion, familial status, sexual

