

## HOUSING REHABILITATION PROGRAM

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

- **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.

<sup>1</sup> 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***

***City of Methuen  
Housing Rehab. Program  
41 Pleasant Street, Suite 217  
Methuen, MA 01844***



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