



**FRANKLIN COUNTY REGIONAL HOUSING &
REDEVELOPMENT AUTHORITY**

241 Millers Falls Road • Turners Falls, MA 01376
Telephone: (413) 863-9781 • Facsimile: (413) 863-9289

FCRHRA's Housing Rehabilitation Program

Program Summary:

- Housing Rehabilitation Programs are administered by the Franklin County Regional Housing & Redevelopment Authority (HRA) on behalf of a town.
- The Program is designed to meet one of the Department of Housing & Urban Development's (HUD) national objectives by providing safe, decent, sanitary housing to persons of low or moderate income through the elimination of building, plumbing, electrical and sanitary code violations.
- The Program is also designed to increase the energy efficiency of homes by making general weatherization improvements, insulating homes, and replacing outdated heating systems and hot water tanks with Energy Star rated boilers, furnaces, and domestic hot water systems.

Program Design:

- 0% deferred payment loans are available to households whose incomes are under the limits listed below. Payment is due in full, without interest, when the property transfers ownership.
- Loans are generally no greater than \$35,000 per unit. However, if homes need inherently expensive improvements such as lead paint removal, asbestos abatement, a new artesian well, handicapped accessibility modifications, septic system replacement, or historic preservation, then loans can be made for up to \$40,000.
- Loans are intended to make improvements to existing conditions. Removal and replacement of roofs, windows, siding, and electrical, plumbing and heating system repairs and replacement are typical. But other improvements like flooring replacement, bathroom upgrades, and new cabinets may be eligible if conditions are determined to be "sub-code."
- Applicants are required to provide proof of ownership, verification of income for all household members over 18 years of age, verification that property tax payments are current, and verification of homeowner's insurance.

Rental Assistance • Housing Development • Housing Management • Community Development
Municipal Assistance • Rehab Financing • Homeownership • Public Infrastructure

Equal Housing Opportunity

- Houses built prior to 1978 are tested for the presence of Lead Paint by a certified lead paint inspector. Some level of lead paint remediation may be required if lead paint is found, even if there are no children living at the property. If there are children under the age of 6, the project will include full deleading of the property. All inspection fees are calculated in to the total cost allowed per unit, but the fees themselves are not included in the loan amount. In other words, the loans are for the construction cost and mortgage recoding fee only.
- Inspections of properties are made by a qualified Housing Rehab Specialist from HRA. The Rehab Specialist inspects the premises for code compliance and substandard conditions. A detailed Work List is then written up and sent to each homeowner along with instructions for contractors to bid on the project. The bid package includes materials specifications and a list of contractors who have been pre-qualified to work for the Program. However, owners may choose to solicit bids from contractors who are not on HRA's list as long as the contractors are licensed and insured. Homeowners are typically given four weeks to submit bids to HRA. Each bid is reviewed for completeness and cost reasonableness.
- Loans are awarded to projects determined to be the most needy. HRA ranks each project using a criteria point system that factors in household income, code violations, and other demographic indicators such as the number of elderly or handicapped persons living at a property. Once a project is chosen, HRA prepares contracts and verifies contractor's licenses and insurance. A loan closing is then conducted by HRA.
- Notices to Proceed are sent to each contractor with information on progress payments. HRA's Rehab Specialists act as the liaison between owners and contractors. When a contractor submits an invoice for work performed, HRA staff inspects the work for quality and conformance with the contract specifications. Payments are made directly by HRA to the contractors. Final payments are made only when all applicable municipal inspectors have also signed off on the project.

Income Limits as of 7/1/2020:

<u>#FAMILY MEMBERS</u>	<u>ANNUAL GROSS INCOME</u>	<u>#FAMILY MEMBERS</u>	<u>ANNUAL GROSS INCOME</u>
1	\$47,850.00	5	\$73,800.00
2	\$54,650.00	6	\$79,250.00
3	\$61,500.00	7	\$84,700.00
4	\$68,300.00	8	\$90,200.00