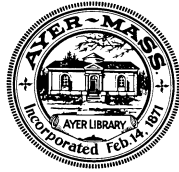


Town of Ayer



HOUSING REHABILITATION PROGRAM

Telephone: (978) 772-8220 ext.142

What Is The Program?

The Town of Ayer's Housing Rehabilitation Program is funded by a state grant designed to provide funding assistance for income-eligible owners to improve their property. In most cases, the funds do not need to be paid back unless the property is sold or transferred within fifteen (15) years of project completion.

Grant regulations require certain items to be addressed first (i.e., building, and sanitary code compliance, serious maintenance problems, etc.). Local Program staff are in place to help identify the work to be done, secure the contractor, and inspect the work to ensure quality.

Who is Eligible?

The property must be located within the Town of Ayer and be occupied primarily by households that meet the following low to moderate income guidelines (*revised 5/18*):

FY23 HOUSEHOLD INCOME LIMITS

<u>Household Size</u>	<u>Low Income Limit</u> <u>(up to 100% grant)</u>	<u>Mod Income Limit</u> <u>(up to 75% grant)</u>
-1- Person	\$ 51,950 / year	\$ 82,950 / year
-2- Persons	\$ 59,400 / year	\$ 94,800 / year
-3- Persons	\$ 66,800 / year	\$ 106,650 / year
-4- Persons	\$ 74,200 / year	\$ 118,450 / year
-5- Persons	\$ 80,150 / year	\$ 127,950 / year
-6- Persons	\$ 86,100 / year	\$ 137,450 / year
-7- Persons	\$ 92,050 / year	\$ 146,900 / year
-8- Persons	\$ 97,950 / year	\$ 156,400 / year

Note: Household size includes all persons living in the home or apartment unit. The income limits include all income earned by the household members.

- Single-family property owners may qualify if their household income is below the moderate-income limits above.
- Multi-family property owners may qualify if at least 51% of the tenants meet the income limits above, and the owner agrees to certain rental restrictions.



What Types of Assistance are Available?

The following is a summary of funding guidelines and limits. Contact Program staff for complete details:

- *Low-income owner-occupants of one to four (1-4) unit properties may receive 100% of project costs, generally up to \$40,000 per unit.*
- *Moderate-income owner-occupants of one to four (1-4) unit properties may receive 75% of project costs, generally up to \$40,000 per unit.*
- *Owner-occupants of five to seven (5-7) unit properties and investor-owners may receive 50% of project costs, generally up to \$40,000 per unit.*

Note: The \$30,000 per unit cap may be increased up to \$3,000 for historic properties; and/or up to \$5,000 for lead or asbestos abatement, to a maximum of \$35,000 per unit.

What Kind of Work?

Any work for building / sanitary code compliance is eligible. Other examples include:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Septic system repair / replacement | <input checked="" type="checkbox"/> Roof repair / replacement |
| <input checked="" type="checkbox"/> Chimney or foundation repair | <input checked="" type="checkbox"/> Storm window installation |
| <input checked="" type="checkbox"/> Lead paint / asbestos removal | <input checked="" type="checkbox"/> Electrical system repairs |
| <input checked="" type="checkbox"/> Door and window repair / replacement | <input checked="" type="checkbox"/> Insulation installation |
| <input checked="" type="checkbox"/> Heating system repair / replacement | <input checked="" type="checkbox"/> Old plumbing replacement |

How Do I Apply?

1. Complete a Request for Assistance form, available at the Department of Community & Economic Development, Town Hall, One Main Street, 2nd floor, Ayer, MA 01432, **or request a form to be mailed by calling Program staff at (978) 772-8220 ext.142.**
2. Return the completed form. An *Intake Number* will be assigned, and your name placed on the Program's *Waiting List*. When you approach the top of the list, a full application will be sent to you.
3. Complete and submit the Application. Program staff will verify your income and place your file with the *Pending Projects*.
4. When the Program is ready to consider your project, income information will be updated, and a property inspection scheduled to review the work. If your project is eligible, a *Project Number* will be assigned and complete details about the rehab process and schedule will be provided.

Please feel free to call Program staff at (978) 772-8220 ext.142 with any questions. We look forward to working with you!

Funding provided by the Massachusetts Department of Housing & Community Development, Community Development Block Grant program, and the Town of Ayer.