



What is the Amesbury Housing Rehabilitation Program?

The Amesbury Housing Rehabilitation Program is funded by a Community Development Block Grant awarded by the Massachusetts Department of Housing and Community Development. The program offers low-interest or no-interest loans to eligible homeowners to make repairs to their properties, ensure code compliance, and address threats to the health and safety of home dwellers. The program primarily serves low- or moderate-income owner-occupants of one- to four-family properties.



Apply Today!

For more information about the Amesbury Housing Rehabilitation Program, please contact:

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Amesbury Housing Rehabilitation Program

Office of
Community
and Economic
Development



Amesbury Housing Rehabilitation Program

Through the Amesbury Housing Rehabilitation Program, the City provides assistance to low- and moderate-income homeowners to rehabilitate their homes. The goal of the program is to bring deteriorated homes up to Federal Housing Quality Standards and meet building and health codes. The program is intended to:

- Provide direct financial assistance to low- and moderate-income households allowing them to obtain better housing conditions.
- Eliminate code violations that threaten the health and safety of building occupants.
- Preserve and enhance the quality of Amesbury's housing stock so that low-cost, good quality housing units are available to all residents.
- Improve the overall quality of life for building occupants and the residents in the surrounding neighborhoods.



EOE/AA

The Amesbury Housing Rehabilitation Program does not discriminate based on race, color, religion, national origin, ancestry, familial status or physical or mental disability, in the access or admission to our programs, employment, or in our activities, functions, or services.

Finance Terms for Rehab Projects

The Amesbury Housing Rehabilitation Program provides eligible households with a loan of up to **\$35,000** per unit. Financing generally falls within two categories:

- **Owner-occupants:** Households receive a 0% interest, 15-year, deferred payment loan to rehabilitate their primary residence. If the homeowner continues to reside in and own the property, the loan is forgiven after the 15-year term expires.
- **Investor-owners:** Households receive a 3% interest, 15-year, deferred payment loan to rehabilitate their property upon proof that 100% of the tenants in the property are eligible low- and moderate-income households.

All projects that receive a loan are subject to:

- *Income and other eligibility requirements;*
- *Lead paint inspection (for units with children under the age of 6) or a Federal Risk Assessment to determine potential lead hazards;*
- *Availability of funds;*
- *Terms of a Promissory Note, Mortgage, Loan Agreement; and*
- *When applicable, an Affordable Housing Restriction and/or Rental Agreement, which requires that rents remain affordable for 15 years from the date of the loan.*

Eligibility Guidelines

Eligible applicants are property owners meeting low- and moderate-income guidelines who reside in one- to four-family dwellings. To be considered **eligible**, household gross annual income cannot exceed the level listed below for household size of each dwelling:

Household Size	FY2022 HUD Income Limits
1	\$78,300
2	\$89,500
3	\$100,700
4	\$111,850
5	\$120,800
6	\$129,750
7	\$138,700

Approval Process

1. Complete Application to determine eligibility.
2. Upon completion of the Application, income verification will be required.
3. When a final eligibility is determined, applicant will receive a written approval or denial letter.
4. Upon approval, applicant will be contacted to initiate their housing rehabilitation project.

Applications will be reviewed on a rolling basis. Due to high program demand, the City reserves the right to wait list projects.