



Woburn Redevelopment Authority
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WOBURN HOUSING REHABILITATION PROGRAM FACT SHEET: MARCH 9, 2009

The City of Woburn has been notified by the Massachusetts Department of Housing and Community Development (DHCD) that it will be receiving a \$756,750 FY 2008 Community Development Block Grant (CDBG) to set up a program to assist eligible Woburn property owners with the cost of home repairs. This Fact Sheet has been prepared in order to respond to the most frequently asked questions regarding the program's guidelines, procedures, and schedule.

1. How do I know if I qualify? To qualify for the Woburn Housing Rehabilitation Program (WHRP), your property must be a one- to four- family home located within the Community Development Target Area shown on the attached map. All participating owners must also be current on all municipal taxes and fees or be in a current payment agreement with the Tax Collector. One-half or more of the dwelling units within the property must be occupied by households which are either low- or moderate- income, as defined in the table below:

WOBURN HOUSING REHABILITATION PROGRAM INCOME LIMITS			
Household Size	Low	Moderate	Not Eligible
1	\$28,950 or less	\$28,951 to \$46,300	\$46,301 or more
2	\$33,100 or less	\$33,101 to \$52,950	\$52,951 or more
3	\$37,200 or less	\$37,201 to \$59,550	\$59,551 or more
4	\$41,350 or less	\$41,351 to \$66,150	\$66,151 or more
5	\$44,650 or less	\$44,651 to \$71,450	\$71,451 or more
6	\$47,950 or less	\$47,951 to \$76,750	\$76,751 or more
7	\$51,250 or less	\$51,251 to \$82,050	\$82,051 or more
8	\$54,600 or less	\$54,601 to \$87,350	\$87,351 or more

Note: Income limits are subject to change.

NUMBER OF HOUSEHOLDS WHICH MUST BE INCOME ELIGIBLE	
Type of Structure	Number of Income Eligible Households Needed to Qualify
Single-Family	1
Two-Family	1
Three-Family	2
Four-Family	3
Five or More Units	Not eligible

2. Does the owner have to live in the property? The owner does not have to live in the property for the property to be eligible. Under the program guidelines, however, 80 percent of the funds have been set aside for owner occupants, while 20 percent have been set aside for investor owners.

3. How much will the grant pay for? The WHRP will generally provide a grant of up to \$30,000 per dwelling unit, as shown on the table below. For low-income owner occupants (see above income limit table), no matching funds will be required unless the cost exceeds the maximum grant. Moderate income owner-occupants will be required to contribute 25 percent of the total project cost. Non-owner occupant investor owners and over-income owner occupants of multi-unit properties which qualify as a result of tenants' income will be required to contribute 50 percent of the total project costs.

Maximum Housing Rehabilitation Grant	
Type of Structure	Maximum Grant
Single-Family	\$30,000
Two-Family	\$60,000
Three-Family	\$90,000
Four-Family	\$120,000
Five or More Units	Not eligible

4. What types of repairs are eligible? The WHRP is designed to address substandard housing conditions and violations to the Massachusetts Building Code and/or Chapter II of the Massachusetts Sanitary Code. Eligible rehabilitation activities include structural repairs, such as deteriorated roofs, porches, doors and windows, correcting deficient building systems such as upgrading plumbing and electrical systems, sewer connections and repairs, the removal or

mitigation of lead paint and asbestos and modifications for handicapped accessibility. When applicable, the program will also install Energy Star-rated materials and building components.

5. *Are there any exceptions to the Target Area requirement?* The City of Woburn will earmark 10% of awarded grant funds to serve high priority (emergency) applications outside the target area. Having this earmark will enable the program to serve the neediest residents regardless of what part of town that they live in.

6. *When and where can I get an application?* The Woburn Redevelopment Authority and DHCD both need to complete a number of administrative steps before applications can be taken. It is unlikely that this will be completed before this coming June. If you contact the WRA by phone or email, we will notify you directly by mail or email later when the WHP applications become available. There will also be advertisements in the Woburn Daily Times Chronicle, and on the City of Woburn website.

7. *How are grant recipients going to be selected?* Once the WHP applications are made available, there will be a one month deadline for returning the applications. Once the deadline is passed, the WRA will hold a public lottery in order to assign each application a place on the program waiting list. Applicants will be served in order of their lottery assigned ranking, until all funds are exhausted. The WRA estimates that 16 applications will be funded in this round.

8. *Can I be reimbursed for work already completed?* No. Once a property owner's application is approved to receive funding, the property will be inspected by the WHP program staff, and a scope of work will be worked out between the WHP and the owner. Only work that is in the approved scope and completed in accordance with the program procedures after the execution of a grant agreement will be covered by the grant.

If you would like further information, please feel free to contact Donald Borchelt, WRA Executive Director, at 781-935-3010, or email at borcheltdj@wrawoburn.org.

