Cumberland County HOME Consortium
Owner Occupied Housing Rehabilitation Program Guidelines

The Cumberland County HOME Consortium (CCHC) is a consortium of cities and towns throughout Cumberland County, formed by a Mutual Cooperation Agreement to provide low and moderate income persons and families affordable financing assistance for existing housing rehabilitation, first-time homebuyers, and new construction. The CCHC is approved and funded by the U.S. Department of Housing and Urban Development (HUD) under the HOME Investment Partnerships Program (HOME) to take a regional approach to affordable housing.

The City of Portland's Division of Housing and Community Development will administer the Cumberland County HOME Consortium's housing activities. Contact Ronda Jones at 874.8698, or rej@portlandmaine.gov

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Purpose:
The Cumberland County HOME Consortium Owner Occupied Housing Rehab Program helps low-moderate income Cumberland County residents fix up their homes. For general rehab, a maximum amount of $15,000 per home/unit is available. In addition to general rehab, HUD *requires* that all federally assisted rehabilitation include the identification and treatment of lead paint hazards. An additional amount up to $10,000 per home/unit may be given for lead hazard reduction.

Eligible Applicants:
Individuals and families who occupy, as their principal residence, a one to four unit building located in Cumberland County and meet program underwriting standards which include the HUD income guidelines. Individuals and families at or below 80% of the median income by family size for the following communities:

Income Requirements Effective as of March 15, 2013

Communities of: Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago

Household Size	1	2	3	4	5	6	7	8
Income Limit	$38,950	$44,500	$50,050	$55,600	$60,050	$64,500	$68,950	$73,400

Communities of: Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth

Household Size	1	2	3	4	5	6	7	8
Income Limit	$42,800	$48,900	$55,000	$61,100	$66,000	$70,900	$75,800	$80,700

What types of repairs are eligible?

Priority will be given to health & safety issues, lead paint hazards, energy conservation improvements, & other non-luxury building improvements. You cannot create additional units, refinance mortgages or be reimbursed for past work.

Are there restrictions on tenant occupied units?

Applicants that own and occupy a two to four unit building will have restrictions on tenant income and rent if any of the rehab/repair work affects a tenant unit. Tenant rent and income restrictions will be in place for a certain period of time ("affordability period") depending on the rehab cost per unit. Please call for more information on these restrictions.

What are the loan terms & conditions?

Applicants may receive a forgivable loan, low interest loan, or a combination of a forgivable loan or payable loan. The City will determine type of assistance based on applicant's ability to pay. Interest rate can range between 0% - 3%. Length of loan can be up to 20-years. Forgivable loans will have a declining repayment schedule over a period of 10-years. Applicant must occupy the property as their primary residence for the life of the loan or grant. If the applicant moves from the property or sells the property, the entire unpaid balance becomes due and payable.

Assistance is provided on a one-time basis only. Applicant may not own other real estate, including commercial, residential, or recreational. Applicant must be current on all accounts (taxes, sewer charges, etc.)

Are there other property restrictions?

The maximum "after-rehab" value of a home cannot exceed established HUD limits. Please call for more information on the "after-rehab" value limits.

What will the City do?

Review your application and determine eligibility, complete a Housing Quality Standards (HQS) inspection to determine the scope of work, complete a Heat Loss Analysis, prepare work specifications, inspect the work as it is completed, disburse payments to contractors, prepare all necessary documentation, and monitor compliance with program requirements for applicable affordability period.

For further information: Ronda Jones, Portland City Hall 874-8698, email *rej@portlandmaine.gov*