

# City-wide Housing Improvement Program

## City of Watertown

The City of Watertown has run a variety of housing rehabilitation programs targeting different areas of the City, and different types of housing situations in order to provide assistance to as many residents as possible. This program is designed for residents with very low fixed income and properties with serious code violations or other defects that threaten the health and safety of the occupants or the structural integrity of the homes. Small Cities Community Development Block Grant (CDBG) funding is available to cover 100% of the cost of improvements, and the amount and type of that financing varies to match the needs of each home owner.



Home owners with income below 50% of the Area Median are eligible for grants to cover 100% of the needed rehabilitation improvements.

Home owners with income between 51% and 80% of the Median are eligible for grants to cover a portion of the rehabilitation improvements. The actual grant amount is determined using a sliding scale based on the total household income as illustrated below.

Loans are available to cover the balance of the rehabilitation cost, and those loans are repaid to the City over five years with interest at 3%. The maximum amount of grant and loan assistance for an eligible owner-occupied property is \$20,000 per housing unit.

Household income as a percent of the Median:	50%	60%	70%	80%
<b>CDBG Grant</b> as a percent of the repair costs:	<b>100%</b>	<b>90%</b>	<b>80%</b>	<b>70%</b>
<b>CDBG Loan</b> as a percent of the repair costs:	<b>0%</b>	<b>10%</b>	<b>20%</b>	<b>30%</b>

**AVALON ASSOCIATES** secures state and federal funding for the City-wide Housing Improvement Program, develops program Guidelines and Procedures, monitors all rehabilitation activities, and handles all grant reporting and record-keeping in conjunction with the City's Planning and Community Development Office.