



City of Framingham Housing Rehabilitation Assistance Program (HRAP)



The City of Framingham has federal funds that assist low to moderate-income property owners with housing rehabilitation. Eligible properties are owner-occupied, one- to four-family residential structures.

Examples of Eligible Work:

Emergency work: Building code deficiencies needing immediate repair such as failed heaters, plumbing and electric systems and roofs

Hazard abatement: Lead paint and asbestos abatement

Removal of architectural barriers: Installation of interior and exterior modifications for persons with physical disabilities

Who Qualifies?

City residents who are low- and moderate-income home owners or the owners of residential properties in Framingham with low- and moderate-income tenants

Income limits based on the number of persons living in a unit, as shown on the chart on the right

Staff analyze income to determine applicant eligibility

2020 Income Limits (80%)

BASED ON HUD MEDIAN AREA INCOME

Household Size: 80% of Median

1	\$67,400
2	\$77,000
3	\$88,550
4	\$96,250
5	\$103,950
6	\$111,650
7	\$119,350
8+	\$127,050

The Community Housing Rehab Program provides up to \$25,000 assistance for eligible projects (20-year lien). A \$10,000 cap is placed on projects qualifying under the Senior Housing Rehab Program (5-year lien). Funding will be provided to qualified **owner-occupants**, as a deferred, no-interest loan, and recorded as a lien on the property. The loan is repaid upon sale or transfer of the property, if the low-income owner is no longer a full-time resident at the property or if there is a refinance of the property with cash taken out.

Repairs NOT Eligible:

- Additions or general remodeling
- Landscaping
- Work started before HRAP participation
- Luxury, elective upgrades

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Community Development Department

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