

BOURNE HOUSING PARTNERSHIP

GUIDE TO HOUSING PROGRAMS

May, 2013

The Bourne Housing Partnership has prepared this guide to help those seeking assistance in purchasing a home or condominium, repairing their home, seeking rental housing, or needing help with other housing issues. It is very likely that a number of programs are available that are not included in this guide. The fact that we have not included a program is in no way meant to reflect criticism of the program, it is simply evidence that we are not yet knowledgeable of its existence or have missed it by accident. Information about additional programs would be greatly appreciated. To reach the Bourne Housing Partnership contact: Kerry Horman, Affordable Housing Specialist, at (508) 457-1005 or by e-mail at affordablehomes@townofbourne.com.

HOME PURCHASE ASSISTANCE

There are a number of housing purchase opportunities typically being offered in the Town of Bourne. Certain income and other eligibility requirements usually need to be met.

Eligible applicants looking to purchase an affordable deed restricted home should research all of the programs:

1. New or substantially repaired homes are periodically offered through the Bourne Affordable Housing Trust at very affordable prices.
2. Joining the “ready buyer list” to buy affordable homes as they become available for sale from the inventory of existing deed restricted affordable homes.
3. Private developers working under MGL 40B at times have affordable houses for sale.

The Partnership works closely with the US Department of Agriculture, Rural Home Loan Program representatives to utilize the USDA's outstanding mortgage programs. These programs offer for eligible buyers very low rates, longer than usual terms, and up to 100% financing (and in some cases, may include closing costs).

The US Department of Agriculture, Rural Development Program can be reached by phone at (508) 295-5151 ext. 3. Their offices are located at 15 Cranberry Highway, West Wareham, Massachusetts 02576.

Other purchase opportunities may be found by checking with the following agencies or their websites.

Housing Assistance Corporation in Hyannis at (508) 771-5400 www.haconcapecod.org
Citizens' Housing and Planning Association (CHAPA) (617) 742-0820 www.Chapa.org
Massachusetts Affordable Housing Alliance (MAHA) (617) 822-9100 www.mahahome.org
Habitat for Humanity (508) 775-3559

To reach the Bourne Housing Partnership and Affordable Housing Trust contact: Kerry Horman, Affordable Housing Specialist, at 508-457-1005 or by e-mail at affordablehomes@townofbourne.com for opportunities in Bourne.

MORTGAGE OPPURTUNITIES

MassHousing (formally known as the Massachusetts Housing Finance Corporation) provides home purchase programs through local lenders. A major source of information, including the participating lenders, can be found at their website www.masshousing.com. The representative of MassHousing assigned to Cape Cod is Maureen Moriarty; she can be reached at (617) 854-1308.

US Department of Agriculture, Rural Development Program. The US Department of Agriculture, Rural Development offices are located at 15 Cranberry Highway, West Wareham, Massachusetts. The Area Loan Specialists can be reached at (508) 295-5151 ext. 3. It is highly recommended that potential borrowers contact USDA to be pre-qualified for loan programs. The Bourne Housing Partnership and Bourne Affordable Housing Trust work closely with the USDA.

- **Direct Loan Program:** This program may be very important for people with incomes of less than 80% of the median income for the region. The direct loan program provides financing for purchase of an existing home or construction of a new home for families below 80% of median income. Monthly payment amounts are adjusted based upon income and can be as low as what a mortgage at 1% for a term of up to 38 years would be. A detailed explanation of the program from a USDA representative should be requested since the monthly mortgage payment is subsidized by the USDA and may have payback provisions at the time of sale or refinancing of the property.
- **Loan Guarantee Program:** This program is available to people of up to 115% of median income for purchase or construction; the guarantee is made to an approved lending institution who provides the direct loan to the borrower; the guarantee allows for up to 100% financing and may help a borrower obtain a loan that they would otherwise be unable to receive under standard lending criteria.

United States Department of Veterans Affairs. Veterans should check with local lenders to determine whether they participate in the VA Home Loan program. The VA offers a number of different loan programs for purchase and refinance and for energy-efficiency improvements. The VA does not make direct loans but guarantees the loans. Loans are offered through approved lenders, and typically, offer no down payment options and additional funds for closing costs and other related expenses. The loans may be assumable and there is some assistance if a borrower runs into financial difficulties.

Veterans will need to be found eligible after filling out Form 261880. Lenders should be able to assist with this or veterans can contact the VA Loan Eligibility Center in Winston/Salem, North Carolina at (888) 244-6711. Also, veterans might want to check the following website: www.benefits.va.gov/homeloans.

Down Payment Assistance Program. Housing Assistance Corporation implements a program for Barnstable County which its website indicates may have assistance up to \$10,000 for down payment and closing costs. The website further notes the following requirements:

- First-time homebuyer*
- Meet income and other eligibility guidelines
- Buying a house in Barnstable County
- Need additional funds to meet down payment and closing costs

*Note from the Bourne Housing Partnership: - often the definition for “first time home buyer” is that the applicant has not owned a home for the last three years. A number of exemptions are also usually allowed. Check with HAC as to how they define “first-time home buyer”.

For more detailed information and further loan terms, please contact the program administrator, Brenda Rocklage at (508) 771-5400, ext. 285 or brocklage@haconcapecod.org.

Some lenders such as the US Department of Agriculture, Rural Development may have mortgage programs available that require no down payments by eligible buyers and may also include closing costs in the mortgage.

Housing Lotteries

For Bourne only:

Bourne Housing Partnership and Affordable Housing Trust at (508) 457-1005
affordablehomes@townofbourne.com

Barnstable County:

Housing Assistance Corporation 508-771-5400 www.haconcapecod.org

Statewide:

Citizens’ Housing and Planning Association (CHAPA) (617) 742-0820 www.Chapa.org
Massachusetts Affordable Housing Alliance (MAHA) (617) 822-9100 www.mahahome.org

Home Buyer Education Programs (Most programs with government participation require completion of a home buyer education program.)

Housing Assistance Corporation (508) 771-5400 or (800) 255-5507 www.haconcapecod.org
South Shore Housing (781) 422-4200 or (800) 242-0957 www.southshorehousing.org
Fall River Affordable Housing Corporation (508) 677-2220 www.frahcr1@hotmail.com

Foreclosure Assistance

Housing Assistance Corporation (Hyannis) (508) 771-5400
Housing Consumer Education Centers (800) 224-5124
US Department of Agriculture (508) 295-5151 (can only be used in very limited situations)

HOME REPAIR FUNDING ASSISTANCE

The Town of Bourne has established two home repair programs:

- First, the US Department of Agriculture, subject to availability, has grants up to \$7,500 and 1% loans up to \$20,000 for up to a 20 year term that can be used anywhere within Bourne. The Bourne Affordable Housing Trust provides the services of a housing rehabilitation specialist to estimate costs, prepare specifications for bidding, and review work on behalf of the eligible home owner. Contact: Kerry Horman at the Bourne Housing Partnership and Affordable Housing Trust at (508) 457-1005, affordablehomes@townofbourne.com.

- A Second program began in 2012 and is funded through the Massachusetts Department of Housing and Community Development. The program offers grants up to \$30,000 (\$35,000 if lead paint mitigation is involved) in the Buzzards Bay target area and on an emergency basis, in the rest of the town. Applicants should contact the Bourne Housing Rehabilitation Program at (508) 759-0600 ext. 301.

US Department of Agriculture Rural Development Program (508) 295-5151 ext. 3: offers grants of up to \$7,500 for persons of very low income and over the age of 62 and loans of up to \$20,000 for homeowners of very low income, including those over 62, who can repay a 1% loan for twenty years. Grants and loans are for health and safety repairs but this includes a very broad group of needed repairs

Housing Assistance Corporation offers energy audits and weatherization programs. The following is from their website:

- **Weatherization Program – Single Family:** Installing weatherization measures is the first step everyone should take to make their homes warmer in winter and cooler in summer. These measures consist of air sealing open penetrations, blowing insulation into attics and walls and weather stripping windows and doors. After determining the correct amount of ventilation necessary to maintain a healthy home, and if the existing windows are in terrible condition, windows may also be replaced. HAC’s certified auditors inspect your home to determine what weatherization measures should be installed and then contract the work to one of our experienced contractors. All work is overseen by our auditors and our work is inspected by state and utility funding sources. Work is free if you receive Fuel Assistance or if your household income falls under [60% of the AMI](#).

Funding received from the Department of Energy through the Department of Housing and Community Development, Cape Light Compact, N-Grid Gas and N-Star Electric. For more information, call Mitzi at (508) 771-5400, ext. 123, or email her at mholmes@haconcapecod.org.

- **Weatherization Program – Multi-family:** HAC works with local public housing authorities and other owners of affordable multi-family housing units to ensure that these buildings are weatherized in order to maintain a high level of comfort and low utility costs. Funding is supplied by Cape Light Compact. Call (508) 771-5400, ext. 188, for more information or email Multifamily@haconcapecod.org.
- **The Big Fix Program** through HAC offers home repair assistance to designated Cape towns each year. Bourne’s next turn will be in 2015.

ACCESSIBLE HOUSING OPPORTUNITIES AND PROGRAMS THAT HELP WITH THE EXPENSE OF MAKING A HOME ACCESSIBLE

The Home Modification Loan Program offered by the South Middlesex Opportunity Council offers 0% and 3% loans up to \$30,000 for ramps, stair-lifts and/or wheelchair lifts, kitchen and bathroom adaptations, widening of doors, removing thresholds, door hardware, and home safety features including hardwired alarm systems, fences and sensory rooms. Zero % loans are available to people of up to 100% of median income and the 3% loans are eligible for people of 100% to 200% of median income. For more information contact Mary Ann Walsh at (508) 202-5919 or mwalsh@smoc.org or visit their website at www.mass.govmrc/hmlp.

Massachusetts Accessible Housing Registry (617) 742-0820

Septic System Repairs & Lead Paint Removal (Subject to funding)

MassHousing Programs are offered through participating lenders. Ask your bank if they participate

The **Septic Repair Loan Program** with a maximum loan amount of \$25,000 with rates at 0%, 3%, and 5%, depending on household income.

MassHousing's "GET THE LEAD OUT" program offers a series of products from a 0% loan up to \$30,000 for a single-family house with no monthly payment and the loan only gets paid back when the house is sold, refinanced, or the deed is transferred. This product is available at interest rates from 0% to 5% for persons of up to 150% of the median income. There are also programs for nonprofits and investor-owned properties. These loans are made through approved lenders and you may contact Deanna Ramsden (617) 854-1822 at MassHousing for more information. Their website is www.masshousing.com.

Contact information for all of MassHousing's programs is as follows:

MassHousing | One Beacon Street | Boston, MA 02108-3110
Tel: (617) 854-1000 | Toll-Free: (800) 882-1154 | Fax: (617) 854-1029
Videophone (for the Deaf and Hard of Hearing): (866) 758-1435 | Mass Relay: 7-1-1 or (800) 439-2370

RENTAL HOUSING ASSISTANCE

Bourne Housing Authority (508) 563-7485
Housing Assistance Corporation (508) 771-5400
South Shore Housing Corporation (781) 422-4200
Massachusetts Department of Housing and Community Development (617) 573-1400
Housing Consumer Education Centers (800) 224-5124

FAIR HOUSING ISSUES

For information related to housing discrimination contact: Margeaux LeClair, Massachusetts Department of Housing and Community Development (DHCD) (617) 573-1108.

HOMELESSNESS OR THREAT OF HOMELESSNESS

Massachusetts Department of Transitional Assistance: in Falmouth at (508) 495-1400; in Hyannis at (508) 862-6200.
Housing Assistance Corporation (HAC) in Hyannis at (508) 771-5400
Community Action Committee of Cape Cod and Islands, Inc. 115 Enterprise Road, Hyannis, MA 02601 Telephone (508) 771-1727 www.cacci.cc.

INCOME REFERENCE TABLE

The above list of programs and services are offered by a great variety of organizations. Each has specific eligibility requirements but usually these requirements are associated with household income levels of applicants in relationship to the median income for the area (AMI). For Bourne,

income eligibility is typically based upon income for Barnstable County. Below is a reference guide for persons to get a general idea of their potential eligibility. THIS IS ONLY A GUIDE. EACH INTERESTED PERSON NEEDS TO GET SPECIFIC ELIGIBILITY CRITERIA FROM THE AGENCY THAT IS OFFERING THE PROGRAM FOR WHICH THEY HAVE INTEREST. THE INCOME LIMITS BELOW ARE USUALLY AMENDED EACH SPRING. The standard for many programs is 80% of median income by family size. The table below was prepared by the Cape Cod Commission.

Income Table for the Towns in Barnstable County effective in the spring of 2013

Barnstable Town, MA MSA	Program	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
	30% Limits	\$17,200	\$19,650	\$22,100	\$24,550	\$26,550	\$28,500	\$30,450	\$32,450
2013 Area MFI – \$74,900	Very Low Income- 50%	\$28,700	\$32,800	\$36,900	\$40,950	\$44,250	\$47,550	\$50,800	\$54,100
	60% Limits	\$34,440	\$39,360	\$44,280	\$49,140	\$53,100	\$57,060	\$60,960	\$64,920
	Low Income- 80%	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050