

MALDEN REDEVELOPMENT AUTHORITY
COMMUNITY DEVELOPMENT BLOCK GRANT
RESIDENTIAL LOAN APPLICATION

The Malden Redevelopment Authority administers a Community Development Block Grant (CDBG) Rehab Loan Program on behalf of the City of Malden. The purpose of this program is to provide financial assistance to income eligible properties to address emergency situations, health and safety concerns and code violations.

CDBG funds are granted to the City of Malden from the United States Department of Housing and Urban Development (HUD). In order to receive financial assistance, Owner Occupied Occupants or Tenants of Investor Owned properties must meet the national objective of HUD and qualify as a Low to Moderate Income Household based on the area median income for the current fiscal year. In addition, properties receiving assistance must adhere to the rental income restrictions under CDBG.

HUD requires that all dwellings rehabilitated with federal funds comply with the HUD Lead Based Paint provisions set forth in 24 CFR 35.24 of the Code of Federal Regulations. In addition, if your property is located in a Flood Hazard Area of Malden, you will be required, according to the National Flood Insurance Act of 1968, to purchase flood insurance from your insurance company.

Please complete all items on this application. If the information does not apply to you, please write in "N/A". Failure to fill out the entire application and submit required documentation could delay the approval process and result in a rejection from receiving assistance. If application is denied, applicant will receive a letter from this office explaining the reasons for denial and process for reapplying if circumstances change.

Applications are subject to credit approval. By completing this application, you authorize the MRA to request a full credit report from one of the three major credit bureaus. If you need assistance in completing the application, please call this office at 781-397-1940.

The following documents are required to be submitted to this office:

Owner Occupied

Property Deed
Most recent real estate tax bill
Homeowner's Insurance Policy
Most recent mortgage statement
Complete 1040 Federal Income Tax returns (past 3 years)
Last 3 paystubs for all working occupants (last 30 days)
Copies of last 3 months of Checking and Savings Account
Completed pre-abatement screening data form
Birth certificates for children under 6
Copies of driver's license
Tenant application (if applicable)

Investor Owned

Property Deed
Most recent real estate tax bill
Homeowner's Insurance Policy
Most recent mortgage statement
Tenant application (for all tenants)

CDBG LOAN PROGRAM OVERVIEW

The Malden Redevelopment Authority’s (MRA) Community Development Block Grant Rehab program is designed to create a positive impact on the neighborhood by helping to provide decent, safe housing for low/moderate income persons, and to encourage neighborhood reinvestment. In addition to income requirements, applicants must demonstrate a need for assistance.

CDBG Loan funding applications are prioritized as follows:

1. Imminent threat to health and safety of occupants.
2. Qualifying units that are referred to the program for outstanding code violations with the City of Malden.
3. Qualifying households that apply for assistance for eligible activities.
4. Vacant units that need assistance for eligible activities and will be rented to a qualifying household at or below fair market rent.

Rehabilitation loans are capped at the following limits for the low-to-moderate income owner/occupant:

Loan Limits

\$25,000 for a single-family
 \$40,000 for a two-family
 \$50,000 for a three- or four-family

Income Limits

Households applying for financial assistance through the MRA’s CDBG Rehab Program must have a combined income of less than 80% of the area median income for Malden. Below is the current fiscal year’s area median income.

FY 2020 Income Limit Area	Median Income	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Malden, MA	\$119,000	Extremely Low Income Limits	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650
		Very Low (50%) Income Limits	\$44,800	\$51,200	\$57,600	\$63,950	\$69,100	\$74,200	\$79,300	\$84,450
		Low (80%) Income Limits	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650	\$119,350	\$127,050
City of Malden, Effective April 1, 2020										

Eligible/Ineligible Expenses under CDBG

Eligible but not limited to the following:

- Extermination
- Attic insulation
- Hard wired smoke detectors (3 or more units)
- Weatherization
- Structural deficiencies
- Roofing deficiencies
- Heating deficiencies
- Electrical deficiencies
- Hazardous materials abatement (as mandated by current state regulations)
- Minimum housing quality standards and/or code violations
- Mid-range products (unless existing and in need of repair)
- Hoarding

Ineligible but not limited to the following:

- Reimbursement for materials or an owner's manual labor
- Room additions, extensions, cosmetic alterations and structural alterations *unless necessary to correct code violations*
- Appliances (garbage disposals, microwaves, dishwashers, refrigerators, washing machines, dryers)
- Purchase, installation or repair of furnishings
- Demolition that does not improve the existing structure
- Non-retaining walls and non-safety fences
- Interior wood paneling
- Bookcases, shelving or cabinets unless necessary to comply with minimum housing standards
- Electric heating systems (*unless existing & in need of repair*)
- Wrought iron security bars
- Barbeque pits or outdoor/indoor fireplaces
- Bath houses – swimming pools – saunas – hot tubs
- Security alarms
- Flower boxes – greenhouses – greenhouse windows – picture windows – patio doors
- Kennels
- Penthouses, lofts
- Photo murals
- Gas fireplaces
- Sand blasting
- TV antennas, TV cable
- Parking lots, patios
- Valances, cornices boards, drapes
- Sprayed on texture ceilings
- Any electronics
- Central air conditioning