

## Office of Housing Rehabilitation

The Office of Housing Rehabilitation (OHR) within the Department of Planning and Community Development (PCD) implements several rehabilitation programs and public facilities programs. These programs include: home rehabilitation; handicapped home adaptation; rental rehabilitation; flood-prone retrofitting; lead hazard control, and public facilities programs. Through these programs, the OHR provides financial and technical assistance to applicants that meet program eligibility requirements. Financial assistance comes in the form of grants and no or low interest loans. Technical assistance may be provided on all phases of planning and implementing rehabilitation projects, from the initial inspections, the preparation of work write-ups, bidding and selection of contractors and the preparation of contractor agreements to construction supervision. Rehabilitation contracts are awarded only to qualified (certified and insured) contractors.

Most but not all City assisted rehabilitation programs have income eligibility requirements, i.e., the occupant's household income must be at or below 80% of the Boston Area Median household income. In addition, these programs may assist only certain types of work, depending on their respective goals and funding source. For example, the City's regular rehabilitation programs for homeowners and rental units seek to address major health and safety defects, energy conservation goals and incipient violations. Other programs have specific objectives, e.g., prevention of future flood damage, handicapped residents' needs, or lead abatement.

There is formal application process and applicants need to complete an application form and submit certain documents. If an application is eligible for assistance, a Rehabilitation Specialist will perform an initial inspection and arrange for additional engineering services if necessary. Another Rehabilitation Specialist will then prepare work write-ups and cost estimates, and assist with bidding. After a contractor is selected, contract agreements are signed, the financing is closed and construction begins. The Rehabilitation Specialist also supervises construction, signs off on all payments and helps resolve issues between the homeowner and the contractor.