

# Monroe Township

## Affordable Housing Rehabilitation Program



### WHY IS MONROE HELPING HOMEOWNERS FIX UP THEIR HOUSES?

The Monroe Township Housing Rehabilitation Program is part of the Township's Housing Element and Fair Share Plan, approved by the New Jersey Council on Affordable Housing (COAH) in 1988. To comply with the Fair Housing Act and the Mount Laurel doctrine, the Township has established this program to help income eligible homeowners. The cost of the Housing Rehabilitation Program will be paid by Developer Fees available to the Township.

### WHO IS ELIGIBLE?

You are eligible for consideration if you: live in Monroe Township, own your home, and have a gross annual household income under the limits in the chart below:

### WHAT KINDS OF REPAIR WORK CAN BE DONE?

This program helps owners fix up houses that have health and safety problems and need repairs to comply with housing codes. Repairs such as fixing a heating system, replacing old plumbing that does not work properly, disconnecting an old septic system and connecting to new sewers, or installing a new roof or floor could be made under this program.

### HOW MUCH MONEY IS AVAILABLE?

The amount of money available to each homeowner depends upon the amount of work needed to repair the house and bring it up to building code standards. The average amount of money available for each house will be at least \$15,000. Staff will estimate the cost of needed repairs.

The money is a grant from the Township of Monroe to the homeowner. In return, the homeowner promises to live in the rehabilitated house for ten years. In the event of a hardship before the ten years are up, the property may be sold upon the re-payment of the grant to the Township.

### WHO DOES THE WORK?

Private contractors selected by homeowners and approved by the Township will perform needed housing improvements. Monroe Township inspects the houses of applicants, identifies the repairs needed to bring each house up to code standard, and estimates the cost of improvements. Monroe Township will also evaluate bids from contractors, prepare and sign contracts, monitor the work of contractors, and ensure that the work is completed in a good and workmanlike manner with appropriate quality material.

### WHERE DO I GO FOR MORE INFORMATION?

If you have questions or would like more information on the Monroe Township Housing Rehabilitation Program, contact Tanya Pannucci at the Municipal Building.

### WHERE DO I APPLY FOR THIS PROGRAM?

To apply for financial assistance to repair your house in Monroe Township, call, visit, or write:

Tanya Pannucci,  
Affordable Housing Officer  
Township of Monroe  
1 Municipal Plaza  
Monroe Township, New Jersey 08831  
Tel. (732) 521-4400 ext. 160  
TPannucci@MonroeTwp.com

### MONROE TOWNSHIP AFFORDABLE HOUSING BOARD

Stephen Dalina, Chairman  
Randy Beverly, Vice Chairman  
Kenneth R. Hilyard  
Glen Tucker  
Joseph Delaney  
Richard Lans  
Hermant Patel

People in Household	Income Limit
1	\$60,480
2	\$69,120
3	\$77,760
4	\$86,320
5	\$93,280
6	\$100,160
7	\$107,040
8	\$114,000