



REPAIRS THAT DO NOT QUALIFY

The following are repairs or replacements that are not approved within the programs guidelines:

Appliances, stoves, refrigerators, ovens, washers, dryers, cabinets, countertops, carpeting, ceiling fans, flooring, interior and exterior painting, molding, trim, siding, brick, stucco, landscaping, sidewalks, and driveways. This is not an all inclusive list.

HUD LEAD SAFE HOUSING RULES

Federally funded rehabilitation assistance requires pre-1978 property units to be evaluated by a risk assessment and all lead hazards must be addressed by interim controls using lead safe work practices.



APPLICATION PROCESS

Please contact the Monmouth County Office of Community Development to request an application. Please refer to the program income eligibility and documentation requirements listed on reverse side of this pamphlet.

To request an application please call or e-mail the Home Repair Program Coordinator at:

Phone:

732-431-7460

Email: homerepair@co.monmouth.nj.us

The application packet that you will receive includes a list of required documents you must include with your application to the Home Repair Program. Please mail applications, no email versions accepted.

Incomplete applications or insufficient information could delay or affect the approval process.



Sponsored by the

Monmouth County Board of County Commissioners

Thomas A. Arnone, Director
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Monmouth County HOME REPAIR PROGRAM

Is your home in need of repair?



Program Administrator

Monmouth County Division of Planning
Office of Community Development
Hall of Records Annex, 2nd Floor
One East Main Street
Freehold, NJ 07728

Phone: 732-431-7460

Fax: 732-308-2995

Email: homerepair@co.monmouth.nj.us

PROGRAM INCOME LIMITS

Assistance is provided to applicants who meet the Department of Housing and Urban Development (HUD) mandated low and moderate-income standards. Determination of eligibility is based on the total gross annual household income based on household size in accordance with HUD's income standards.

The combined income of all adult household members is used to determine program eligibility. Income qualification is required, even if the applicant is certified as disabled or elderly.

EFFECTIVE DATE May 1, 2026.

HOUSEHOLD SIZE	INCOME LIMIT
1	\$76,000.00
2	\$86,850.00
3	\$97,700.00
4	\$108,550.00
5	\$115,250.00
6	\$125,950.00
7	\$134,650.00
8	\$143,300.00

The following documentation is required to verify eligibility requirements:

- Copy of the property deed
- Current tax statement
- Current mortgage statement
- Homeowner's declaration page
- Two-years federal income tax returns for all individuals 18 years of age and older

PERMITTED REPAIRS

Assistance through this program is provided to address specific repairs and/or replacements involving faulty defective, non-code compliant, or imminently hazardous home situation or to prevent further deterioration from occurring that would later require more extensive repairs. The types of repairs are as follows:

1) Major Repairs

Major repairs are intended to remedy a non-emergency housing condition which could pose a risk to the health and/or safety of the occupants. Examples include electrical, running water, heating and cooling systems, severe roof leaks and damage (complete re-roof), and structural repairs.

2) Minor Repairs

Minor repairs are intended to prevent further deterioration of the structure or systems which, if not corrected, could eventually lead to more extensive and/or major repair work. Examples include roof patch, porch or entrance repairs, window and door replacement, and small framing repairs.

3) Barrier Free Accommodations

Barrier free accommodations include any combination of modifications that will allow for persons with disabilities to function more independently. Some examples are wheelchair ramps, stair lifts, kitchen and bath modifications.

PROGRAM ELIGIBILITY

The Home Repair Program is open to all income eligible homeowners in Monmouth County excluding those residing in Asbury Park, Long Branch, or Middletown which receive their own HUD program funds. Each calendar year Howell residents are offered a maximum of (8) eight individual applications. This set amount is determined by a special appropriation agreement in which Howell utilizes independent (HUD) funding that is allocated to our office to manage projects specific to Howell residents. Applicants may only receive assistance once within a (7) seven-year period. No more than (2) two lifetime applications per household. A one-time exception is permissible for a Barrier Free Application only. Applicants must have owned and occupied the primary residence for at least (3) three years prior to submitting an application. The home must not be "for sale" or in foreclosure to qualify.

PROGRAM PARTICIPATION

The project coordinator will assist each applicant in guiding them through the program acceptance, and detail their responsibilities to achieve approval. A housing inspector will be assigned to perform an initial inspection of the home to determine what repairs can be considered for the scope of work. A project manager will approve the scope of work, review the contractor's quotes, make the final decision to award the project, as well as manage the project directly with the contractors.