ELIGIBLE REPAIRS

According to federal guidelines, priority is given to repairs which reduce lead-based paint hazards and eliminate health and safety concerns (housing code violations).

Work to improve handicap accessibility and energy conservation are also considered. The following are examples of eligible repairs:

Eligible Repairs

- Window and door replacement
- Stairs and porches
- Roofs and chimneys
- Vinyl siding or exterior painting
- Gutters and leaders
- Plumbing and plumbing fixtures
- Furnaces, boilers and hot water heaters
- Wiring and electrical service

Hazardous Materials

- Lead Hazard Reduction
- Abatement of asbestos

Handicapped Barrier Removal

- Wheelchair ramps
- Widened doorways
- Special plumbing fixtures
- Handrails, stair glides

Energy Improvements

- Insulation
- Storm windows and doors
- Replacement windows
- Ventilation system

Exclusions

- Work covered by insurance
- General remodeling/additions
- Cosmetic improvements
- Work begun prior to approval for participation in the Housing Rehabilitation Program

Technical and Financial Procedures

Assistance is provided by the Housing Division throughout the project. The following is a list of services the Housing Rehabilitation Program will provide:

- Application assistance
- Underwriting
- Identification of repairs
- Lead Testing and Evaluation
- Product information
- Specifications & Lead Abatement Plan
- Cost estimates
- Competitive bidding
- Contract document preparation
- Progress inspections
- Payment processing
- Assistance with Lead Management Plan

As a result of the issuance of building permits, you may be contacted by the Town's Dept. of Assessment. Staff routinely inspect properties with permitted activity to ensure the accuracy of their records as part of required Grand List procedures. Your property's assessed value may or may not change as a result of an inspection.

The Town of West Hartford's Housing Rehabilitation Program is funded through the Federal Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG).

The Housing Rehabilitation Division does not and shall not discriminate on the basis of race, color, religion, creed, gender, gender identity, gender expression, sexual orientation, age, nation origin (ancestry), citizenship, disability, marital status or military status, or any of its activities or operations.

These activities include, but are not limited to, hiring and firing of staff, approval or denial of program applications or contractor applications, selection of vendors and provision of services.

We are committed to providing an inclusive and welcoming environment for all members of our staff, program applicants and clients, contractors, subcontractors and vendors.

Building Better Neighborhoods

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Yes, I want to apply for the Town of West Hartford's Housing Rehabilitation Program.

Please provide me with the application packet.

Name: _____

Address: _____ City/State/ZIP: _____

Work Tel. # _____ Home Tel. # _____

Are you self-employed? __Yes __No Do you live at this property? __Yes __No

How many units are in the property? 1 2 3 4

Signature: _____ Date: _____

Date Received: _____ (to be completed by the office)

Please clip and mail this self-addressed form to the Housing Rehabilitation Program office (see reverse side for address)

Town of West Hartford
Housing Rehabilitation Program
50 South Main Street, Room 130
West Hartford, CT 06107-2431

TOWN OF WEST HARTFORD
Department of Social Services

Phone: 860-561-7562

Housing Rehabilitation Program FY 2020-2021

The Town of West Hartford's Housing Rehabilitation Program is funded by the **U.S. Department of Housing and Urban Development (HUD).**

The Town of West Hartford is committed to assuring equal access to programs, activities and services to all individuals. The town will work actively to comply with the requirements of the Americans with Disabilities Act.

https://www.westhartfordct.gov/housingrehab

What is the Housing Rehabilitation Grant/Loan Program?

The purpose of the Housing Rehabilitation Program is to provide financial and technical assistance to eligible West Hartford homeowners.

A financial assistance package includes a combination of grant (10 year term) and low interest loan (lifetime mortgage deed)*.

Technical assistance is provided to homeowners to reduce lead hazards, correct housing code violations and remove architectural barriers which restrict the mobility and accessibility of handicapped household members. The owner may also obtain funding assistance from Connecticut Housing Investment Fund (CHIF) to improve energy efficiency in the structure.

**Lifetime mortgage deed does not require monthly payments. This low interest loan is due and payable in a lump sum upon sale or transfer of any interest in the property.*

NOTE: Should the owner sell or transfer any portion of the property within a 10 year period, the owner(s) will be required to repay all or a portion of the funding.

* * *

Please provide this brochure to someone who may be interested in or eligible for the Housing Rehabilitation Program.

Are you an owner of residential property in West Hartford?

The Town of West Hartford's Housing Division may be able to assist you in making necessary home repairs.

If you <u>own and occupy</u> your home, and are within the income guidelines listed below, you may be eligible for the Housing Rehabilitation Program.

One of the eligibility criteria is the loan-to-value ratio of the property which will be determined by the Housing Team after the underwriting process has been completed. This may result in ineligibility for the program if the ratio is determined to be excessively high.

Household Size	Income Limit
1	$54,950
2	$62,800
3	$70,650
4	$78,500
5	$84,800
6	$91,100
7	$97,350
8	$103,650
9	$109,900
10	$116,200

(Income limits effective 04/01/2020)

Based on funding availability, both grants and low interest loans may be obtained by eligible homeowners.

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