

## How to Apply



Call the Planning & Economic Development Department at (860) 647-3044 or email [hguerrete@manchesterct.gov](mailto:hguerrete@manchesterct.gov).

Visit the Town's Website and click on Planning and Economic Development and follow the Community Development Links to download an application. Additional information about the program is also available on this site.

Return completed applications with supporting materials to:

**Manchester Rehab Program**  
P.O. Box. 191  
Manchester, CT 06045 – 0191

Applications can be dropped off in person between 8:00 AM – 4:30 PM at:

**Town of Manchester**  
**Planning & Economic**  
**Development Department**  
494 Main St (Lincoln Center 2nd floor)  
Manchester, CT 06040



EQUAL HOUSING  
OPPORTUNITY

Funding provided by:



U.S. Department of Housing & Urban Development  
Community Development Block Grant Program

# TOWN OF MANCHESTER HOUSING REHABILITATION PROGRAM



**Administered By**  
Manchester Planning & Economic  
Development Department  
P.O. Box 191  
Manchester, CT 06045 – 0191  
Telephone: (860) 647-3044  
Fax (860) 647-3144

## What is Manchester's Housing Rehab Program?

This Program provides forgivable loans to owner-occupied or investor-owned single- and multi-family residential properties in select housing rehabilitation areas.



## How Do I Know if My Property is Eligible?

- Located in the target rehab area.
- One to seven-unit residential properties.
- For multi-family properties, at least 51% of the units (1 of 2 units in a 2-family) must be occupied a low/ moderate-income household.
- Property owners must not be delinquent in mortgage payments or taxes, including water and sewer fees.
- Gross annual household income of eligible households (tenants or owner-occupants) must not exceed 80% of the area median household income (see below)

Contact the Planning & Economic Development Department for additional information and requirements.

Family Size	1	2	3	4
You Can Earn Up To:	\$72,350	\$82,700	\$93,050	\$103,350

Please call for additional income limits by household size.

## What Work Can I Get Done?

Funds are used to address lead-based paint hazards and property maintenance code issues.

Eligible code repair work can include:

- Walls and ceilings
- Stairs and porches
- Interior and exterior paint
- Windows and doors
- Plumbing and plumbing fixtures
- Electrical and heating
- CO/smoke detectors



## Funding Levels

Maximum levels of financial assistance are:

- \$25,000 for an eligible single-family dwelling
- \$20,000 per unit for an eligible multi-family dwelling up to seven units

## What are the Program Requirements?

- Monthly rents charged must not exceed the area fair market rent.
- Property owners must maintain the property as safe, quality affordable housing for the term of the loan.

## How long will I wait?

The length of your wait will depend on the number and urgency of applications already on the wait list. Applications are prioritized based on factors including:

- Priority for owner-occupied units.
- Property built before 1978 and contains lead-based paint hazards.
- Occupants include children 6 years old and under.
- Occupant(s) have been tested and found to have elevated blood lead levels (EBLL).
- Extensive property maintenance code issues are present that threaten the safety of occupants.

## Emergency Assistance \*\*

Emergency funding is available for non-functioning boilers, water heaters, furnaces, or similar conditions that threaten the health or safety of a property's occupants. Owner must provide documentation from a contractor that replacement is the only option.

