



CITY OF BRISTOL



RESIDENTIAL HOUSING REHABILITATION PROGRAM

FUNDED THROUGH THE FEDERALLY FUNDED
COMMUNITY DEVELOPMENT BLOCK GRANT

GRANTS ARE AVAILABLE TO REIMBURSE UP TO 50% OF APPROVED COSTS FOR:



- MAJOR HOME IMPROVEMENTS
- ENERGY EFFICIENCY IMPROVEMENTS

EXAMPLES ARE:

- HEATING SYSTEM UPGRADES
- BOILER/FURNACE REPLACEMENTS
- WINDOW AND DOOR REPLACEMENTS
- ROOF REPLACEMENTS
- CODE IMPROVEMENTS
- STRUCTURAL REPAIRS

Grants are offered to assist and encourage the maintenance and preservation of our older housing stock.

Maintenance items that improve energy efficiency and bring the property up to the standards of health and safety codes will be eligible.

EXAMPLES:

Defective Plumbing
Inadequate Electrical Systems
Faulty Heating Systems
Outdated Roofs



Damaged Interior Walls, Ceilings and Floors
Exterior structural repairs such as porches,
fire exits and replacement windows
Items to Conserve Energy

Types of Improvements



- ❖ FUEL TANK REPLACEMENTS
- ❖ FURNACE/BOILER REPLACEMENTS
- HEATING UPGRADES
- ❖ ELECTRICAL UPGRADES





Recent improvements



Before



After

Eligibility:

- BRISTOL HOMEOWNER (single or multi-family homes)
- MUST BE RESIDING IN THE HOME AS PRIMARY RESIDENCE
- CURRENT WITH CITY TAXES
- LOW TO MODERATE INCOME PER HUD GUIDELINES
- OWN AND OCCUPY A UNIT IN A MULTI-FAMILY HOME, (no more than 4 units and 51% of the households meet HUD income guidelines)
- COVERED IMPROVEMENTS



Income Guidelines per Family Size

Based on Adjusted Gross Income

FAMILY SIZE	MAXIMUM INCOME
1 PERSON	\$52,850
2 PERSON	\$60,400
3 PERSON	\$67,950
4 PERSON	\$75,500

MULTI-FAMILY HOUSES:

- ❖ IN DWELLINGS WITH FOUR OR LESS UNITS, EACH UNIT MUST PROVIDE INCOME ELIGIBILITY
 - IN A 2-FAMILY DWELLING, ONE HOUSEHOLD MUST QUALIFY AS INCOME ELIGIBLE
 - IN A 3-FAMILY DWELLING, TWO HOUSEHOLDS MUST QUALIFY
 - IN A 4-UNIT DWELLING, THREE HOUSEHOLDS MUST QUALIFY
 - THE OWNER OF THE PROPERTY MUST OCCUPY ONE OF THE UNITS

Maximum Allowable Grant Amounts:

DWELLING SIZE	GRANT AMOUNT %	MAX. GRANT ALLOWED
1 UNIT	50%	\$ 5,000
2 UNIT	50%	\$ 6,500
3 UNIT	50%	\$ 8,000
4 UNIT	50%	\$ 9,500

ADDITIONAL GRANT FUNDS



- ❖ IN ADDITION TO ELIGIBLE REHABILITATION WORK, QUALIFIED APPLICANTS MAY RECEIVE ADDITIONAL GRANT FUNDS FOR REHABILITATION OF VACANT UNITS.
- ❖ VACANT UNITS DOCUMENTED TO HAVE BEEN VACANT IN EXCESS OF SIX MONTHS WILL BE ELIGIBLE FOR 50% FUNDING WITH A MAXIMUM GRANT PER UNIT OF \$8,000
- ❖ PROJECTS INVOLVING HISTORICAL RENOVATIONS, HANDICAP ACCESSIBILITY OR ENVIRONMENTAL ISSUES MAY QUALIFY FOR ADDITIONAL FUNDING

Application

- Stop into the BDA office at 111 North Main St. OR
Call 860-584-6185 and ask that an application be mailed to you
- Income and number of people residing in the home are the Primary Qualifications – you must report the income of all people in the home who are 18 years and older
- Financial information can be found on the most recent federal tax return
- If you do not file taxes, you can provide a copy of your Social Security statement



Grant Acceptance

- ❖ Each property that is accepted into the program has a maximum amount of funds obtainable
- ❖ If the total amount is not used, application can be made for the remaining funds for a covered repair within an 18 month period
- ❖ After 18 months have passed from the date of the last payment, the applicant may again apply for grant assistance

Property Inspections



- ❖ An inspection of the proposed renovations will be conducted by BDA staff
- ❖ At this time, the home will also be inspected for any health and safety code violations
- ❖ If serious violations are found, the BDA will require that the code violations are corrected prior to or during the approved renovation work
- ❖ Lead paint testing may be required in some cases

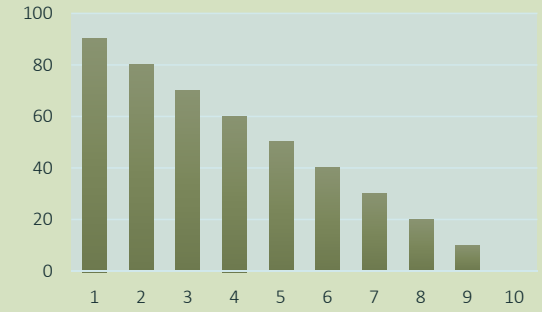
Estimates



- ❖ 3 written estimates are usually required
- ❖ All contractors must have the necessary licenses, insurance, and obtain the required permits
- ❖ Once a contractor is chosen, a grant agreement is signed
- ❖ For multi-family homes, a separate rental agreement is required

Grant Recovery Provisions

- ❖ Grants are provided to owners based upon a goal of maintaining long-term occupancy
- ❖ If the property is sold before the agreement elapses the BDA shall be entitled to a rebate or recovery of the grant awarded at the percentage outlined in the agreement
- ❖ Currently, the forgiveness period is 10 years
- ❖ Failure to pay Bristol property taxes will also result in extending the forgiveness period equal to the period of the tax delinquency
- ❖ The grant agreement is filed on the land records to ensure compliance





THANK YOU



COMPLETE INFORMATION PACKETS WITH
APPLICATION FORM ARE AVAILABLE FOR
PICKUP OR CAN BE MAILED

Contact David Sgro at 860-584-6189