
“MESSAGE FROM THE MAYOR”

A community’s vitality is directly influenced by the quality of housing available to its residents. Maintaining a decent, safe and affordable housing stock is a goal toward which the City of New Britain continues to strive.

Homeowners are encouraged to share in this goal of maintaining quality housing. Through the City’s Neighborhood Preservation Program, you can receive rehabilitation assistance with which to improve living conditions, expand housing opportunities, upgrade neighborhoods and increase your property value.

I urge you, as property owners, to make use of this valuable Program.

Timothy T. Stewart

Mayor



**For more information,
contact:**

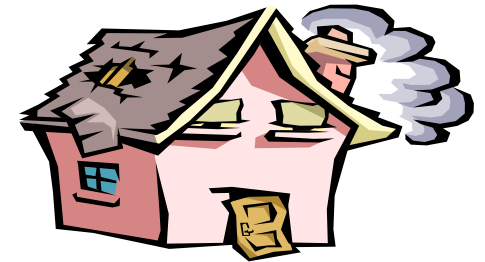
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Neighborhood Preservation Program



“BEFORE”



“AFTER”

A Housing Rehabilitation
Program
of the
City of New Britain
provided by the

~~~  
**COMMISSION ON COMMUNITY &  
NEIGHBORHOOD DEVELOPMENT**

## WHAT IS NPP?

The Neighborhood Preservation Program (NPP) provides technical and financial assistance to property owners for residential rehabilitation. Administered by the Commission on Community & Neighborhood Development (CCND), this Program has helped hundreds of New Britain homeowners since its inception in 1977.

NPP staff will provide technical assistance in the form of inspection and cost estimates for needed repair or renovation to your property.

### *Examples of improvements include:*

- insulation
- a new roof
- storm windows & doors
- kitchen & bath remodeling
- painting (interior & exterior)
- aluminum & vinyl siding
- stairway/porch repair
- plumbing & rewiring
- and many other improvements to your property.

## DO I QUALIFY?

In accordance with State and Federal regulations, residential property rehabilitation assistance may be provided if such assistance benefits low and moderate income persons. In order to meet the low and moderate income benefit criteria, a residential property must be occupied primarily (51% or more of the units) by low and moderate income persons.

Income limitations in accordance with family size are as follows:

|           |          |
|-----------|----------|
| 1 Person: | \$40,600 |
| 2 People: | \$46,400 |
| 3 People: | \$52,200 |
| 4 People: | \$58,000 |
| 5 People: | \$62,650 |
| 6 People: | \$67,300 |
| 7 People: | \$71,900 |
| 8 People: | \$76,550 |

*Income limitations are subject to change annually.*



## PROPERTY REHABILITATION LOAN PROGRAM

In order to meet your property rehabilitation needs, NPP staff will assemble a complete package of financial assistance utilizing Federal assistance through Community Development Block Grant (CDBG) and/or HOME funding, and may provide:

- A loan for 100% of funds needed for the rehabilitation work at a low interest rate, for a maximum of 10 years.
- Assistance of up to \$10,000 in the form of a forbearance loan is available for those owner-occupied structures in which the owner(s) are deemed to be low income. Elderly and/or homeowners on a fixed income may be eligible for this assistance. This loan does not have to be paid back until the property is sold or transferred.

The remainder of financing to complete rehabilitation may be obtained through various lending institutions or programs as needed. A \$200.00 application fee must accompany each application.

The maximum amount of rehabilitation work that may be financed is \$30,000 for a single-family home and \$25,000 per unit for a structure with two or more units.