

TOWN OF NEWTOWN HOUSING REHABILITATION PROGRAM

ELIGIBLE IMPROVEMENTS ACTIVITIES

GENERAL

Financial assistance, issued as part of the Newtown Housing Rehabilitation Program, may be made only to cover the cost of rehabilitation necessary to make property conform to the “Section 8 Quality Housing Standards,” as well as applicable Town of Newtown, State and National codes, ordinances, and regulations. All rehabilitation assistance eligible under the improvement program must be used in conformance with the priorities outlined in this document.

PRIORITIES/CATEGORIES

All rehabilitation eligible for assistance must fall into one of the following priority categories:

PRIORITY I – CODE VIOLATION REPAIRS

- a. Electrical wiring
- b. Plumbing and heating
- c. Roof, porches, walls and structural load bearing repairs
- d. Health and safety items
- e. Code violation painting, paneling, etc.
- f. Other misc. code violations

PRIORITY II – EFFICIENCY IMPROVEMENTS

- a. Weather stripping/caulking
- b. Insulation
- c. Storm windows and storm doors
- d. Replacement of doors and windows
- e. Heating system modifications

PRIORITY III – INCIPIENT CODE VIOLATIONS

Deficiencies or conditions of deterioration which are physically and economically capable of repair in a manner to insure safe and decent living conditions and/or repairs to conditions that, if left unattended, would continue to deteriorate into code violations.

At least 70% of the improvements must be for Priority I and/or II and III improvements. All priority improvements must be completed before any Priority IV Improvements will be eligible.

PRIORITY IV – COSMETIC IMPROVEMENTS

- a. Interior painting, paneling, etc.
- b. Interior carpentry (non-load bearing)
- c. Exterior painting

INELIGIBLE IMPROVEMENTS

Assistance under the Newtown Hosing Rehabilitation Program will not be available for the following types of improvements:

- a. Portable items – furniture, garden tools, wall hanging, carpeting, etc.
- b. Appliances – stoves, refrigerators, freezers, etc.
- c. Swimming pools – inground or above ground
- d. Excessive landscaping – extensive shrubbery, sodding, trees, garden materials, fixtures, equipment or landscaping of a type or quality which exceeds that customarily used in the locality for properties of the same general type as the property to be rehabilitated
- e. Repairs to detached garages without residential unit, or other non-residential structures
- f. Home additions not necessary to abate overcrowding conditions