



Multifamily Rehabilitation Grant Program

ARE YOU ELIGIBLE?

If you answer yes to all these questions, then you are eligible to apply for the program.

1. Do you own a multi-family residential property with 2-4 units located in Windsor? YES NO
2. If more than one owner, would all property owners apply for the program? YES NO
3. Are you current on property tax payments? YES NO
4. Do you have property insurance? YES NO
5. Are 50% or more units occupied by Low to Moderate Income households? *See chart below* YES NO
6. Are 50% of units at or below Fair Market Rates (FMR) rent? *See chart below* YES NO
7. Can you commit to matching up to 75% of the town's grant? *For matching options and requirements please see guidelines.* YES NO
8. This is a reimbursement program. Are you able to pay the full cost of the project upfront? YES NO
9. Are your units in need of any of the following repairs? YES NO
 - Replacement windows
 - Replacement doors
 - Siding repair and/or replacement
 - System upgrades (i.e. plumbing, electrical and HVAC)
 - Roof repair and/or replacement
 - Water heater replacement
 - Accessibility features for accessing a home (i.e. wheelchair ramps, stair rails)
 - Basement waterproofing.

Low to Moderate Income (LMI) and
Area Median Income (AMI) by Household Size

Generally, low income is considered to be 50% or less of area median income, moderate income is 80% of area median income. To qualify for this program a household must be LMI and its income at or below 80% AMI. Please see local AMI values below.

Household Size						
	1	2	3	4	5	5
80% of AMI	\$63,112	\$72,128	\$81,144	\$90,160	\$97,373	\$104,586

Source: [2022 Greater Hartford Combined Income Limits](#)

2022/2023 Fair Market Rent Scenario Values

The values below indicate the maximum rent to be eligible for the program under different utility payment scenarios and energy sources.

Rent Limits					
Energy Source	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
All utilities paid by landlord					
Full Electric					
Oil*	\$1,130	\$1,360	\$1,690	\$2,060	\$2,510
Gas					
No utilities paid by landlord					
Full Electric	\$943	\$1,228	\$1,393	\$1,717	\$2,103
Oil*	\$959	\$1,130	\$1,392	\$1,687	\$2,059
Gas	\$1,031	\$1,217	\$1,504	\$1,827	\$2,227

*Oil heating for heat and hot water assumes electric cooking.

Note: Utilities included in the calculation above, as per the Department of Housing and Urban Development (HUD) methodology, include heating, water heating, cooking and electricity.

Source: [2022/2023 CT DOH Utility Allowance Schedule](#);
[FY 2023 Hartford-West Hartford-East Hartford, CT HUD Metro FMR](#)