



## Urban Rehabilitation Homeownership (UR Home) Program Allowable Improvements Fact Sheet

### **Guidelines:**

- The estimated cost for improvements and repairs must be at a minimum of \$5,000 up to \$20,000 for a single family home and \$25,000 for 2-4 units.
- Eligible improvements are those that substantially protect or improve the basic livability of the home, such as health and safety repairs.
- Expenditures for cosmetic or other purposes that do not directly enhance the livability of the home or are not integral to the home do not qualify. Such non-essential or luxury improvement items include area rugs, fencing, garages, major landscaping work, pools, hot tubs, granite or marble work, and other work to be done that would be viewed as cosmetic enhancements. Appliances are not an allowable improvement. **(NOTE: CHFA reserves the right to reject any rehabilitation work deemed to be cosmetic or unnecessary.)**

### **Examples of the eligible rehabilitation work include:**

- Elimination of health and safety hazards;
- Structural alterations and repair of damage to the home, including chimneys, walls, roofs, ceilings and exterior sidings;
- Installation or upgrades to fire sprinkler systems, smoke detectors, or fire doors;
- Upgrades or energy efficiency improvements to electrical, plumbing, and HVAC systems;
- Lead and asbestos abatement;
- Energy conservation improvements such as window replacement, insulation of doors, caulking and weather stripping;
- Installation of handicapped facilities and/or access;
- Installation or replacement of wells, septic tanks and hot water systems;
- Replacement of stairs and porches;
- Reasonable upgrades of kitchens and bathrooms **(subject to CHFA approval)**;
- Improvements must comply with Connecticut State and local codes and ordinances.

**NOTE:** Please refer to the UR Home Fact sheet for additional information on the UR Home Program.

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