

# *Housing Preservation Loan Fund*

## Frequently Asked Questions – ‘FAQ’

- 1. Are Housing Preservation Loan Funds (HPLF) provided to property owners as a grant?**  
No. HPLF funds are loaned to property owners and are secured by a mortgage lien on the property.
- 2. Is HPLF assistance available for a property located outside of Hartford?**  
No. HPLF is a City of Hartford program for residential properties located within the City of Hartford only.
- 3. Who is eligible for assistance through HPLF?**  
Basic eligibility for an HPLF loan is determined by the income of the property owner and/or the affordability of the rental units for low-income tenants.
- 4. Are there any household income or rent restrictions for multi-family properties?**  
Yes, generally speaking, at least 51% of property occupants must be low-income households (at or below 80% of the Hartford area median family income). Rent restrictions may apply to the low-income tenant households.
- 5. Which kinds of home improvements are eligible?**  
General property improvements and repairs, including housing or building code violation corrections, lead remediation, blight specific repairs, energy conservation measures, and handicapped accessibility.
- 6. Are there home improvements that are not eligible?**  
Yes, a number of property improvements are not eligible. Examples of ineligible items are hot-tubs, recreation rooms, landscaping, and room additions.
- 7. Will my property be inspected for lead-based paint hazards?**  
If your home was built before 1978 and the rehabilitation work will disturb painted surfaces lead-based paint hazards must be identified and corrected during the rehabilitation project.
- 8. What loan terms are offered for lead-based paint hazard evaluation and remediation?**  
Deferred loans (0%) will be offered to program eligible owner-occupants at any household income level, and investor owners that qualify as low/moderate income households. Eligible investor owners and owner-occupants with household incomes above 80% of the Hartford area median will be offered low interest loans.
- 9. What is a deferred loan?**  
Deferred loans carry no interest rate and require no monthly payments. The loan’s full principal balance is due upon transfer of title to a non-borrower.
- 10. If I’m approved for a loan how will the rehabilitation work get completed?**  
The City will work with you to develop the job specifications. The City facilitates the project by putting the job out to bid to the program’s participating contractors, and selecting the winning bid. The homeowner signs an agreement with the contractor, monitors the construction progress and ultimately approves the completed work.

**11. Can I apply for an HPLF loan if my property is vacant or partially vacant?**

Yes, as long as the property is habitable or will be habitable after the completion of the work. Vacant units must be leased within 60 days of project completion. At the time of lease up owners must provide certification of tenants' household income level and copies of leases.

**12. Can I get a home improvement loan if I received assistance from the City to purchase my home?**

No, not until your HouseHartford (or Appraisal Gap Financing) affordability period is complete. In instances of a leaky roof or a broken boiler/furnace (no heat), an exception can be made.

**13. Are there any fees associated with the application for the HPLF program?**

No, the City does not charge any fees when you submit an application to the HPLF program nor does the City charge any up front project fees.

**14. How can I learn more about the HPLF program?**

For more information regarding HPLF contact Celina Caez at 860 757-9028.

