



# Town of Avon Housing Rehabilitation Program



The Town of Avon currently has housing rehabilitation funds available to assist low to moderate-income property owners in Avon. Eligible properties are owner-occupied, one- to four-family residential structures.

## Examples of Eligible Work:

- **Emergency work:** Building/health code deficiencies needing immediate repair such as failed heaters, plumbing and electric systems, septic systems and roofs
- **Hazard abatement:** Lead paint and asbestos abatement
- **Removal of architectural barriers:** Installation of interior and exterior modifications for persons with physical disabilities

2023 Income Limits (80%)

**BASED ON HUD MEDIAN AREA INCOME**

**Household Size: 80% of Median**

1. \$66,250
2. \$75,700
3. \$85,150
4. \$94,600
5. \$102,200
6. \$109,750
7. \$117,350
8. + \$124,900

## **Who Qualifies?**

Town residents who are low- and moderate-income home owners or the owners of residential properties in Avon with low- and moderate-income tenants. Income limits based on the number of persons living in a unit, as shown on the chart on the right. Staff analyze income to determine applicant eligibility.

## **Repairs NOT Eligible:**

- Additions or general remodeling
- Landscaping
- Work started before AHRP participation
- Luxury, elective upgrades

The Avon Housing Rehab Program provides up to \$35,000 assistance for eligible projects (15-year lien). Funding will be provided to qualified **owner-occupants**, as a deferred, no-interest loan, and recorded as a lien on the property. The loan is repaid upon sale or transfer of the property, if the low-income owner is no longer a full-time resident at the property or if there is a refinance of the property with cash taken out.

## **Town of Avon Housing Rehabilitation Program**

C/o Board of Selectmen  
66 East Main Street,  
Avon, MA 02322  
(508) 588-0414 x 101