

# Funding Sources for Home Modification

The National Council on Aging (NCOA) partnered with the University of Southern California (USC) Leonard Davis School of Gerontology on a series of projects to feature home modification and home safety programs, assessment instruments, and funding sources to provide resources for families and professionals.

| Program   | Description  | Target Populations/Eligibility  |
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| <b>U.S. Department of Agriculture (USDA), Rural Development</b>   |  |   |
| <ul style="list-style-type: none"> <li>• <b>Section 504 Home Repair</b><br/><a href="https://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants">https://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants</a></li> <li>• <b>Rural Housing Preservation</b><br/><a href="https://www.rd.usda.gov/programs-services/housing-preservation-grants">https://www.rd.usda.gov/programs-services/housing-preservation-grants</a></li> </ul> | <p><u>Section 504 Home Repair Loans/ Grants</u> provide loans (up to \$20,000) to very-low-income homeowners to repair, improve, or modernize their homes or grants (up to \$7,500) to very-low-income older adult homeowners to remove health and safety hazards. Loans with 1% interest are available for households with repayment ability. Grants are available for home owners age 62 and older who are unable to repay a loan. Loans and grants can be combined for up to \$27,500 in assistance</p> <p><u>Rural Housing Preservation Grants</u> provide funds to state and local government entities, non-profits, and federally recognized Tribes for the repair or rehabilitation of homes (including accessibility features) occupied by low-income persons in rural areas. Rental property owners may also receive assistance to make units available to low- and very-low-income families.</p> | <p><b><u>Section 504 Repair Loans/Grants:</u></b></p> <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Low income</li> <li>• Older adults</li> </ul> <p><u>Eligibility:</u> Be homeowner and occupy house; Be unable to obtain affordable credit elsewhere; Have a family income below 50% of the area median income; For grants, be age 62 or older and not be able to repay a repair loan</p> <p><b><u>Rural Housing Preservation Grants:</u></b></p> <ul style="list-style-type: none"> <li>• Agencies and organizations</li> <li>• Federally recognized Tribes</li> </ul> <p><u>Eligibility</u><br/>Homes must be in rural communities of 20,000 people or less or federally recognized Tribal lands.</p> |

| Department of Education  |   |  |
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| <p><b>Assistive Technology</b></p> <ul style="list-style-type: none"> <li><a href="https://www.ataporg.org/">https://www.ataporg.org/</a></li> </ul>   | <p>Since 1988, the federal "Technology-Related Services for Individuals with Disabilities Act" provides grants to set up and operate state-level Assistive Technology Programs, many of which provide home modifications or partner with lenders that provide loan funds.</p>   | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• People with disabilities</li> </ul>  |
| <p><b>Vocational Rehabilitation</b></p> <p><a href="https://www.fda.gov/downloads/AboutFDA/workingatFDA/UCM277757.pdf">https://www.fda.gov/downloads/AboutFDA/workingatFDA/UCM277757.pdf</a></p>   | <p>The Rehabilitation Services Administration (RSA), part of the U.S. Dept. of Education, provides "Part A" funds to state rehabilitation agencies for assistive devices or home modifications for individuals with a vocational objective. These funds are made available through: 1) the state's rehabilitation services agency network; 2) a vocational rehabilitation agency; or 3) local independent living centers.</p> | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Landlords</li> <li>• Those with low income</li> <li>• People with disabilities</li> </ul>  |
| U.S. Department of Energy (DOE)  |   |  |
| <p><b>Weatherization Assistance Program</b></p> <ul style="list-style-type: none"> <li><a href="https://energy.gov/eere/wipo/about-weatherization-assistance-program-0">https://energy.gov/eere/wipo/about-weatherization-assistance-program-0</a></li> <li><a href="https://energy.gov/sites/prod/files/2017/05/f34/wap_factsheet_08_2017.pdf">https://energy.gov/sites/prod/files/2017/05/f34/wap_factsheet_08_2017.pdf</a></li> </ul> | <p>The Weatherization Assistance Program's primary purpose is "to increase the energy efficiency of dwellings owned or occupied by low-income persons, reduce their total residential energy expenditures, and improve their health and safety, especially low-income persons who are particularly vulnerable such as the elderly, the disabled, and children." This includes incidental safety repairs when needed.</p>      | <p><u>Eligibility:</u> States set income requirements and give preference to:</p> <ul style="list-style-type: none"> <li>• Those receiving Supplemental Security Income or Aid to Families with Dependent Children</li> <li>• People over 60 years of age</li> <li>• Families with one or more members with a disability</li> <li>• Families with children (in most states)</li> </ul> |

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| <ul style="list-style-type: none"> <li>• <a href="https://energy.gov/eere/wipo/where-apply-weatherization-assistance">https://energy.gov/eere/wipo/where-apply-weatherization-assistance</a></li> </ul>   |   | <ul style="list-style-type: none"> <li>• Homeowners and renters</li> <li>• ~20-30 million U.S. families are eligible</li> </ul>   |
| <b>U.S. Department of Health and Human Services, Administration on Aging (AoA)</b>  |   |   |
| <p><b>Title III-B Services for local Area Agencies on Aging</b></p> <ul style="list-style-type: none"> <li>• <a href="https://www.n4a.org/files/OAA%20IIIB%20One-Pager_final.pdf">https://www.n4a.org/files/OAA%20IIIB%20One-Pager_final.pdf</a></li> <li>• <a href="http://www.eldercare.gov">www.eldercare.gov</a></li> </ul> | <p>Funds via the AoA flow to State Departments or Units on Aging to Area Agencies on Aging for community services, which may include home assessments and modifications.</p>  | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters/Landlords</li> <li>• Low income</li> <li>• Older adults</li> <li>• People with disabilities</li> </ul>   |
| <p><b>Centers for Independent Living</b></p> <p><a href="http://www.ilru.org/projects/cil-net/cil-center-and-association-directory">http://www.ilru.org/projects/cil-net/cil-center-and-association-directory</a></p>   | <p>These nonprofits, funded with federal vocational rehabilitation funds, provide advocacy, skills training, counseling, referral and other assistance to support community living by persons with disabilities. Some provide loans and grants for home modification.</p>   | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Those with low income</li> <li>• People with disabilities</li> </ul>  |
| <b>U.S. Department of Health and Human Services, Centers for Medicare and Medicaid Services (CMS)</b>   |   |   |
| <p><b>Medicaid Home and Community-Based Services (HCBS) Waivers</b></p> <p><a href="https://www.medicaid.gov/medicaid/hcbs/authorities/1915-c/index.html">https://www.medicaid.gov/medicaid/hcbs/authorities/1915-c/index.html</a></p>  | <p>States can apply for a specific population of recipients (e.g., older adults) to receive long-term care services and supports in their home or community by "waiving" the regulations otherwise requiring expenditures in institutional settings. These 1915-c waivers may include "environmental modifications". Nearly all states offer services through HCBS Waivers.</p> | <ul style="list-style-type: none"> <li>• Those with low income</li> <li>• Older adults</li> <li>• People with disabilities</li> </ul> <p><u>Eligibility:</u> Individuals must demonstrate the need for a level of care that would meet the state's requirements for services in an institutional setting.</p> |

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| <p><b>Medicare Advantage</b></p>   | <p>CMS expanded the definition of “primarily health related” to include home and bathroom safety devices and modifications that prevent injuries and maintain health and function. These include shower stools, hand-held showers, and grab bars as well as structural improvements such as ramps and widened hall and doorways. Plans may also offer installation and assessment.</p>  | <ul style="list-style-type: none"> <li>• Those with chronic conditions</li> <li>• Open enrollment begins Oct. 2019 for coverage in CY 2020.</li> <li>• <u>Note:</u> These benefits are optional to plans, may only be offered in certain states, certain regions, or to certain populations.</li> </ul>   |
| <p><b>U.S. Department of Housing and Urban Development (HUD)</b></p>   |   |   |
| <p><b>Community Development Block Grants (CDBG)</b></p> <ul style="list-style-type: none"> <li>• <b>CDBG Entitlement Program</b><br/><a href="https://www.hudexchange.info/programs/cdbg-entitlement/">https://www.hudexchange.info/programs/cdbg-entitlement/</a></li> <li>• <b>State CDBG Program</b><br/><a href="https://www.hudexchange.info/programs/cdbg-state/">https://www.hudexchange.info/programs/cdbg-state/</a></li> </ul> | <p>CDBG is a funding stream allocated by HUD to state and local governments to support housing, community, and economic development needs including home repair/improvement.</p> <p>The <u>CDBG Entitlement Program</u> provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, principally for low- and moderate-income persons.</p> <p>Under the <u>State CDBG Program</u>, states award grants to smaller units of local government that develop and preserve decent affordable housing and provide services to the most vulnerable in our communities. Annually, each State develops funding priorities based on need and criteria for selecting projects.</p> | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters/Landlords</li> <li>• Low to moderate income</li> <li>• Older Adults</li> <li>• People with Disabilities</li> </ul> <p><b><u>CDBG Entitlement Program Eligibility:</u></b></p> <ul style="list-style-type: none"> <li>• Principal cities of Metropolitan Statistical Areas</li> <li>• Other metropolitan cities with populations of at least 50,000</li> <li>• Qualified urban counties with populations of at least 200,000</li> <li>• No less than 70% of CDBG funds must be used for activities that benefit low and moderate-income persons.</li> </ul> |
| <p><b>HOME Program</b></p>   | <p>A number of years after Community Development Block Grants (CDBG) were established, the HOME Program was created as a block grant allocated to</p>   | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Low income</li> </ul>   |

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| <ul style="list-style-type: none"> <li>• <a href="https://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program">https://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program</a></li> <li>• <a href="https://www.hud.gov/program_offices/comm_planning/affordable_housing/programs/home/">https://www.hud.gov/program_offices/comm_planning/affordable_housing/programs/home/</a></li> <li>• <a href="https://www.hudexchange.info/grantees/">https://www.hudexchange.info/grantees/</a></li> </ul>                                | <p>states and communities to solely focus on housing. It funds many home repair efforts nationwide.</p>  | <ul style="list-style-type: none"> <li>• Older Adults</li> </ul> <p><b>Rental Housing:</b> 90% of families benefited must be at or below 60% of the area median income; 10% at or below 80%.</p> <p><b>Homeownership Assistance:</b> Families with incomes at/below 80% of area median income</p>   |
| <p><b>Federal Housing Administration (FHA) Loan Insurance</b></p> <ul style="list-style-type: none"> <li>• <b>Title I Home Improvement</b><br/><a href="https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/title/title-i">https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/title/title-i</a></li> <li>• <b>203(k) Purchase/Rehabilitation</b><br/><a href="https://www.hud.gov/program_offices/housing/sfh/203k/203k--df">https://www.hud.gov/program_offices/housing/sfh/203k/203k--df</a></li> </ul> | <p>These loan guarantee programs are through local lenders (not direct funding):</p> <p><u>Title I</u> insures loans for rehabilitating an existing home.</p> <p><u>203(k)</u> covers loans to purchase/rehabilitate a home or for a short-term construction loan to build a new home.</p>   | <p><b>Title 1 Home Improvement</b></p> <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Landlords</li> </ul> <p><b>203(k) Purchase/ Rehabilitation</b></p> <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Potential Homebuyers</li> </ul> <p><u>Eligibility:</u> Households with low to moderate incomes.</p> |
| <p><b>U.S. Department of Veterans Affairs (VA)</b></p>   |  |   |
| <p><b>Housing Grants and Rehabilitation and Prosthetic Services</b></p> <ul style="list-style-type: none"> <li>• <b>Specially Adapted Housing (SAH) Grant and Special Housing Adaptation (SHA) Grant</b></li> </ul>  | <p><u>SAH</u> provides up to \$85,645 (2019) to construct an adapted home, remodel a home, or apply to a mortgage balance of an adapted home purchased with a VA grant.</p> <p><u>SHA</u> provides up to \$17,130 (2019) to adapt the home of a Veteran or of a family member with whom the Veteran lives, or to help purchase a home for modification or one already adapted.</p> | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• People with disabilities</li> </ul> <p><b>SAH and SHA Eligibility:</b> Must be a Servicemember or Veteran with a permanent service-related disability. See website for more details.</p>  |

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| <p><a href="http://benefits.va.gov/homeloans/adaptedhousing.asp">http://benefits.va.gov/homeloans/adaptedhousing.asp</a></p> <ul style="list-style-type: none"> <li>• <b>Temporary Residence Adaptation (TRA) Grant</b><br/><a href="http://benefits.va.gov/homeloans/adaptedhousing.asp">http://benefits.va.gov/homeloans/adaptedhousing.asp</a></li> <li>• <b>Home Improvements and Structural Alterations (HISA) Grant</b><br/><a href="http://www.prosthetics.va.gov/pas/HISA2.asp">http://www.prosthetics.va.gov/pas/HISA2.asp</a></li> </ul>   | <p><b>TRA</b> provides a temporary grant of up to \$37,597 (SAH) and up to \$6,713 (SHA).</p> <p><b>HISA</b> funds medically necessary accessibility improvements to entrances, bathrooms, and kitchens; providing Veterans with service-related disabilities up to \$6,800 and Veterans with non-service related disabilities up to \$2,000.</p>  | <p><b>TRA Eligibility:</b> for Veterans and Servicemembers who are or will be temporarily residing in a home owned by a family member.</p> <p><b>HISA Eligibility:</b> see website.</p>   |
| <h2>Tax Funding Services</h2>  |  |   |
| <p><b>Internal Revenue Service</b></p> <ul style="list-style-type: none"> <li>• <b>Personal Income Tax Deduction</b><br/><a href="https://www.irs.gov/credits-deductions">https://www.irs.gov/credits-deductions</a></li> <li>• <b>Capital Gains Tax</b><br/><a href="https://www.irs.gov/taxtopics/tc409.html">https://www.irs.gov/taxtopics/tc409.html</a></li> <li>• <b>Business Tax Deduction</b><br/><a href="https://www.irs.gov/businesses-small-businesses-self-employed/deducting-business-expenses">https://www.irs.gov/businesses-small-businesses-self-employed/deducting-business-expenses</a></li> </ul> | <p><b>Personal Federal Income Tax.</b> Out-of-pocket expenses for a range of accessibility modifications can be included when calculating federal income tax medical expense deductions. Features permitted may only partially increase property value.</p> <p><b>Federal Capital Gains Tax.</b> Financing home modifications has tax implications. The amount spent on accessibility can be added to the cost basis of the house --- the cumulative cost of improvements made over the years, even if market value is not increased. When the house is sold, the capital gain reflects the difference between the net selling price and the cost basis.</p> | <p><b>Personal Income Tax Deduction</b></p> <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• People with disabilities</li> </ul> <p><b>Capital Gains Tax</b></p> <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Landlords</li> <li>• People with disabilities</li> </ul> <p><b>Business Tax Deduction</b></p> <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Landlords</li> </ul> |

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|  | <p><b>Federal Income Tax Deduction for Housing Used for Business Purposes.</b> When a property is used for business purposes, a portion of capital expenses such as building improvements normally must be deducted over a number of years. However, accessibility improvements for customers can either be depreciated over time or taken as a lump-sum deduction in the year the expenses occurred.</p>  |  |
| <p><b>State/Local Taxes</b></p> <p><a href="http://www.boe.ca.gov/pdf/pub61.pdf">http://www.boe.ca.gov/pdf/pub61.pdf</a></p> <ul style="list-style-type: none"> <li>• Sales Tax Exemption</li> <li>• Property Tax Exemption</li> </ul> | <p><b>State/Local Sales Tax Exemption.</b> Some states and/or counties offer a sales tax exemption for certain accessibility improvement-related purchases households make. For example, a state may have an exemption for the sales tax paid on materials used to construct a ramp or when purchasing lifting equipment installed at a residence. A homeowner typically purchases the supplies and/or equipment, and submits documentation to receive the rebate.</p> <p><b>Local Property Tax Exemption.</b> Whatever a property's current market value or sales price, installing home modifications may cause the assessed value to increase and raise property taxes as a result. This is an unfortunate side effect of home modifications, a remodeling job whose primary intent is to encourage better functioning.</p> | <p><b>State/Local Sales Tax Exemption</b></p> <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Older adults</li> <li>• People with disabilities</li> </ul> <p><b>Local Property Tax Exemption</b></p> <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Landlords</li> <li>• People with disabilities</li> </ul> |

| Examples of States Offering Tax Credits   |  |   |
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| <p><b>Georgia Disabled Person Home Purchase or Retrofit Tax Credit</b></p> <p><a href="https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/TSD/Form/TSD_Individual_Income_Tax_Credit_INDCR-2011-Fillable_2.pdf">https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/TSD/Form/TSD_Individual_Income_Tax_Credit_INDCR-2011-Fillable_2.pdf</a></p> | <p><b>REQUIREMENTS</b></p> <p>Qualified visitability standards include:</p> <ul style="list-style-type: none"> <li>• no-step entrance</li> <li>• inside doors at least 32” wide</li> <li>• reinforced bathroom walls to facilitate installation of grab bars</li> <li>• accessible light switches/outlets</li> </ul> <p><b>TERM</b></p> <ul style="list-style-type: none"> <li>• Lesser of \$500 or taxpayer income tax liability for purchase of new accessible home</li> <li>• \$125 for cost of modifications, claimed by taxpayer</li> </ul> |   |
| <p><b>Maryland: Howard County Senior Tax Credit and Aging in Place Tax Credit</b></p> <p><a href="https://www.howardcountymd.gov/Departments/Finance/Billing-and-Payments/Real-Property-Taxes/Tax-Credits/Explore-All-Tax-Credits">https://www.howardcountymd.gov/Departments/Finance/Billing-and-Payments/Real-Property-Taxes/Tax-Credits/Explore-All-Tax-Credits</a></p>                    | <p><a href="https://www.howardcountymd.gov/News/ArticleID/805/News022217b">https://www.howardcountymd.gov/News/ArticleID/805/News022217b</a> and <a href="https://www.howardcountymd.gov/Departments/Finance/Billing-and-Payments/Real-Property-Taxes/Tax-Credits">https://www.howardcountymd.gov/Departments/Finance/Billing-and-Payments/Real-Property-Taxes/Tax-Credits</a></p>   |   |
| <p><b>Maryland: Montgomery County, Maryland Tax Credit</b></p> <p><a href="https://www.montgomerycountymd.gov/design/">https://www.montgomerycountymd.gov/design/</a></p>   | <p>Law provides tax credits for including features in new and existing residential housing that improves accessibility for persons of all ages.</p>  | <p><u>Eligibility:</u> Homeowners and builders.</p>     |
| <p><b>Ohio Livable Homes Tax Credit</b></p>   | <p>Legislation provides tax credits for added home accessibility and/or new construction of “universal visitability” homes: \$5,000 income credit cap for</p>  | <p><u>Eligibility:</u> Individuals and contractors.</p> |



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|  | purchase/build accessible home or modify existing property to be accessible.   |   |
| <p><b>Pennsylvania: Allegheny County Residential Visitability Design Tax Credit, Allegheny County, PA, Office of Property Assessments</b></p> <p><a href="http://apps.pittsburghpa.gov/dcp/VisitabilityBrochure.pdf">http://apps.pittsburghpa.gov/dcp/VisitabilityBrochure.pdf</a></p> | <p><b>REQUIREMENTS</b><br/>Create “visitable floor” with all features:<br/>At least one no-step entrance; firm, stable, slip-resistant, and reasonable sloping path to enter; entrance door opening at least 32” and lever door handles; hallways at least 36” wide and inside doors at least 32” wide; bathrooms with lever handles and reinforced walls for grab bars; accessible light switches.</p> <p><b>TERM</b><br/>\$2,500 over 5 years to cover increases in property taxes as a result of construction/ renovation; Participating municipalities offer additional \$2,500 credit toward municipal property taxes</p> |   |
| <p><b>Virginia Livable Homes Tax Credit, Virginia Department of Housing and Community Development</b></p>  | <p><b>REQUIREMENTS</b><br/>New units include three visitability or accessibility standards; Modifications include one visitability or accessibility feature</p> <p><b>TERM</b><br/>\$5,000 purchase/construction new accessible unit; 50% of cost of modifying existing units (cap \$5,000); Program FY allocation \$1 million</p>   | <p><b>Eligibility:</b> Individuals and contractors.</p> |
| <b>Other Health Care/Insurance Sources</b>   |  |   |
| <p><b>Health Maintenance Organizations (HMOs)</b></p>  | <p>Some health maintenance organizations consider home modifications as part of a comprehensive package of resources for prevention with the goal of cost containment.</p>   |   |

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| <p><b>Insurance: Health, Long-Term Care, and Life</b><br/><a href="http://www.aaltci.org/long-term-care-insurance/learning-center/home-health-care.php">http://www.aaltci.org/long-term-care-insurance/learning-center/home-health-care.php</a></p>   | <p>These types of insurance can potentially cover home modification but with great variation.</p>  | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> </ul>  |
| <p><b>Money Follows the Person Program</b><br/><a href="https://www.medicaid.gov/medicaid/tss/money-follows-the-person/index.html">https://www.medicaid.gov/medicaid/tss/money-follows-the-person/index.html</a></p>  | <p>"Money Follows the Person" (MFP) is a federal program that helps with the transition from nursing home to community. Services and activities are unique to each MFP program.</p>  | <ul style="list-style-type: none"> <li>• Individuals with chronic conditions or disabilities</li> <li>• Offered in 43 states and District of Columbia</li> </ul> |
| <p><b>Social Security</b></p> <ul style="list-style-type: none"> <li>• <b>Plan for Achieving Self-Support</b><br/><a href="https://www.ssa.gov/disabilityresearch/wi/pass.htm">https://www.ssa.gov/disabilityresearch/wi/pass.htm</a></li> <li>• <b>Impairment-Related Work Expenses</b><br/><a href="https://www.ssa.gov/ssi/spotlights/spot-work-expenses.htm">https://www.ssa.gov/ssi/spotlights/spot-work-expenses.htm</a><br/>Phone: (800) 772-1213<br/>TTY: 1-800-325-0778</li> </ul> | <p><b><u>Plan for Achieving Self Support (PASS)</u></b> -- Supplemental Security Income (SSI), a major program of the Social Security Administration, provides income for extremely low-income persons who have a disability, and can be used for modifications to a home for achieving greater independence.</p> <p><b><u>Impairment Related Work Expenses (IRWE)</u></b> can be used by Social Security Disability (SSDI) and SSI recipients for costs for home modifications, equipment and assistive technology and are deducted from the earnings used to calculate benefit payments. (This means benefits are reduced less than they otherwise would be because a lower earnings figure is used.) These costs may also be deductible from personal income taxes.</p> | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Those with low income</li> <li>• People with disabilities</li> </ul>           |

| Other Lending Funding Sources  |  |  |
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| <b>Certificate – Secured Loan</b>  | These personal loans may be useful for quick, small projects. Individuals can explore this kind of loan via a lender where people have a CD on deposit with it.  |  |
| <b>Community Reinvestment Act (CRA)</b><br><a href="http://www.ffiec.gov/cra/">http://www.ffiec.gov/cra/</a> | A federally mandated (but not federally funded) banking regulation, the CRA can prompt banks and other financial institutions to make special loans. Under the CRA, banks carry a legal obligation for lending to underserved groups defined geographically and/or demographically (e.g., persons with a disability). Lenders receive ratings scores from federal bank regulators for acceptable outreach efforts and must achieve a certain score to stay in good standing. | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Landlords</li> <li>• Community Housing and Advocacy Groups</li> </ul> |
| <b>Home Equity Line of Credit</b>  | Home equity lines of credit may be used for home improvements and accessed when need arises. Homeowners are borrowing money that must be repaid with interest. The homeowner’s residence is used as collateral for the loan.   | <ul style="list-style-type: none"> <li>• Homeowners</li> </ul>   |
| <b>Home Improvement Loan</b>   | Homeowners can take out a second mortgage loan to finance home modifications. This separate home improvement loan is repaid in addition to the existing first mortgage.  | <ul style="list-style-type: none"> <li>• Homeowners</li> </ul> <p><u>Eligibility:</u> Homeowners with an existing mortgage loan.</p> |

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| <p><b>Lender Unsecured/Personal Loans</b></p> <p><a href="https://www.investopedia.com/terms/u/unsecuredloan.asp">https://www.investopedia.com/terms/u/unsecuredloan.asp</a></p> | <p>For less expensive modifications, a homeowner or renter can apply for a personal loan at their bank. This is a helpful source for renters since no mortgage is placed on the property to secure the debt.</p>   | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Landlords</li> </ul> <p><u>Eligibility:</u> Approval is based on income, debt levels, and credit standing.</p> |
| <p><b>Mortgage Refinancing</b></p>   | <p>Refinancing pays off the existing first loan to purchase a property and creates a new one that can provide funds for an improvement project such as home modifications (if the value of the property has grown over time and/or depending on how much of the property value the owner has paid off).</p>  | <ul style="list-style-type: none"> <li>• Homeowners</li> </ul> <p><u>Eligibility:</u> A homeowner with an existing first mortgage and sufficient equity.</p>                                     |
| <p><b>Remodeler Issued Financing</b></p> <ul style="list-style-type: none"> <li>• Remodeler issued unsecured loan</li> </ul>   | <p>A remodeler motivated by service more than immediate profit may consider self-funding all or part of a home modification project for a deserving homeowner. This could be done simply in the spirit of giving or it could be part of a marketing promotion of the remodeler's commitment to giving back to its community. Either could include donated labor by the remodeler or material contributed by the remodeler's suppliers.</p> | <ul style="list-style-type: none"> <li>• Homeowners</li> </ul>   |

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| <p><b>Remodeler Referred Financing</b></p> <ul style="list-style-type: none"> <li>• Remodeler referred unsecured loan</li> <li>• Remodeler referred secured loan</li> </ul> | <p>Besides considering loans from banks or other lenders, many finance companies offer consumer lending services through remodeling contractors or suppliers. Many remodelers can offer project financing by associating with finance companies specializing in remodeling projects, which provides customer convenience, processing speed, and may have lower closing costs than other refinancing options.</p>   | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Landlords</li> </ul> |
| <p><b>Secured Loans Against Homeowner’s Bank Accounts</b></p>   | <p>Homeowners can take out a loan against their own financial assets held by their local bank to fund home modification projects. If a household has a good-sized certificate of deposit with a long term, a lender may allow borrowing against it to similarly fund less expensive modifications. The household may be eligible to receive up to a certain percentage of the CD's value (e.g., 80%) for a term shorter than the CD's, or if the CD is renewed when its term expires, the loan against it may be extended.</p> | <ul style="list-style-type: none"> <li>• Homeowners</li> </ul>                      |
| <p><b>Secured Loans Against Homeowner’s Financial Investment Accounts</b></p>   | <p>A margin loan is money typically borrowed from your bank or investment firm to buy additional shares or managed funds. Many times, the proceeds from a margin loan can be used for other purposes such as real estate investments or improvements. As an investment strategy, a margin loan can be a successful way to grow your wealth. A margin loan is usually offered at below market interest rates as you are basically borrowing your own money. The loan can expose</p>   | <ul style="list-style-type: none"> <li>• Homeowners</li> </ul>                      |

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|   | you to a range of taxation benefits, and the added security of diversifying your investment portfolio.  |   |
| <p><b>Reverse Equity Mortgage</b></p> <p>National Reverse Mortgage Lenders Association:<br/><a href="http://www.reversemortgage.org">http://www.reversemortgage.org</a></p> <p>Reverse Mortgages for Seniors - HUD Information:<br/><a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hecm/hecmhome">http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hecm/hecmhome</a></p> | Special financing technique available only for elderly homeowners to convert their home equity into a lump-sum payment, a stream of monthly payments, a line of credit, or a combination of these options. Funds could be used to make changes to their homes.  | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Landlords</li> </ul>   |
| <b>Other Social/Vocational Supports</b>   |   |   |
| <p><b>Civic, Advocacy, Religious, and Trade Groups</b></p>  | Organizations may include neighborhood associations or community groups, churches, synagogues, Jaycees, building trade unions, Boy Scouts of America, Girl Scouts of America, Kiwanis Clubs, YMCAs, Knights of Columbus, Rotary Clubs, Lion's Clubs, B'nai B'rith, Masons, or 4H Clubs. These groups may sponsor projects (e.g., rampathons), raise/donate funds, and conduct other activities to help with home modifications. | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Landlords</li> <li>• Those with low income</li> <li>• Older adults</li> <li>• People with disabilities</li> </ul> |
| <p><b>Crime Victims' Benefits</b></p> <p><a href="https://www.benefits.gov/benefits/benefit-details/4416">https://www.benefits.gov/benefits/benefit-details/4416</a></p> <p>Directory by state:<br/><a href="http://www.nacvcb.org/index.asp?sid=6">http://www.nacvcb.org/index.asp?sid=6</a></p>   | States have programs that provide compensation when a person is injured or dies when a crime is committed against them. Beneficiaries may include the victim, their families, and/or a person paying a victim's expenses. Administrative structure and benefits vary. Awards might cover home accessibility modifications, when applicable.   | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> </ul>   |

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| <p><b>Local Housing/Neighborhood Agencies</b> (Neighborhood Housing Services)</p> <p><a href="http://www.neighborworks.org">http://www.neighborworks.org</a><br/>For a locator to identify NHS affiliates around the country and in your area, visit:<br/><a href="http://www.neighborworks.org/Our-Network/Network-Directory">http://www.neighborworks.org/Our-Network/Network-Directory</a></p> | <p>Some towns and/or counties have neighborhood or local agencies (often nonprofit) that offer home improvement advice and/or funding, including home repair programs.</p>   | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Landlords</li> <li>• Those with low income</li> <li>• Older adults</li> <li>• People with disabilities</li> </ul>   |
| <p><b>Social Security Emergency Assistance</b><br/><b>Social Security Title XX</b></p> <p><a href="https://www.acf.hhs.gov/ocs/resource/ssbg-fact-sheet">https://www.acf.hhs.gov/ocs/resource/ssbg-fact-sheet</a></p>   | <p>Administered by the federal Department of Health and Human Services (HHS), states distribute funds through regional offices that assist households facing emergencies (e.g., major housing or medical problems). They can support households already receiving public assistance. Assistance may include installing basic modifications like a ramp, hall rail, or bathroom grab bars.</p>  | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Landlords</li> <li>• Those with low income</li> <li>• People with disabilities</li> </ul> <p><u>Eligibility:</u> General targeted to households already receiving some form of public assistance.</p> |
| <p><b>State Housing Finance Agencies (HFAs)</b><br/><b>(These go by a variety of names)</b></p> <p><a href="http://www.ncsha.org/housing-help">http://www.ncsha.org/housing-help</a></p>  | <p>State HFAs lend funds to assist low- and moderate-income households that: assist first-time buyers to purchase homes, finance construction/repairs, develop supportive housing for seniors and persons with disabilities, and operate low-interest loan and deferred loan home improvement programming. They also provide funds to developers creating new single-family homes and constructing/ rehabbing multi-family housing benefitting low-moderate-income households.</p> | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• Landlords</li> <li>• Those with low income</li> <li>• Older adults</li> <li>• People with disabilities</li> </ul>   |

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| <b>Workers' Compensation</b>   | States administer programs that provide financial assistance for workers injured on the job, which usually fund modifications or purchasing/leasing another unit if the worker cannot perform everyday functions at home.   | <ul style="list-style-type: none"> <li>• Homeowners</li> <li>• Renters</li> <li>• People with disabilities</li> </ul> |
| <b>INNOVATIVE FUNDING SOURCES AT NATIONAL, STATE, AND LOCAL LEVELS</b>   |   |   |
| <b>Oregon Community First Choice Option (the K Plan)</b>   | Oregon is one of a few states that has adopted the K Plan, which refers to the 1915(k) section of the Social Security Act. The K Plan originated as part of the Affordable Care Act and was adopted by Oregon as a Medicaid State Plan to help children and adults with intellectual/developmental disabilities enjoy a life at home and in the community. It offers these services in Oregon: personal attendant care for ADLs, IADLs, respite care, skills training (helping people learn to be more independent), emergency response systems, assistive technology and home modifications. |   |
| <b>Pennsylvania State Lottery</b>  | Funds home mod programs. 38 of the 67 counties have subscribed to the Accessible Housing Program. It provides grants to local entities to carry out home modifications.   |   |
| <b>Philadelphia Corporation on Aging</b><br><br><a href="http://www.pcacares.org/">http://www.pcacares.org/</a> or<br><a href="http://www.pcacares.org/service_provider/pca-sharp-program/">http://www.pcacares.org/service_provider/pca-sharp-program/</a><br>Phone: (215) 765-9040 | The Senior Housing Assistance Repair Program (SHARP), part of the Philadelphia Corporation for Aging, provides free and low-cost minor repairs and modifications to Philadelphia residents 60 years or older.   |   |



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For information on NCOA's National Falls Prevention Resource Center, visit: <https://www.ncoa.org/center-for-healthy-aging/falls-resource-center/>. For information on USC's Fall Prevention Center of Excellence and efforts in home modification, visit: [www.stopfalls.org](http://www.stopfalls.org) and [www.homemods.org](http://www.homemods.org). If you have any updates or additions to the list below, please contact [homemods@usc.edu](mailto:homemods@usc.edu).