

# Home Repairs (City and County Programs)

## **AccessCNY**

**315-455-7591**

<https://www.accesscny.org/services/emods/>

**Environmental Modifications (aka E-Mods)** program helps individuals with developmental disabilities make their homes and/or workplaces more accessible. Our adaptive technicians know that the proper accommodations can make daily living easier and allow for maximum independence.

E-Mods staff are available to evaluate a space, design a plan to make it more accessible and then oversee its construction. Past projects have included:

- Ramp construction and repairs
- Installation of custom-made grab bars
- Construction of custom, safer stairs
- Bathroom and kitchen modifications
- Installation of door and window alarms

To complete larger projects the adaptive technician may work with local contractors. If contractors are involved, the E-Mods staff will oversee the process from start to finish. This includes gathering cost estimates and overseeing construction to make sure the plans are executed safely and correctly.

**Contact: Lead Property Manager, [e-mods@accesscny.org](mailto:e-mods@accesscny.org) 315-427-2586**

**Eligibility/Funding-** Referrals are accepted from service coordinators, physicians, agencies, work programs, families and others. Each environmental modification has a specific funding stream, depending on the participant and the project.

Sources include the Central New York Developmental Services Office, the New York State Office for People with Developmental Disabilities, the Home Service program, Medicaid, private insurance, private pay, and the Access to Home grant in conjunction with Home Headquarters.

Costs for materials may be the responsibility of individuals or families. An hourly rate is charged to businesses or other organizations requesting consulting services.

## **Home HeadQuarters**

625 Erie Blvd. W, Syracuse, NY 13204, Tel 315-474-1939

[www.homehq.org](http://www.homehq.org)

Home HeadQuarters can help homeowners make necessary home repairs and home improvements that help increase the value of their property and make it more livable, safe and energy efficient. Qualifying home improvements include, but are not limited to:

- Roof Repair or Replacement. Exterior Painting. Step Replacement. Porch Repair
- Window Replacement. Exterior Door Replacement. Sidewalk Replacement.
- Driveway Repair. Fence. Furnace or Hot Water Heater Replacement
- Electrical or Plumbing Repairs. Limited Code Violations. Health and Safety Issues.

## **Home HeadQuarters Programs**

### **FlexFund Loan Program**

FlexFund provides homeowners throughout Central New York with loans of up to \$20,000 for home repairs or energy efficiency- related improvements.

#### **Program Details**

- Offers loans of up to \$20,000
- The loans currently have a 4.99% fixed interest rate, and are payable over 7 years.
- No home equity required, no income eligibility requirements, and no upfront costs.
- Homeowner chooses the contractor.
- Available for homeowners throughout Central & Upstate New York

### **Urgent Care (City of Syracuse)**

The Urgent Care program provides income-eligible homeowners with loans of up to \$20,000. Some loans may be partial payback depending on your household income. This program is made possible through the City of Syracuse.

#### **Program Details**

- Income-eligible homeowners may receive part of the loan as a grant. If you qualify, you will only have to pay back a portion of the repair costs.
- The portion of the loan that you have to pay back has a 4.99% fixed interest rate.

#### **Eligibility Requirements**

- You must own your house in the City of Syracuse.
- Your repairs must be an emergency, including:

leaking roofs, sewage backup, broken furnaces, code violations, and other life/safety issues.

- Your household must earn less than 80% of HUD median income guidelines (based on family size).
- Your property taxes, water bill, and mortgage must be current.
- The home must be your primary residence.

### **Onondaga County Neighborhood Initiative**

1% Exterior Home Improvement Loan Program Note: Funding for this program is extremely limited. Onondaga County Neighborhood Initiative offers homeowners in targeted neighborhoods loans of up to \$10,000 at 1% interest, payable over 7 years. The loans can be used for exterior home improvements. This program is offered through a partnership between Home Headquarters and Onondaga County. Funding for this program is extremely limited. Call Home Headquarters to see if your neighborhood is part of this initiative.

#### **Eligible Repairs**

- Roof Repair or Replacement
- Exterior Painting/Step Replacement
- Porch Repair/Window Replacement
- Exterior Door Replacement
- Sidewalk Replacement/Driveway Repair
- Fence Installation or Repair

### **SHAPE-UP Program 315-435-3558**

<http://www.ongov.net/cd/shapeUp.html>

SHAPE-UP (Safe Housing Assistance Program for the Elderly) is a home repair program funded and administered by **Onondaga County Community Development** Division. Eligible homeowners can apply for a grant to cover the costs of various home repairs.

### **WHO IS ELIGIBLE**

Homeowners that meet the following criteria:

- Who are at least 62 years old or handicapped;
- Who have owned and occupied the property at least one year
- Whose property is within Onondaga County but outside the City of Syracuse;
- Whose property taxes are current at the time of the application;
- Whose property is covered by Homeowners Insurance; and
- Whose household size and annual gross income fall within the guidelines.

For more information on if you qualify, call Onondaga County Community Development Division at 315-435-3558.

**How Much Work Can Be Done On My Home If I Qualify?**

Community Development will arrange to pay for the actual cost of necessary home repairs, up to a maximum of \$15,000. This does not mean that each grant recipient is automatically entitled to the maximum grant.

**What Kind Of Work Can the Grant Pay For?**

Repairs to mechanical systems, such as water supply, plumbing, heating, and electrical. Repairs to the structure, such as roofs, foundations, porches, and stairs. Installation of safety and energy related items, such as deadbolt locks, smoke detectors, grab bars, storm windows, and insulation. Lead Hazard reduction as required by HUD Lead-Based Paint Regulations. \*\*If a child under six lives in the home or visits often and lead hazards are found, a grant of up to an additional \$10,000 may be available.\*\*

**Do I Have to Pay Community Development?**

No. SHAPE-UP is a grant program and does not require repayment unless the property is sold or transferred within Five (5) years of job completion.

**Will There Be a Lien Placed on My Property? YES**

Assistance is in the form of a 5-year deferred loan. You must agree to repay 100% of the loan if you do not own and occupy the property as your principle residence for Five (5) years following completion of the work. Please call with any questions.

**I Think I'm Eligible, How Do I Find Out More?**

For more information, contact: Onondaga County Community Development Division 315-435-3558.

**SHAPE-UP for Veterans**

Honorably Discharged Veterans can live anywhere in Onondaga County and have the same income requirements. Call for more details at 315-435-3558.

**The Ramp Program 315-435-3558**

<http://www.ongov.net/cd/ramps.html>

The **Onondaga County Community Development** Division RAMP Program offers grants to undertake improvements within homes occupied by persons with disability in order to improve their accessibility. Typical improvements include installation of exterior ramps, bathroom and kitchen modifications.

**Who is Eligible?** Grants are available on a first-come, first-served basis to disabled persons living with Onondaga County, outside the City of Syracuse, who meet the annual household gross income requirements. Disabled tenants must obtain written consent of the property owner.

**ELIGIBLE WORK:** Modifications to the residence may include alterations to

porches, steps, and doorways and the installation of a ramp, and may also include installation of bathroom and/or kitchen fixtures and other accessories to facilitate use by the disabled person. Bathroom relocation will also be considered if modifications to the present bathroom are not feasible.

**Ramp Program Limitations:** Assistance will be limited to the amount needed for accessibility modifications. Additionally, assistance will be provided for private residential structures only. Nursing homes and similar facilities are not eligible. Also, households will be assisted only once in a five year period, and will be limited to those unable to secure aid through other programs such as Medicaid.

**Program Procedures:**

1. Interested individuals contact: Onondaga County Community Development.
2. An application is completed, and eligibility is determined.
3. Ramp and other work specifications are established.
4. The work specifications are competitively bid upon by CD approved contractors.
5. The contractor performs the work under CD supervision.
6. Upon completion of the work, the contractor is paid by CD.

**Will There Be a Lien Placed on My Property? - YES**

You must agree to repay the grant if you do not own and occupy the property as your principle residence for following completion of the work (Currently 5 years with the amount declining after time.). Terms are dependent on each funding source and will be discussed at the time of application.

**For Additional Information:**

Onondaga County Community Development Division 315-435-3558

Fair Housing Laws prohibit discrimination in the sale or rental of housing based upon race, color, religion, sex, age, marital status, handicapped or familial status, or national origin.

**Project Fix 315-424-1810**

The home repair component of the Onondaga County Office for Aging's Community Services for the Elderly (CSE) Program is a partnership with Catholic Charities of Syracuse and called **Project Fix**.

Project Fix is an in-home repair service for Onondaga County homeowners age 60 years or older, who reside within Onondaga County, and are in need of small home repairs to maintain their health and safety.

Repairs must be minor in nature and may include plumbing, electrical, carpentry and/or small masonry repairs. Installation of grab bars, door knobs, and other accessibility and security projects are accepted.

Project FIX will determine what is needed and pick the materials up for you. Clients are responsible for cost of materials and when possible asked to make a contribution for labor. Donations are returned to the program to help support costs and expand services. No one is turned away due to an unwillingness or inability to pay.