

Able, Not Disabled: Regional Conference on Persons with Disabilities

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Today's Discussion

- Who is VHDA?
- Accessibility Grants
 - Granting Freedom
 - Rental Unit Accessibility Modification
- Final Thoughts/Q & A



Who is VHDA?

- Created in 1972 by the Virginia General Assembly
- Provide funding for mortgages for first-time homebuyers, financing for apartment communities and neighborhood revitalization
- Offer free homebuyer classes and support housing counseling
- Funding resources for people with disabilities and the elderly make their homes more livable.
- Facilitate grants that are designed to support housing planning activities for long term sustainability

Granting Freedom Overview

VHDA's Granting Freedom Program
in partnership with the
Virginia Department of Veteran Services

- Makes funding available to assist with modifications to homes and rental units
- Virginia service members and veterans who sustained a line-of-duty injury resulting in a service-connected disability.



Granting Freedom

Typical modifications include,
but are not limited to:

- Installation of ramps and chairlifts
- Widening of doorways and sidewalks
- Remote entry devices
- Alterations to bathrooms (tub cuts, grab bars, toilets, faucets, etc.) and kitchens



Granting Freedom Guidelines/Requirements

- Applications will be accepted from agents on behalf of the homeowner or tenant.
- Approved Agents
 - Centers for Independent Living (CILs)
 - Non-profit organizations
 - For-profit organizations serving this population
 - Landlords in need of accessibility modifications to a rental unit for a specific tenant.
- Applications are processed on a first come, first served basis.



Granting Freedom Guidelines/Requirements

- Maximum grant award is \$4,000
- Certification is required from Veterans Affairs (VA) of the service-connected disability
- Work must be completed within four months of grant award notification
- Final inspection required upon completion of work with before and after photos
- Funds are not dispersed directly to the veteran, to the contractor
- Valid contractor credentials



Program Restrictions

- Applicants are limited to one grant every five years.
- Applicants paying rent to a person that owns and resides in the residence are not eligible.
- Applicants who apply for and are awarded funds under this program may not apply for modification grants with VHDA.



Rental Unit Accessibility Modification (RUAM) Grant Program



Program Overview

VHDA's Rental Unit Accessibility Modification Grant Program

- Funding to assist with modifications to **rental units** to make them accessible for a specific tenant.
 - The modifications made to the rental unit must relate to the tenants ability to function on a daily basis.
 - These funds are available to persons earning 80% or less of the area median income, based on HUD Guidelines.

RUAM Program

Typical modifications include, but are not limited to:

- Installation of ramps and chairlifts
- Widening of doorways and sidewalks
- Remote entry devices
- Alterations to bathrooms (tub cuts, grab bars, toilets, faucets, etc.) and kitchens



RUAM Program Guidelines

There are two levels of grant assistance available:

1. The basic grant provides funds on a first come/first served basis, for a maximum of \$2,800.
2. For qualified individuals holding Development Disability (DD) waivers, a grant of up to \$10,000 is available.



Rental Unit Accessibility Modification Grant (RUAM) Requirements

- Copy of Developmental Disability (DD) waiver (if applicable)
- Contractor estimate with materials and labor separately itemized
- Landlord/Owner Approval
- Current Lease Agreement
- Valid contractor credentials
- Final Inspection & Before-After Pictures



Program Restrictions

- Applicants are limited to one grant every five years unless the applicant moves to a new location which requires modification or if the modification was damaged due to natural causes (weather).
- Applicants paying rent to a family member that owns the residence are not eligible.



Program Highlights

- Visit our website www.vhda.com for the latest program information.
- List of agents accepting applicants are always listed at www.vhda.com.
- Feel free share this information with individuals who could benefit from these programs.



Additional Resources

www.virginiahousingsearch.org

Joint Statement of The Department of Housing and Urban Development and The Department of Justice: *Reasonable Modifications Under The Fair Housing Act*

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Resources

QUESTIONS



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Thank
You!