

Housing Programs for Persons with Disabilities

Access-A-Home Program

This program helps people adapt their homes to become wheelchair accessible. The amount of the grant depends on your income and the maximum amount available is \$5,000 forgivable grant.

Eligibility: A family member must be limited to a wheelchair because of a long-term disability. The family member must be expected to be limited to a wheelchair within the next six months because of a long-term disability.

Modifications must be made to the main/primary home. If the home is not owned by the person with the disability, the owner must provide written approval the modification. The home is eligible for the program if it is the primary residence and there are no structural restrictions for making the home wheelchair accessible.

What Repairs are Covered? Any additions or alterations made to the home must be permanent and should be

made to improve both access and use of basic facilities. Any changes made to the home should also increase the safety of the person limited to a wheelchair. The funding can be put toward the cost of materials, labour, taxes and other related costs.

Disabled Residential Rehabilitation Assistance Program for Homeowners

This program is equally funded by the federal and provincial governments and

offers financial assistance for homeowners to make their homes more accessible for persons with disabilities. The maximum amount of funding available for homeowners is a \$16,000 forgivable loan. **Eligibility:** Based on value of your home and total household income, which varies on home location and size of household.

What Repairs are Covered? Modifications must be related to housing and the disabled occupant's disability.

Housing Programs for Landlords

Rental Residential Rehabilitation Assistance Program

This program provides financial assistance for landlords with affordable housing to make mandatory repairs to self-contained units with lower income tenants. This program is available across Nova Scotia in both rural and urban areas. Financial assistance is provided in the form of a fully forgivable loan, which can be used to cover the costs of mandatory repairs to units with lower income tenants. Landlords must agree to place a ceiling on the rental amounts after the repairs are completed to ensure the units remain affordable to lower income tenants. The landlord must also agree to only accept new tenants who have lower incomes.

The maximum amount of

funding available per unit is \$24,000. Any additional repairs are the responsibility of the landlord to pay for.

Eligibility: Landlords and owners of affordable, self-contained housing can apply for funding if they house lower income tenants. Rental rates must be below market rent both before and after the project is completed.

What Repairs are Covered? Properties must lack basic facilities or require major repairs in one or more of the following categories: Structural, Electrical, Plumbing, Heating and Fire safety. Only repairs required to bring properties up to minimum levels of health and safety are eligible to be covered with program funding. Once the repairs have been made, the property must remain livable for an addi-

tional 15 years, assuming normal care and maintenance is done.

Rooming House Residential Rehabilitation Assistance Program

This program provides financial assistance to owners of rooming houses with accessible rent for people with lower incomes. This program is available across Nova Scotia in both rural and urban areas. Once the repairs have been made, the rooming house should remain livable for an additional 15 years, assuming normal care and maintenance is done.

Financial assistance is provided in the form of a fully forgivable loan. Landlords must agree to place a ceiling on the rental amounts after the repairs are completed to ensure the units remain accessible to lower income tenants. The amount of assistance available is based on the cost of the mandatory repairs.

The maximum amount of funding available per bed unit is \$16,000. Any additional repairs are the responsibility of the owner to pay for.

Eligibility: Owners of rooming houses that are intended as permanent accommodations for tenants can apply for funding if the rates for bed units are at or below market level.

What Repairs are Covered? The property must lack basic facilities or need major repairs to one or more of the following areas: Structural, Electrical, Plumbing, Heating and Fire Safety.

Disabled Residential Rehabilitation Assistance Program for Landlords

This program provides financial assistance for landlords to modify homes to be more accessible for residents with disabilities.

There are two types of assistance available: Rooming House bed-unit- Maximum loan of \$16,000 and Self-contained rental unit- Maximum loan of \$24,000

Loans can be 100 percent forgiven if the accessibility modifications are made to units/homes that are occupied by lower income ten-

ants. For rooming houses, financial assistance is available on bed units with rents below established levels.

Eligibility: Landlords and owners of rooming houses must sign an agreement that states that the units will continue to be affordable to lower income tenants once the modifications are completed.

What Repairs are Covered? Modifications must be related to housing and be considered accessibility modifications for persons with disabilities.

Home Adaptations for Seniors' Independence - Landlords

This program helps landlords pay for home adaptations so seniors with lower incomes can stay in their homes independently for longer periods of time. A one-time forgivable grant of up to \$3,500 is available. A loan of up to \$3,500 is available, and does not need to be repaid as long as the landlord agrees that the unit will be occupied for a minimum of six months.

Eligibility: Landlords with a tenant living in the unit where the adaptations will be made, and the tenant is at least 65 years old and must be experiencing difficulty with daily activities due to advanced age. The tenant must have a household income that is below the income ceiling in the area where the rental unit is located, and must be a permanent resident of the unit that will undergo repair/adaptation. The landlord must also agree rent will not increase as result of the modifications. Repayable loans are not available.

What Repairs are Covered? Some examples include: Handrails in hallways and stairways, Easy-to-reach work and storage areas in the kitchen, Lever handles on doors, Walk-in showers and grab bars and Bathtub grab bars and seats. Any adaptations should be permanent. Exceptions can be made for equipment like bath lifts that help to make accessing basic facilities easier. Supportive care aids like walkers and household appliances are not covered by this funding.

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