

Area Agency on Aging District 7 Inc.

Housing Project Income Guidelines

March 1, 2023 – Feb 28, 2025

UPDATED 2/14/23

The Housing Trust Fund was written to provide health and safety repairs to homes for people age 60 or over who are homeowners and have a household income at or below 50% of the county residence median income and are as follows:

Housing Trust Fund Maximum Annual Gross Income								
County	1person	2per	3per	4per	5per	6per	7per	8per
Adams	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Brown	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Gallia	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Highland	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Jackson	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Lawrence	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200
Pike	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Ross	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Scioto	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Vinton	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950

The following information is for the HTF program

Definition of Income: Income from all persons living in the home, including Social Security of any form, Aid to Dependent Children, Child Support, Workers Compensation, Wages, Retirement and Pension Plans, any Interest Gained, and Income from Rental Property. This program does not count assets, but it does count the income that is generated from those assets.

Types of repairs made: **HEALTH AND SAFETY ISSUES:** Repair or replacement may occur in the following areas: Heating systems, plumbing systems, hot water tanks, water taps and lines. Jobs that go on waitlist: hazardous electrical systems, rotted floors and joists and severely deteriorated roofs. Examples of handicapped accessibility activities include limited rehabilitation to remove barriers such as the installation of ramps and/or modifications to bathrooms.

Lifetime Limit: The program does have a lifetime limit of \$15,000.00 for each individual. We prefer not to spend all of that money at one time on any individual so we can possibly help them in the future if they need it. *For example, if we repair a furnace for somebody in 2023 that person would have enough funding left for the future if they needed a new hot water tank in 2024.* Once they meet their lifetime limit we can no longer assist them.

Types of repairs NOT done: Any type of weatherization such as trailer skirting, insulation, new windows, new doors, etc. These jobs should be referred to their local Community Action Organization as they receive funding for weatherization. We do consider some homes beyond repair. *For instance, if a person needs a new roof, new floor joists, new subfloors, new bathroom, etc. we do not have the funding to work on homes in that state of disrepair. If someone's home catches fire and they do not have insurance we do not go and repair fire damage in that home.* If a person is living in a camper we do not do repairs on campers. We do not provide extermination services for roaches, bedbugs, etc.

Matching of Funds: For every two dollars of HTF money spent, we must have one dollar from an alternative resource. Resources include but are not limited to: USDA, PASSPORT, Block Grant, HPG, Warm Choice, etc.

Definition of Ownership: When the land deed is in the client's name, or when Land Contract, Life Estate, Life Lease, and/or title to the Mobile Home is in the client's name. No work can be done *outside* of trailers if the trailer owner does not own the property the trailer is sitting on.

NOTE FOR PASSPORT CASE MANAGERS:

Kristy notifies your client either by mail or by calling them if they do not send all pertinent information back in order to complete the application. Kristy will do these 2 times. If after the second time the application is still non-compliant, Kristy will then contact the current Case Manager for that client and ask for assistance on behalf of your client in order to complete the application process.

How to make a referral to the AAA7 Home Repair Program:

Go to the "Intranet", go to the Housing Repair Program, on the application click on the "save as" button and save to your desk top. Complete as much of the application as possible and forward to Kristy Bowman. Kristy will then complete the application process from there. **Please do not take the application to the consumer and have them sign it and then you send it to Kristy.** The reason is that Kristy sends a letter with the application requesting a copy of their deed, a copy of their award letter from social security, a copy of any income other household members may receive, a copy of their property tax receipt, etc. A lot of information is needed in order to complete this application. It is not simply signing the application.

If you do have questions about the Home Repair Program please do not hesitate to contact Kristy Bowman at extension 22250.

OTHER RESOURCES THAT MAY BE AVAILABLE:

CAO's: Weatherization

Adams/Brown Counties Economic Opportunities Inc.	-	937-378-6041
CAO of Scioto County	-	740-354-7541
Gallia-Meigs CAO	-	740-367-7341
Highland Co. CAO	-	937-393-3458
Jackson-Vinton CAO	-	740-384-3722
Ironton-Lawrence CAO	-	740-532-3534
Pike CAO	-	740-289-2371
Ross Co. CAO	-	740-702-7222

**WARM CHOICE: COLUMBIA GAS OF OHIO: (800-807-9781) Program is ran through COAD
(Gallia, Jackson, Lawrence, Ross, Scioto and Vinton Co.)**

This program is for people that are on Columbia Gas only. They will install natural gas furnaces, gas HWT, gas stoves. They will do an energy audit on the home while they are there.

USDA: Gallia, Jackson and Vinton Co. call (740-373-7113)
Adams, Brown, Highland, Lawrence, Pike, Scioto and Ross call (937-393-1921)

Jackson Area Ministries (JAM): (1-888-237-3141) (Jackson, Scioto, Lawrence, Ross, Vinton and Gallia Co.)
They will do minor home repairs such as painting, handicap/access improvements, flooring and other kinds of small minor home repairs.

Community Housing Impact and Preservation Program (CHIP):
Ross Co. (740-773-8034) Jackson Co. (740-384-5628)

This program will do major and minor home repairs if they have funding available. We can sometimes partner with them to get more work completed for our consumers.

Community and Economic Development Agencies: This program provides home rehabilitation and home repairs.

Adams Co. (937-544-5151)

Brown Co. (937-378-3536)

Highland Co. (937-393-1911)

Jackson Co. (740-286-2838)

Lawrence Co. (740-377-4550)

Ross Co. (330-432-1659)

Scioto Co. (330-432-1659)

Pike Co. (740-947-4104) or (740-947-5808)

Vinton Co. (740-596-3529)

Gallia o. (740-446-4612)