

DRAFT - RESOURCES IN MINNESOTA
FOR HOME ACCESSIBILITY REMODELING

<u>RESOURCE</u>	<u>BACKGROUND</u>
<u>HOUSING/COMMUNITY DEVELOPMENT</u>	
HUD Community Development Block Grant/CDBG - Entitlement Communities - Small Cities Development Program/SCDP	<p>Funds allocated by the federal Dept. of Housing and Urban Development to states and communities for a wide range of housing, infrastructure and community development purposes. Entitlement communities are large cities and counties that receive individual allocations and can decide priorities for their use and how they'll provide funding. Smaller communities must compete in the SCDP process administered by the state Dept. of Employment and Economic Development/DEED to receive allocations for addressing serious needs.</p> <p>Contact your city and/or county, the HUD Field Office in Minneapolis (serves MN) or DEED to find out if funds were recently awarded in your area and how \$\$s are allocated.</p> <p>SCDP - www.mn.gov/deed/government/financial-assistance/community-funding/small-cities.jsp HUD Minneapolis Field Office - 612.370.3000</p>
HUD HOME	<p>Another block grant allocated to states, cities and counties by the federal Dept. of Housing and Urban Development, targeted just on housing needs. Larger cities and counties receive individual allocations and can decide priorities for their use and how they'll provide funding. Small communities can partner with other communities to receive an allocation.</p> <p>As with CDBG, contact your city and/or county, or the HUD Field Office to find out if a recent funding award was made in your area, and how the \$\$s are allocated.</p>
Dept. of Agriculture Rural Housing Services/RHS - Section 504 Very Low-Income Housing Repair Program	<p>The federal Dept. of Agriculture's Rural Housing Services funds multifamily rental construction, purchase and repair. In the single-family area, it provides assistance for home mortgage financing and property repair. Its Very Low-Income Housing Repair program provides extremely low-interest loans to assist modest-income homeowners 62/+ who can't obtain cash or credit elsewhere. Households not qualifying for a loan or a loan/grant may be considered for a grant.</p>

<p>- Rural Housing Preservation Grants</p>	<p>RHS also oversees a Rural Housing Preservation Grant program which provides resources to organizations/agencies for repairing/preserving housing occupied by low-income households. Initiatives targeted at single-family homes may include installing home access features.</p> <p>https://www.rd.usda.gov/about-rd/agencies/rural-housing-service MN information - https://www.rd.usda.gov/mn 651.602.7800</p>
<p>MH Housing Finance Agency /MN Housing - Rehabilitation Loan Program - Fix Up Fund</p>	<p>The Rehab Loan Program provides state appropriations in the form of a "deferred loan" to assist lower-income household with high-priority home repairs. It's administered by local housing and redevelopment authorities and community action agencies that take/process applications, inspect properties and do work write-ups, then oversee bid selection, construction and closeout. Check with MN Housing to identify the administrator in your area, eligibility requirements and current loan requirements.</p> <p>The Fix Up Fund provides lower-interest installment loans for a wide range of home repair. It's administered throughout the state by a network of lenders that take/process applications. Check with MN Housing to identify the participating lenders in your community or area, and to find out loan interest rates and other terms.</p> <p>Rehab Loans - http://www.mnhousing.gov/sites/homeowners/rehab Fix Up Fund - http://www.mnhousing.gov/sites/homeowners/fixup 651.296.7608</p>
<p>Housing and Redevelopment Authorities/HRAs</p>	<p>Unlike many states where a city or county housing/community development department handles housing issues, MN has a statute giving independent powers to agencies meeting the requirements to become housing and redevelopment authorities. City and/or county HRAs in partnership carry out programming on behalf of agencies such as HUD, MN Housing, DEED, USDA, etc. They often coordinate with various housing nonprofits and community action agencies in program delivery. Some of the larger HRAs also acquire independent resources for designing/implementing additional housing programs in their jurisdictions. Check with your city or county to determine if an HRA operates in your locale.</p>
<p>Housing/Neighborhood Agencies, e.g. - - Habitat for Humanity - Rebuilding Together - Neighborhood Housing Services</p>	<p>A range of organizations with varying parentage provide assistance for meeting many different types of local housing needs - the federal government; national nonprofits or state/local chapters in MN; state, county, municipal agencies; neighborhood groups; religious groups, etc. Many local chapters or offices of the three groups listed are active in homeowner repair efforts. A number of the larger cities also make available housing repair/access financing that HRAs or city-supported community nonprofits administer.</p> <p>Habitat - http://www.hfhmn.org Rebuilding - http://rebuildingtogether-twincities.org NHS - https://www.neighborworks.org/Our-Network/Network-Directory</p>

LENDING

Unsecured loans	Lenders make loans based on a borrower's good character, credit and repayment ability with no other collateral involved. These loans typically have a higher interest rate than other types of loans, although they may be better than putting expenses on a credit card. They also may not have long terms. However, they may be the only way renters can obtain \$\$s because don't have control of their housing title in order to put a mortgage lien on it. Some businesses may make these loans to employees; other possible sources include 401k retirement plans and social services and neighborhood programs providing targeted assistance to clients or area residents.
Secured loans	Lenders may be willing to set up loans where a variety of assets are used as collateral - e.g., certificates of deposit, stocks, bonds, mutual funds, money market funds, etc. While the interest rate may be higher than other types of loans, benefits may include very little paperwork and the potential to pay off small loans quickly with no further commitments (as there may be with other lending products). This is another option that may be available to renters.
Home Improvement/ Equity Loans	These loans are just for property repair/improvement needs, and they typically have a set interest rate and term/number of payments. Equity loans can work well where the scope of modification work is clearly identified and additional funds for contingencies, etc., aren't needed.
Home Equity Lines of Credit/HELOCs	HELOCs are like a revolving credit account, where there's a cap on the amount that can be obtained, but a borrower can pay down the balance, borrow up to the cap, then pay down the balance multiple times during the contract term. Lenders typically place a mortgage lien on a borrower's home as collateral. HELOC funds can be used for a wide range of non-housing purposes, but borrowers are cautioned to manage expenses wisely, because of the risk of losing the home if repayment obligations aren't met or if the property value drops significantly.
Mortgage refinancing	Homeowners with a purchase mortgage where a good portion has been paid off may be able to arrange with a lender to rework the debt. The outstanding loan balance would be increased, with the owner using the funds for repair/remodeling work.
Reverse mortgage	<p>Typically only available to seniors. A homeowner pledges some portion of a property's value in exchange for cash from a lender then controlling that portion of the property's equity. Funds may be received in a lump sum, in periodic payments, a line of credit, or a combination of these. The loan balance accumulates with interest charged and doesn't have to be repaid until the loan is refinanced, the home is sold, the last homeowner dies or no longer occupies the property, or at the end of a set term. If the loan isn't repaid in full when required, the lender can foreclose and take possession of the property.</p> <p>Borrowers must go through required counseling before a loan is processed. They are only responsible during a loan's term for paying taxes and insurance. However, recent findings showed that many weren't meeting those obligations, and in response, loans are now monitored and lapses may require further counseling.</p> <p>Natinonal RM Lenders Association - http://www.reversemortgage.org HUD Home Equity Conversion Mortgage/HECM - http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hecm/hecmhome</p>

Remodeler financing	Finance companies and some building supply companies and contractors may have arrangements where they provide improvement financing directly to customers. The prime feature is convenience - the interest rate may be higher and length of the term shorter than with typical improvement financing.
Federal Housing Administration/FHA - Title 1 Improvement Loans - 203b Purchase/Rehab Loans	FHA oversees a number of lending and/or insurance programs backed by the federal government. Title 1 doesn't provide direct financing. Instead, lenders agree to make loans matching Title 1 requirements and pay a monthly premium. In return, the lender will receive a high % of an outstanding loan balance if the loan goes into default. Borrowers ultimately pay - premiums are typically tacked onto costs when a loan is set up. Contact the HUD Field Office in Minneapolis to ID lenders in MN participating in the program, or Google on the Web.
Community Reinvestment Act/CRA	<p>The CRA is a federal banking regulation. Lenders are required to provide products and services beneficial to a wide range of potential borrowers in their lending territories. They earn necessary points for their "good deeds" toward required performance ratings. A community group may approach a lender to make loans targeted to certain borrowers or locations - sometimes the community group provides additional resources to encourage the process. Check with lenders you might seek a loan from to see if any arrangements have been set up with them, and their terms.</p> <p>https://www.federalreserve.gov/consumerscommunities/cra_about.htm</p>
Federal Home Loan Bank Board Affordable Housing Program	<p>The Fed Home Loan Bank Board oversees banking operations in regional districts across the US - MN's district is headquartered in Des Moines, IA. The Board operates an Affordable Housing Program where district member lenders contribute \$\$s that organizations can compete for to address a wide range of affordable housing needs. Community organizations and/or public agencies may apply to operate local housing rehab programs that may focus on housing rehab/home access remodeling. Check with the district office for more information on goals, groups recently receiving funds, application criteria, etc.</p> <p>https://www.fhlbdm.com 800.544.3452</p>
<u>SOCIAL SERVICES/HEALTHCARE</u>	
Medicaid - Medical Assistance/MA - Home and Community-Based Waivers - MN Alternative Grants	<p>The general federal Medicaid program - Medical Assistance in MN - helps qualifying households in dealing with acute medical care. The program also provides targeted assistance for those needing help with chronic medical needs - what are known as Home and Community-Based Waivers. States decide the groups they will target to assist via Waivers, and MN has five - the Elderly Waiver/EW, Community Access for Disability Inclusion/CADI, Community Alternative Care/CAC (chronically ill/medically fragile), Brain Injury/BI and Developmental Disabilities/DD. There's also a state-funded Alternative Care Grant/ACG that supports limited home and community-based services for those 65/+ with modest incomes/assets and not eligible for MA, but requiring nursing home level of care. For further information on eligibility or to apply for MA and/or a Waiver, contact the state Dept. of Human Services or your county social services department.</p>

	<p>https://www.dhs.state.mn.us/main/idcplg?IdcService=GET_DYNAMIC_CONVERSION&RevisionSelectionMethod=LatestReleased&dDocName=id_000852</p> <p>DHS - 651.431.2000 - info desk 800.627.3529 (TTY)</p>
Medicare Advantage Insurance	Recent federal Medicare revisions now permit Advantage insurance carriers to offer policyholder coverage for installing very basic home access modifications. Households with Advantage insurance should contact their carrier to find out if the option is incorporated in its coverage, and guidelines.
Money Follows the Person/MFP	<p>The federal MFP program provides assistance that states can use to assist persons in long-term care to relocate to community settings, and receive a range of supports which may include home accessibility features.</p> <p>https://www.medicaid.gov/medicaid/ltss/money-follows-the-person/index.htm</p>
Social Security Title XX Social Services Block Grants	<p>States receive a block grant of federal funds to use to cover costs for a wide range of basic social services. They decide the need areas the funds will be allocated toward. Emergency assistance is often a key area, and within in, installation of a ramp or very basic bathroom features may be permitted, e.g., when a person returns home from a hospital or nursing home stay can't get into the residence or encounters major bathroom accessibility problems. Contact your county social services department to find out if any of the above applies to how it uses funds in your area.</p> <p>https://www.acf.hhs.gov/ocs/resource/ssbg-fact-sheet</p>
<p>Dept. of Veterans Affairs</p> <ul style="list-style-type: none"> - Specially Adapted Housing/SAH - Special Housing Adaptation Grants/SHA - Temporary Residence Adaptation Grants/TRA - Home Improvement and Structural Alteration Grants/HISA 	<p>The federal VA has programs that target \$\$s for accessibility features in veterans' homes. SAH is for vets with major service-related limb or vision disability. SHA is for those with loss of hands, feet and/or blindness. The Temporary Adaptation grant can provide assistance for vets residing with family members. HISA has two components. One provides a modest grant for vets with other service-connected disabilities. The other is for vets who have a disability not connected with time in service - this is one many vets may qualify for to use in installing a ramp or other modest bath features. Vets should contact the VA facility where their records are located to get further information.</p> <p>www.va.gov</p> <p>SAH, SHA, TRA - http://benefits.va.gov/homeloans/adaptedhousing.asp</p> <p>HISA - http://www.prosthetics.va.gov/psas/HISA2.asp</p>

<p>Department of Employment and Economic Development/DEED Vocational Rehabilitation/VR Independent Living Services/ILS</p>	<p>Vocational rehabilitation assistance in MN is administered by a division of DEED. VR assists persons with disabilities in preparing for, finding and maintaining employment. VR ILS provides various types of help and accommodations so clients can function well at home and work, which could include different kinds of home access features. Contact VR or a Workforce Center in your area for more information on programming.</p> <p>http://www.positivelyminnesota.com https://mn.gov/deed/job-seekers/disabilities/independent/</p>
<p>Centers for Independent Living</p>	<p>CILs are nonprofits that assist persons with disabilities - sometimes relatively significant - to live as independently as possible. Part of their budgets come from the federal Vocational Rehabilitation program, and part is fundraised. The CILs serving the state provide information and referral, personal and systems advocacy, peer counseling and independent skills living training. Many are also active in increasing home and community accessibility in their areas of operations. They may install temporary as well as permanent ramps and sometimes other features. Many operate Volunteer Ramp Building projects that use trained foremen and volunteers to install modular ramps. Check with the CIL serving your location for information on what services and supports it offers.</p> <p>Centers' trade association (MACIL) - http://macil.org</p>
<p>System of Technology to Achieve Results</p>	<p>The federal government provides states with grants to help persons with disabilities secure assistive technologies that will enhance living at home and work opportunities. STAR - System of Technologies to Achieve Results - lends devices for testing/demonstration and reuse. It works through a network of organizations around the state in offering services. It also operates an equipment bulletin board exchange.</p> <p>https://mn.gov/admin/star/ 651-201-2640 1-888-234-1267</p>
<p>MN Dept. of Labor and Industry/DOLI Workers' Compensation Division</p>	<p>State law provides for a system of financial/other aid when employees experience work-related injuries and/or disease. Employers must either purchase private insurance for workers or set up a self-insurance program to provide coverage. The Workers' Comp division in DOLI oversees the system's operation, which can include awards to build or remodel a home to provide supportive accessibility features. The MN State Council on Disability assists DOLI/Workers' Comp in reviewing construction proposals. Contact DOLI or check out its website for more information on eligibility and procedures.</p> <p>http://www.dli.mn.gov/business/workers-compensation-businesses 651.284.5005 1-800-342-5354</p>
<p>MN Dept. of Public Safety/DPS - MN Crime Victims' Reparations Board</p>	<p>Victims of violent crime and their families can apply to the state Board for compensation directed at a range of needs not addressed via other forms of assistance - medical, funeral/burial, wage loss, child care, household services. Home access remodeling may be approved as a type of medical expense. Information about the Board is available via the Office of Justice Programs within the state Dept. of Public Safety.</p>

	<p>https://dps.mn.gov/divisions/ojp/help-for-crime-victims/Pages/crime-victims-reparations.aspx 651.201.7300</p>
<p>Insurance</p> <ul style="list-style-type: none"> - Health - Long-term care - Life 	<p>Households not on Medicare who have other health care insurance coverage may have policies possibly covering expenses for some amount of home access remodeling. For example, health maintenance organizations/HMOs may be willing to calculate the cost benefit for installing certain features after a beneficiary's surgery, an accident or for chronic conditions - resulting in potential savings for in-home care, avoiding further injury risks, accelerating recuperation, etc.</p> <p>Long-term care policies may offer home access modification coverage - usually as a separate rider.</p> <p>Some life insurance policies, particularly those written many years ago, may allow borrowing against the built-up value of premiums paid. Interest rates may be low on these funds, and restrictions may be minimal. However, borrowing reduced the eventual benefits payout.</p> <p>MN Dept. of Commerce regulates insurance policies that can be sold in the state, and its website has helpful resources.</p> <p>MN DOC - https://mn.gov/commerce/consumers/your-insurance/long-term-care/ 651-539-1500</p>
<p>Social Security</p> <ul style="list-style-type: none"> - Plan For Achieving Self-Support/PASS - Impairment-Related Work Expenses/IRWE 	<p>The federal Social Security Administration provides assistance for a range of target populations - one is persons with a disability who are in the workforce. PASS is part of the Supplemental Security Income/SSI program. It assists those who need to purchase a vehicle or equipment or install home access features to set aside funds to cover these needs without reducing various assistance programs' benefits.</p> <p>IRWE can be used by those receiving Social Security Disability Insurance/SSDI and some receiving SSI who work or attend school. Expenses for assistive technology and home access features can be deducted from earnings when calculating benefits - providing greater benefits than otherwise would be received.</p> <p>PASS - https://www.ssa.gov/disabilityresearch/wi/pass.htm IRWE - https://www.ssa.gov/ssi/spotlights/spot-work-expenses.htm Local SS office look up - https://secure.ssa.gov/apps6z/FOLO/fo001.jsp</p>
<p>Administration on Aging</p> <ul style="list-style-type: none"> - Title IIIB Services - Title III E Family Caregiver Support Supplemental Services 	<p>The federal Administration for Community Living/ACL awards Older Americans Act Title III-B funds to a state's Board on Aging, which allocates them to Area Agencies on Aging. The regional AAA coalitions in MN periodically allocate these \$\$s to projects, and access home remodeling may be one use.</p> <p>The Older Americans Act Title III-E set up a National Family Caregiver Support program. It funds services such as respite, caregiver training/education and coaching/counseling. The title's Supplemental Services allow caregivers to purchase or access services and</p>

	<p>supports that enhance caregiving, such as home monitoring devices and legal assistance. Minor home modifications may also be an eligible supplemental service.</p> <p>Family Caregiver Support Program - https://acl.gov/programs/support-caregivers/national-family-caregiver-support-program State Board on Aging - http://www.mnaging.org/ 651.431.2500 800.882.6262 800.627.3529 (TTY)</p>
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**CIVIC, ADVOCACY, TRADE, RELIGIOUS,
CHARITABLE GAMBLING GROUPS; FOUNDATIONS**

	<p>This category covers a very wide range of possible sources of \$\$s to install home access modifications:</p> <ul style="list-style-type: none"> • Certain disability advocacy groups may make grants to assist members or those affected by a condition. Sometimes assistance is organized at the state or local chapter level; in other cases, it's available from organizations' national offices. • Groups that perform community service - e.g., Kiwanis, Lions, Knights of Columbus, Jaycees, Tree Trust, etc. - may have assistance projects that involve volunteers building ramps or installing other home access features. • National to local religious groups may provide \$\$s and/or volunteers to help those in their congregations, or extended to those in need in the larger community. • Building supply stores - e.g., Home Depot, Lowes, Menards - may donate materials for projects. • Trade groups - e.g., regional builders' associations, interior or kitchen/bath designer associations - may periodically sponsor home access projects or donate their expertise. • Vocational technical schools and youth groups - Boy and/or Girl Scouts - may take on community projects. • Many businesses support employees donating labor, materials and/or \$\$s to community projects. • MN law requires that organizations raising funds via charitable gambling must donate a portion of their proceeds for projects in their communities. These groups may decide to partially or totally target required funds to home access work such as ramp building. • Many foundations across the country award funds that benefit seniors and/or persons with disabilities - some with application processes where agencies apply and develop assistance outreach; others where households can apply directly. Those operating nationally may provide assistance for persons across the country, or may target to those in certain states. Foundations that operate at the state or regional/community level may provide assistance throughout the state or to targeted populations or in select geographic areas.
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TAX BENEFITS

<p>Internal Revenue Service/IRS - Personal income tax medical capital expense deduction</p>	<p>Personal federal income tax deductions for many years have included one for out-of-pocket capital medical expenses. Regulations outline what expenses and what features are eligible for inclusion. However, recent tax law changes significantly increased the standard deduction going forward for a number of years, and filings indicate that only about 10% of households are itemizing vs. using the standard deduction.</p>
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	<p>Some states have retained certain itemized deductions, and filers can claim them even when not itemizing for federal taxes. MN does permit certain deductions, but not for home access remodeling.</p> <p>www.irs.gov Itemized deduction - https://www.irs.gov/taxtopics/tc501</p>
<p>IRS Capital Gains Tax</p>	<p>"Basis" is the original acquisition price for a home. "Adjusted basis" is that amount plus realtor and other acquisition fees, plus improvements made over the years (which may include access features). "Realized income" is the price when a property is sold minus realtor and other fees. When adjusted basis is subtracted from realized income, the remaining amount is a capital gain. An income-adjusted factor is applied to this sum to determine the capital gains tax owed on the transaction. However, owners of houses that were their primary residences are allowed to exclude a certain amount from the capital gain before the tax is calculated. This amount eliminates or reduces taxes owed on properties with modest market values.</p> <p>https://www.irs.gov/taxtopics/tc409.html</p>
<p>IRS Business Tax Deduction, Disabled Access Credit</p>	<p>Businesses typically depreciate capital expenses over a number of years. In the case of modifications to make a property more accessible, the IRS allows their deduction either over time or taken in a lump sum in the year they're installed. The IRS requires that the modifications must follow Americans with Disabilities Act/ADA design standards. The IRS also provides a Disabled Access Credit for small businesses with expenses from installing access features - business can deduct the credit from overall modification expenses and file for the balance.</p> <p>Business deductions - https://www.irs.gov/businesses/small-businesses-self-employed/deducting-business-expenses Disabled access credit - https://www.irs.gov/businesses/small-businesses-self-employed/tax-benefits-for-businesses-who-have-employees-with-disabilities</p>
<p>MN Ramps and Lifts Sales Tax Exemption</p>	<p>The state Dept. of Revenue oversees a Special Purchase Refund Claim where sale taxes for installing a ramp and/or stair lift can be rebated. Features must be installed in a filer's principal residence and authorized by a physician. Form ST111P plus the doctor's prescription and a copy of invoices showing the taxes paid are submitted to the Dept. of Revenue to obtain the reimbursement. Contact the Dept. and/or check on its website for further background.</p> <p>http://taxes.state.mn.us/sales/Documents/st11p.pdf MN DOR - 651.556-3000</p>
<p>MN Property Tax Exemption for Disabled Veterans</p>	<p>State law gives a homestead property exemption to certain disabled veterans; the amount depends on if the disability is partial or total, as certified by the federal Department of Veterans Affairs. Eligible veterans apply to their county assessor, and don't have to annually reapply unless there's an ownership change. If a veteran passes away, a spouse who continues residency can receive the exemption for an additional assessment year unless ownership changes earlier. Veterans contact their county assessor for specific eligibility criteria, and to submit an application.</p>

MN Senior Citizen Property Tax Deferral	<p>MN permits certain senior homeowners to defer a portion of their home property taxes - this could benefit households doing an amount of access work that might definitely raise the home's value. Taxes aren't forgiven - the household annually pays a portion that's outstanding, and the state lends the county the difference. Interest is charged on this loan, and a mortgage lien for the arrangement is placed on the property's title with various repayment terms. Deferred taxes and accrued interest are due when the terms are triggered, and failure to fully pay may result in penalties, further interest or liens or property forfeiture. Application forms are obtain from a county assessor, and completed applications are submitted to the state Dept. of Revenue. It has overview information on the process on its website.</p> <p>https://www.revenue.state.mn.us/senior-citizens-property-tax-deferral-program MN DOR - 651.556.4803</p>
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Prepared by
Lifetime Home Project
St. Paul, MN
November 2019