

HOME REPAIR SERVICES FOR ELIGIBLE FAIRFIELD RESIDENTS

April, 2018

Did you know that the Office of Community and Economic Development (OCED) offers eligible Fairfield residents two programs to provide financial assistance for various types of home maintenance expenses, and Fairfield Senior Advocates hopes that seniors will consider these services? The first program is the **Handyman Services Program**.

What does the Handyman Services Program do?

This service pays the **labor costs only** associated with small maintenance projects. The client is responsible for materials. The repair could be any of the following:

- Changing light bulbs or batteries in smoke alarms;
- Light Carpentry – repairing or installing wood railings, grab bars and flooring, repairing rot, insect and water damage etc.;
- Gutter maintenance – cleaning and realignment;
- Minor masonry repairs – repairing walkways, porches, loose bricks etc.; and
- Minor roof repairs – patching or sealing around flashing, chimneys and vents, tacking loose shingles etc.

Who is eligible?

Fairfield residents who are within the following maximum income limits:

<u>Number in Household</u>	<u>Maximum Annual HH Income</u>
1	\$32,100
2	\$36,700
3	\$41,300
4	\$45,850
5	\$49,550
6	\$53,200

How does it work?

Interested homeowners should contact Lori Guttman at the OCED. Lori will verify that you meet the HUD income requirements and that the service you need is one that HUD provides. The handyman/woman will make an appointment to evaluate the job and schedule the date of the repair. You will then sign a form before the work begins indicating that you meet the income

requirements and, at the completion of the job, a second form indicating that the job was done to your satisfaction.

As a qualified resident, you are eligible for a maximum of eight hours of paid labor per property, per year unless otherwise approved by the program administrator. The program year runs from October 1 to September 30.

Larger projects may be eligible for a second program, **The Single Family Rehabilitation Program.**

What does the Single Family Rehabilitation Program do?

The program, again funded by the OCED, provides income-eligible Fairfield homeowners with special, interest-free loans to perform needed improvements and repairs to their primary residence.

What types of projects are eligible?

- Exterior painting, siding or roofing projects;
- Installation of new or replacement energy efficient windows and doors;
- Handicapped accessibility improvements (ramps, stair lifts, bathroom remodels etc.);
- Lead based paint or asbestos abatement;
- Replacement boilers, furnaces and/or hot water heaters; and
- Heating, plumbing or electrical improvements to address code deficiencies

What types of projects are not eligible?

- Cost of new additions or improvements to non-habitable space such as garages, sheds or outbuildings;
- Landscaping, interior painting, cosmetic improvements; and
- The purchase and/or installation of equipment or furnishings not considered an integral fixture of the property

What kind of assistance is available?

The Town will provide up to 60% of the total project cost, based on the lowest of three valid quotes, up to a maximum of \$15,000 per qualified applicant, per year. This interest-free loan is repaid by the owner when the property is either sold, transferred, refinanced or at the death of the owner. The loan amount is recorded as a lien on the property.

Who can apply?

Fairfield homeowners must meet the income guidelines below (as of May, 2017). Applicants will be expected to provide income tax returns and other financial records in order to substantiate income eligibility. Additionally, applicants should note that all reported income is subject to independent verification through credit checks and other means.

<u>Number in Household</u>	<u>Maximum Annual HH Income</u>
1	\$47,600
2	\$54,400
3	\$61,200
4	\$68,000
5	\$73,450
6	\$78,900
7	\$84,350

What other requirements apply?

The applicant must have a valid homeowner’s insurance policy (and flood insurance if applicable), be current on all tax obligations, and have operational smoke detectors installed in the dwelling in accordance with the requirements of the local Fire Marshal.

Work may not commence until the Program Administrator has reviewed and approved the application and verified the income eligibility. The homeowner is responsible for securing all necessary permits prior to the commencement of work.

To find out more about these programs, contact Lori Guttman at the OCED. Lori is extremely knowledgeable, creative and helpful, and will patiently work with you to get you the help you need. Her contact information is:

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Fairfield Senior Advocates' mission is to make Fairfield an attractive town for older adults – an affordable, desirable, vibrant and engaged community. Visit us at:

<https://www.fairfieldsenioradvocates.com/>