

Eligible Modifications:

- Permanent ramps: metal and built ramps are acceptable, but the contractor must obtain a building permit and the ramp must be inspected by a building inspector. If the contractor is unable to obtain a permit or secure an inspection from the Building Department for the ramp, the Provider must collect from the contractor something in writing from the Building Department to this effect.
- Elevators, wheelchair lifts and stair lifts: elevators and wheelchair lifts must be installed by a state licensed elevator mechanic. They must also be installed pursuant to a building permit and must be inspected and approved by the State Office of Public Safety and Inspections.
- Accessible kitchen features, including cabinetry hardware, such as knobs and tracks. Replacement of cabinetry is eligible in limited circumstances, primarily only when the Beneficiary requires a lower height cabinet. In these cases, the lower cabinets must be modified to a height ranging between 28” and 34”. In some cases, the replacement of cabinets might necessary to reconfigure the layout for improved accessibility of the floor plan.
- Increasing square footage of the house for first floor living accommodations, including the creation of accessory dwelling units
- Widening of doorways
- Accessible door hardware
- Home security features – such as specialized locks and alarms for windows and doors for those with concerns of bolting, wandering, or severe cases of anxiety or PTSD. • Floor or motion detection lighting
- Kitchen and bathroom safety features – such as locked refrigerators, stoves and cabinet space; added drains; and anti-scald devices
- Other safety modifications such as bolting furniture to the floor, plexi-glass windows, protective covering for outlets and light fixtures, radiators
- Sensory or therapy spaces
- Relocation of laundry facilities from an inaccessible location
- Some appliances including a built-in stovetop and oven, dishwasher, and side-by-side refrigerators.
- Accessible bathroom features
- A garage or driveway may be modified, or an accessible garage built to improve access or transitioning from a vehicle to the home.
- A garage may be modified to add living space to the home.
- Central air conditioning
- Fences, to address limited safety awareness or for someone with significant safety anxiety such as PTSD
- Pool covers or removal of pools due to limited safety awareness
- Generators, only when necessary to maintain life sustaining equipment
- Any modification not listed above should be discussed with CEDAC, and may require the Loan Committee’s review.

If an Applicant is requesting environmental remediation(s) (i.e. air quality, mold, asbestos, lead etc.) to be covered by HMLP funds, Providers should speak with the HMLP Project Manager at CEDAC to discuss the request and the information to gather for the Loan Committee's consideration.

The following types of home modifications are *NOT* eligible for financing by the HMLP:

- Pools
- Portable A/C units and microwaves.
- Windows (unless plexi-glass safety windows)
- Decks and Porches. HMLP is willing to fund a landing for stairs or a ramp that is no larger than 64 square feet (examples of eligible sizes, 8' x 8', 4' x 16', 5' x 12' or 6' x 10'). This allows for flexibility regarding site considerations including location of doorways and other site consideration.