



## The Independence, Inc. Accessible Housing Program

The Accessible Housing Program (AHP) is a combined effort between Independence, Inc. and the City of Lawrence, Kansas Development Services Division to assist people with disabilities make accessibility modifications to their homes.

### Types of homes eligible for the AHP program include:

- Owner-occupied single-family homes or duplexes
- Rented single-family homes or duplexes
- Owner-occupied mobile homes

The Fair Housing Act, Kansas Act Against Discrimination and Chapter X of the City Code of Lawrence, Kansas gives people with disabilities the right to make reasonable accessibility modifications in their rented home. The landlord is not responsible under the law to pay for the modifications. **The landlord may also request that any or all modifications be removed and returned the original condition once tenant leaves the home.**

### Types of Modifications Possible through AHP:

- An entrance ramp or stair lift
- Sidewalk to entrance
- Widening doorways; installing a wider door with lever door handles
- Flashing light signal for doorbell and smoke detector
- Grab bars in the bathroom, accessible height toilet
- Accessible sink with knee clearance
- Roll-in shower with grab bars
- A hand-held shower unit installed in a tub or shower

### Applicant Eligibility

The criteria of eligibility for the Accessible Housing Program is as follows:

1. The applicant must reside in Lawrence, KS and either own their home or rent a single-family home or duplex. If an applicant owns a mobile home, even if they pay lot rent, they are still eligible for the program. **For mobile homes: the applicant must have a title to the mobile home in their name.**

2. The applicant must have a disability-based need for the accessibility improvement/modification.
3. The applicant's total household gross annual income must not exceed 80 percent of the median income for the area, according to published guidelines from the U.S. Department of Housing and Urban Development. Income guidelines are referenced on the Accessible Housing Program (AHP) application.
4. If renting a home, the applicant must have documentation that the rental agreement meets the affordable rent guidelines of the Accessible Housing Program Grant. Current guidelines will be posted on the grant application. If applicant is a renter, a copy of the lease with rent amount must be submitted with the application.
5. Financial assistance is based on the availability of funds at the time of the request. The availability of grant assistance through the Accessible Housing Program is contingent on the outcome of a yearly grant application to the City of Lawrence.

### **The Application Process**

An Accessible Housing Program Application can be obtained by contacting:

Amy Ballinger, Accessible Housing Program Coordinator  
Independence, Inc.  
2001 Haskell Ave., Lawrence, KS 66046  
Phone: 785-841-0333 ext. 119  
Email: [aballinger@independenceinc.org](mailto:aballinger@independenceinc.org)

Send the completed grant application, documentation of income for all people age 18+ that reside in the home, copy of the title if applying for a mobile home, copy of the lease with rental amount if applying for a rental home, and consent for release of information to the Accessible Housing Program (AHP) Coordinator. Feel free to contact the AHP Coordinator if you have any questions to ensure that your application is complete.

### **Include with the AHP Application:**

1. **Documentation of Income**
  - Enclose documentation of income for all adults 18 and over living in the household that reflects income within the past 6 months.
  - Social Security benefit documentation must show the applicants current address.

2. **Title to Mobile Home showing applicant as the owner (if applicable)**
3. **Independence, Inc. Intake Form (if applicable)**
  - Applies to applicants who are not already in our database as consumers
4. **Signed Consent to Release of Information**
5. **Copy of the Lease showing rental amount (if applicable)**
  - Applies to any single-family rental or duplex rental only. All other multi-family rentals and apartments are excluded from this program.
6. **Modifications Requested**
  - List accessibility modifications needed at the top of page two.
  - Have the landlord review the application and sign the Landlord Agreement Form on page two.

Once eligibility has been determined, Independence, Inc. writes bid specifications and obtains bids from contractors licensed by the City of Lawrence. The application and bids received are then sent to the City of Lawrence, Development Services Division for their review and approval. After City approval, Independence, Inc. notifies the applicant and selected contractor. The City of Lawrence sends the contractor a purchase order.

Upon completion, Independence Inc. does a final inspection to confirm all modifications have been completed. If the scope of work required a building permit, a City Code Enforcement Officer performs a final inspection. Upon successful completion, the contractor is paid by the City of Lawrence.

### **Additional Resource**

#### **Independence, Inc. Accessibility Modification Consulting Services**

Independence, Inc. provides technical assistance to homeowners and businesses planning accessibility improvements in existing or newly constructed housing, and other types of facilities. This includes on-site accessibility assessments and recommendations for improving access. For more information or to schedule an assessment call Independence, Inc. 785-841-0333.