



Reasonable Modification Fact Sheet

WHO PAYS FOR REASONABLE MODIFICATIONS?

People with disabilities may need to request modifications to their housing based upon need. Federal law dictates when a landlord/owner must pay for a modification. Generally, a landlord/owner must pay for a modification when a housing project receives federal money, as long as the modification is considered "reasonable". Use this fact sheet to determine who should pay for a modification.

► Housing Choice Voucher Program

The Housing Choice Voucher Program (HCV, formerly known as Section 8) is the federal government's major program providing rental assistance to very low-income families, the elderly and disabled. Participants are free to choose any housing that meets the requirements of the program. *For more information, click [here](#).*

Who is responsible to pay for the Home Modification? This can vary depending on whether the tenant presents their HCV to a private landlord or a housing complex that receives federal funding. Private landlords are not required to pay for modifications. However, a housing project that accepts HCV and receives federal funding would be covered by Section 504. Therefore, the responsibility of paying for the modification falls upon the landlord/owner, as long as the modification is considered "reasonable."

► Project-Based Rental Assistance Programs

Project Based Rental Assistance (PBRA) differs from the HCV. PBRA requires that the tenant live in a specific unit, while HCV allows the tenant to choose their residence. *For more information, click [here](#).*

Who is responsible to pay for the Home Modification? This is a HUD (federal) program, therefore, the responsibility of paying for the modification falls upon the landlord/owner under Section 504, as long as the modification is considered "reasonable."

► Low Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program or "LIHTC" is a tax incentive program designed to increase the supply of quality, affordable rental housing by helping developers offset the costs of building low-income rental housing developments. In LIHTC projects, rents are slightly lower than market-rate rents. LIHTC projects are required to accept HCV. *For more information, click [here](#).*

Who is responsible to pay for the Home Modification? Most Tax Credit properties have several funding sources and may include federal funds. If no federal funds were used in the project, the tenant is responsible for paying for home modifications. If the project has any federal funding the responsibility for the home modification falls upon the landlord/owner as long as the modification is considered "reasonable".

▶ **Section 202 Supportive Housing for the Elderly Program**

HUD provides capital advances to finance the construction, rehabilitation or acquisition of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly. Under this program, HUD also provides rent subsidies to increase affordability. This program targets persons who are *at least 62* at the time of occupancy. *For more information, click [here](#).*

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▶ **Section 811 Supportive Housing for Persons with Disabilities**

Section 811 provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. In 2012, the Section 811 program was reformed pursuant to the Melville Act, and now has a dual function: (1) it still operates in the traditional way, by providing interest-free capital advances and operating subsidies to non-profit developers of affordable housing for persons with disabilities; and (2) it now provides project-based rental assistance to state housing agencies. *For more information, click [here](#).*

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*In 2015, the Department of Housing and Urban Development (HUD) awarded the Ohio Housing Finance Agency (OHFA) \$11.9 million of new federal funding to support a five-year rental assistance program. The Ohio Department of Medicaid (ODM) is a key partner in the demonstration program and Home Choice participants are given priority status for the program. ODM will keep the Home Choice network updated on the progress of the program.

▶ **Public Housing Program**

The Public Housing Program was established to provide safe, decent rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing is managed by the local Housing Authority and comes in all sizes and types, from scattered single family houses to high rise apartments for elderly families. Unlike the HCV program, public housing is project-based meaning the rent subsidy is tied to the unit. *For more information, click [here](#).*

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▶ **HOME Program**

The HOME Program provides formula grants to states and localities to fund a wide range of activities in communities. HOME funds can be used to build, buy, and/or rehabilitate affordable housing for rent or homeownership. They can also be used for rental assistance to low-income people. *For more information, click [here](#).*

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► Rural Development Rental Assistance Programs

United States Department of Agriculture (USDA) Rural Development provides funding to develop multifamily properties and rental assistance to the elderly population, people with disabilities, and families who are considered to have very low income. *For more information, click [here](#).*

Who is responsible to pay for the Home Modification? This is a program that uses federal funds, therefore, the responsibility of paying for the modification falls upon the landlord/owner under Section 504, as long as the modification is considered "reasonable".

► Community Development Block Grant Program

The Community Development Block Grant (CDBG) program is a flexible program that provides formula grants to states and localities to address a wide range of community development needs. Each community decides how to use their CDBG allocation. Some communities choose to fund Tenant-Based Rental Assistance (TBA).

CDBG Entitlement Communities

The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. *For more information, click [here](#).*

State Administered CDBG

Also known as the Small Cities CDBG program, states award grants to smaller units of general local government that carry out community development activities. Annually, each state develops funding priorities and criteria for selecting projects. In Ohio, the Ohio Development Services Agency (ODSA) administers these funds. *For more information, click [here](#).*

Who is responsible to pay for the Home Modification? This is a HUD (federal) program, therefore, the responsibility of paying for the modification falls upon the landlord/owner under Section 504, as long as the modification is considered "reasonable."

Questions?

You may experience difficulty determining the source of a consumer's rental assistance. Please be sure to request this information from the property manager. If you are unable to make the determination after speaking with the property manager, contact a Housing Coordinator at the Ohio Department of Medicaid.

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