



Warren County Habitat for Humanity
31 Belvidere Avenue
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office@warrenhabitat.org

Questions? Call 908-835-1300 Ext: 10

Warren County Habitat for Humanity Home Repair Program

Warren County Habitat for Humanity (Warren County Habitat) has for many years helped existing homeowners with minor repairs or maintenance through our Hope in the Hills of Warren program. In 2021 Warren County Habitat expanded its home maintenance effort by launching our Critical Home Repair program that provided project cost forgiveness, and possible zero interest loans for projects that were needed to improve the health and safety of low and moderate income homeowners. That program provided for home repairs including, but not limited to: roof replacement, window replacement, repointing of bricks, porch repairs, step replacement, replacing old kitchen and bathroom fixtures, shower installation, replacing basement sump pumps, and others. These programs were combined and expanded as part of our Home Repair Program in the spring of 2023.

Warren County Habitat's Home Repair Program includes three individual components that are designed to help existing low to moderate income homeowners to remain safely in their homes. To qualify, your household income must be less than 80% of the median annual housing income (AMI) within Warren County, and you must be a homeowner with a need for maintenance or repairs to your existing residence. The three program components include:

1. Home Maintenance

Hope in the Hills of Warren (HHW)

- ❖ Assists low and moderate income homeowners one weekend a year.
- With minor repairs and cleanup of the interior and exterior of their home.
- May include painting and yard work.
- This program is funded by HHW and completed free of charge to the homeowner.
- Administered through the Hope in the Hills of Warren Steering Committee.
- Available in Franklin, Mansfield, Oxford, Washington Borough and Washington Township.

A Touch of Kindness (TOK)

- ❖ An extension of Hope in the Hills of Warren.
- Assists low and moderate income homeowners throughout the year.
 - ◆ Allows more extensive repairs than HHW but less than those of Home Repair.
 - ◆ Completed by volunteers.
 - ◆ Homeowners will cover the costs of materials whenever possible.
 - ◆ If eligible, homeowners may receive funding of up to \$500 for material costs.
 - ◆ The WCHFH Board of Directors may approve greater amounts up to \$2,500.
 - ◆ Administered through the Home Repair Steering Committee.



WCHFH complies with the Equal Housing Opportunity Act. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.



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Warren County Habitat for Humanity Home Repair Program continued

2. Critical Home Repair (CHR)

- ❖ Assists low and moderate income homeowners throughout the year.
- Allows more extensive repairs than **TOK**.
- Project cost forgiveness on a sliding scale based on AMI.
- Potential of zero percent loans for qualifying applicants.
- Includes but not limited to:
 - ◆ Roof repairs or replacement.
 - ◆ HVAC repairs or replacement.
 - ◆ Deck or Porch repair or replacement.
 - ◆ Window repair or replacement.
 - ◆ Siding repair or replacement.
 - ◆ Waterproofing of basements.
 - ◆ Bathroom and kitchen repairs or replacement.
 - ◆ Projects up to \$20,000, (\$25,000 for roof replacement)
 - ◆ Administered through the Home Repair Steering Committee.

3. Aging in Place (AIP)

- Assists the aging senior population of Warren County (60 years or older)
- Uses a more holistic approach to home repairs to age safely in their homes.
- Project cost forgiveness on a sliding scale based on AMI.
- Potential of zero percent loans for qualifying applicants.
- Includes but not limited to:
 - ◆ Adjustments to make the home ADA compliant.
 - ◆ May include interior or exterior modifications to allow for wheelchair access.
 - ◆ Installation of grab bars and conversion of tubs into walk in showers.
 - ◆ Installation of handrails, and other modifications as needed to prevent falls.
 - ◆ Administered through the Home Repair Steering Committee.

Application periods for Home Maintenance, Critical Home Repair and Aging in Place programs vary so please check our website often to find out when we are accepting applications.



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