

## Other INHS Programs & Services

**LENDING SERVICES:** Low-interest loans for home purchase and major repairs particularly energy efficient upgrades. Financial counseling and technical assistance are also offered.

**REAL ESTATE DEVELOPMENT & CONSTRUCTION SERVICES:** Deteriorated properties are purchased by INHS, rehabilitated, then offered for sale to low to moderate income first-time homebuyers. New construction projects are undertaken, built to Energy Star® or LEED standards for energy efficiency.

**RENTAL:** INHS provides high-quality reasonably priced apartments to long-term residents. INHS rents more than 164 residential units in the City of Ithaca.

**HOME BUYER EDUCATION:** INHS provides individual financial counseling and classroom instruction on topics ranging from credit management to home maintenance. Home buyer classes provide comprehensive training for first-time buyers with counseling, referrals, and financial assistance.

The INHS Mission is ...

to assist low to moderate income people in obtaining quality, affordable housing on a long-term basis and to help sustain vibrant neighborhoods—encouraging stability and diversity. We are committed to creating energy-efficient housing and sustainable communities that benefit residents of all income levels and occupations.



**Ithaca Neighborhood HOUSING SERVICES**

115 West Clinton Street • Ithaca, New York 14850  
607.277.4500 • 607.277.4536 fax • [www.ithacanhhs.org](http://www.ithacanhhs.org)

# INHS Mini- Repair Program

Small Repairs = A Big Difference  
for Seniors Living in Ithaca\*



**NeighborWorks®**  
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**Ithaca Neighborhood HOUSING SERVICES**

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# Mini Repair Program

## Small Repairs = A Big Difference for Seniors Living in Ithaca\*

We want you as a homeowner to feel safe, secure, and comfortable in your own home – and to live independently for as long as possible. Homes need regular maintenance and that can sometimes feel like a daunting task.

Even routine repairs may require skills or abilities you don't have. Add the high cost of labor and materials and even "simple" repairs become very expensive. Where do you turn?

INHS' Mini-Repair Program  
is here to help YOU!

The Mini-Repair program provides low-cost, high quality, and timely repairs to help you maintain your home. John Balliett, our Mini-Repair Specialist, is prepared to help you.



Call John at 277-4500 extension 218. He's INHS' Mini-Repair Specialist and he'll make repairs to your home.

### How does the Mini-Repair Program work?

When you have a small household repair issue, call John, our Mini-Repair Specialist, at 607-277-4500 x 218. He will get some basic information from you about your repair needs. If John can't answer your call, leave a voice message and he'll return your call.

### What happens next?

John will make an appointment to come to your house. He will assess the repair issue and may also identify and point out other safety concerns that he observes. Then he will make the repair.

### What kind of repairs can we do?

Common repairs include:

- **General Repairs** such as adjusting doors and latches, porch and stair repairs, patching holes and cracks in walls, repairing screens, minor furniture and carpet repairs, minor repairs to sidewalks, minor roof work, replacing window panes or caulking windows
- **Plumbing** such as unclogging drains or toilets, fixing leaky faucets or running toilets
- **Insulation** such as installing weatherstripping, wrapping hot water heaters, and other energy saving work
- **Safety Devices** such as installing deadbolt locks, smoke detectors, grab bars in bathrooms, handrails on stairs
- **Electrical Work** such as fixing plugs and cords or replacing fuses or light bulbs
- **Painting**—minor touch-ups only

### What repairs can't we do?

As the name of the program – Mini-Repair – implies, we cannot do extensive repair work. Generally that means any job that would require more than two work days to complete. There is also a maximum annual limit of five work days per household.

### What if my home needs more extensive work?

We will do our best to help you find a reputable contractor or connect with other housing assistance programs for which you may be eligible such as:

- **INHS grants and low-interest loans** for larger home repair and energy saving improvements
- **Tompkins Community Action (TCA) Weatherization Program**
- **Home Energy Assistance Program (HEAP)**

### What will the work cost me?

There is no charge for John's labor. For income eligible clients minor materials costs are also provided free of charge up to \$100 per calendar year. This is a NEW program feature this year. You will, however, be expected to pay for more costly items. Call for more information.

### \*Who is eligible for these services?

This program serves low-to-moderate income older homeowners (60 years of age or more) living in the City of Ithaca. Special consideration is also given to the disabled and single heads of household with dependents and very limited means. Priority will be given to people at or below the following annual income levels:

Single: \$24,900; Couple: \$28,450

##

The Mini-Repair Program is funded in part by the Ithaca Urban Renewal Agency and the New York State Office for the Aging.

**Call 607-277-4500 extension 218**