



Home Assessment Report

Senior Access Program (SAP) & Homeowner Assistance Fund (HAF)

Assessment Date:

Assessor Name:

Weather / Environmental Conditions:

In-person Home Assessment

Virtual Home Assessment

1. Applicant Information

Applicant Name:

Co-Applicant:

Property Address:

Mailing Address:

Phone:

Email:

2. Eligibility Notes

Age 55+ requirement verified

Primary residence confirmed

Income documentation collected, any changes in income YES NO

Ownership/Rental status verified

COVID hardship (HAF only) verified

4. Accessibility Needs (UFAS Requirements)

- Accessible Route from Entrance (32" minimum door clearance)
- Ramp Slope Compliance (1:12 maximum slope)
- Ramp Handrails (both sides, correct height)
- Threshold Height (\leq 1/2 inch beveled)
- Turning Radius Inside Home (60" minimum turning circle)
- Bathroom Maneuvering Clearance (30" x 48" minimum)
- Grab Bar Placement (33–36" height, reinforced walls)
- Roll-in Shower (30" x 60" minimum)
- Accessible Sink Clearance (knee clearance 27" min)
- Light Switch / Control Heights (max 48", min 15")
- Accessible Kitchen Work Areas
- Accessible Route from Entrance (32" minimum door clearance)

Notes:

5. Life-Safety Issues

- Electrical Hazards
- Plumbing Issues
- Heating System Condition
- Structural Concerns
- Fire Egress Issues

Notes:

Room Photos – Upload or Attach

Attach digital photos or paste images into the boxes below.

Photo Area 1

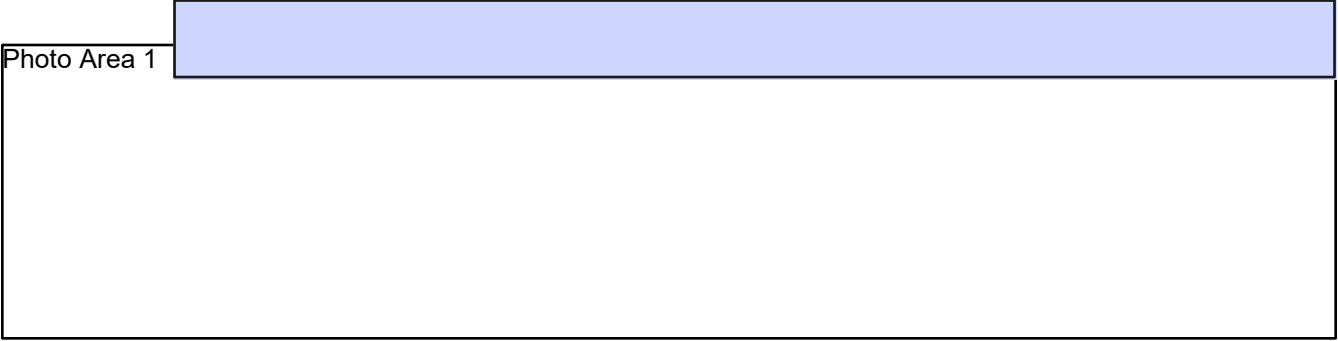


Photo Area 2




Photo Area 3





Photo Area 4



Add additional pages as needed

7. Recommended Modifications

Accessibility

Life-Safety

Structural

Plumbing

Electrical

Heating

Roofing

Weatherization

Windows/Doors

Moisture/Mold

ADA Bathroom

Kitchen Accessibility

Structural Foundation

8. Final considerations:

a) What modifications will impact local codes and ordinances? For example, does a waiver with the local government need to be filed because a ramp will violate the property set-back requirements?

b) Is the property located in a flood plain? Will this affect the modifications?

c) Will the work meet the property and inspection standards?

d) What is the estimated cost of the accessibility modifications work?

e) Will the work meet Uniform Federal Accessibility Standards?

8. Funding Notes (SAP / HAF): See Reference Pages

SAP Eligible Items:

HAF Eligible Items:

9. Estimated Project Cost-Budget

A listing of the work to be done organized room by room; or trade by trade spec writings; including;

i. The quantity and/or nature of the work;

ii. Material and labor;

iii. A listing of total estimated expenses; include Home Assessment

10. Assessor Certification

I certify that the information in this report is accurate to the best of my knowledge.

Assessor Signature: Date:

Applicant Signature: Date:

Home Assessor Reference

Senior Access Program (SAP): Eligible Home Modifications

SAP is focused on **accessibility modifications** and **life-safety repairs** for Alaskans age 55+ that allow seniors to safely remain in their homes.

Accessibility Modifications (Primary SAP Category)

- Wheelchair ramps and exterior access improvements
- Stair lifts / chair lifts
- Grab bars in bathrooms or other areas
- Roll-in or walk-in showers
- Widening interior doors to improve mobility access
- Lowering countertops or adjusting workspace height
- Bathroom modifications for maneuvering (30"x48" clearances, ADA/UFAS adjustments)
- Kitchen accessibility modifications (reach-range, clearance improvements)

- Handrails installed or upgraded on interior/exterior stairs
- Threshold/transition smoothing to reduce trip hazards

Life-Safety Repairs (SAP-allowable when they directly support safe occupancy)

- Correction of unsafe electrical hazards
- Correction of plumbing failures affecting hygiene or safety
- Heating system repairs that ensure safe winter occupancy
- Structural stability repairs needed to support safe accessibility work
- Fire-Egress improvements (windows, egress doors)
- Removal of hazards such as loose flooring or tripping surfaces

Other SAP Requirements / Notes

- Modifications must respond to a **current** accessibility need—future needs do not qualify.
- Homes must be the **primary residence** (owners or renters with landlord permission).
- Income must be **≤100% AMI**.

Homeowner Assistance Fund (HAF): Eligible Home Modifications / Home-Related Expenses

The Homeowner Assistance Fund (HAF) is federally funded under ARPA and managed by AHFC. It covers **COVID-related financial hardship impacts** and essential expenses that prevent foreclosure, displacement, or unsafe housing.

Financial Hardship: means a material reduction in income or material increase in living expenses associated with the coronavirus pandemic that has created or increased a risk of mortgage delinquency, mortgage default, foreclosure, loss of utilities or home energy services or displacement for a homeowner.

Loss of Income

- Job loss or unemployment
- Reduction in working hours or wages
- Closure of business or decreased self-employment income
- Loss of rental income (e.g., tenant unable to pay rent due to pandemic impacts)

Increased Household Expenses

- Higher healthcare/medical costs related to COVID-19
- Increased childcare or family-care responsibilities
- Increased utility or home-energy costs
- Increased cost of goods or transportation
- Temporary relocation expenses caused by the pandemic

Other Financial Impacts

- Inability to work due to quarantine, illness, or caring for a family member
- Supply chain disruptions or inflation-driven cost increases that impacted ability to pay housing expenses
- Home repairs required due to deferred maintenance caused by COVID-related income loss

Core HAF Housing-Related Eligible Uses

- **Mortgage payment assistance** (past-due or forward-looking)
- **Utility assistance:** electricity, gas, water, wastewater, home energy (including firewood & heating oil)
- **Homeowner insurance** assistance
- **Property tax** assistance
- **HOA/Condo fees** (if non-payment threatens displacement)

Essential Home Repairs Tied to COVID-Related Hardship

HAF can fund repairs when they are necessary to **stabilize the home** and prevent unsafe living conditions.

Examples include:

- Heating system repair/replacement (critical for safe occupancy in Alaska)
- Plumbing failures that jeopardize health or sanitation
- Electrical hazards creating unsafe living conditions
- Structural repairs that prevent imminent displacement (e.g., failing steps, unsafe entry)
- Weatherization or energy-related repairs when tied to hardship-related inability to pay energy costs
- Roof repairs preventing water intrusion that threatens habitability

HAF-Specific Rules

- Household income must be **≤150% AMI**.
- Applicant must show **COVID-related financial hardship**, such as loss of income or increased expenses.

- Repairs must be necessary to avoid foreclosure, displacement, or unsafe housing.