



Contractors

Triumph Foundation can help you plan Home Modifications for Wheelchair Accessibility.

Our goal is to minimize the obstacles that people face after suffering a Spinal Cord Injury. One challenge that many people face after being injured is wheelchair accessibility at home. Most people never plan to spend a large part of their life using a wheelchair, so they are not prepared to deal with the challenges of accessibility that that requires. Triumph helps people with planning, consulting, referrals, and at times, performing accessible remodels. We know that having access is having freedom and independence.

How to find a contractor:

If you are looking for a contractor, we suggest the following:

- The Contractors State License Board (CSLB) has 290,000 contractors in 44 different license classifications. www.cslb.ca.gov
- Search your local Chamber of Commerce website for “General Contractor”
- Ask friends and family for referrals
- Search websites such as “Yelp” and “Angie’s List”

Keep in mind that a project under \$500 does not require a “licensed contractor” and can be done by a handyman.

Angie’s List

www.angieslist.com

Online directory that allows users to read and publish crowd-sourced reviews of local businesses and contractors.

Los Angeles City Housing Department Handyworker Program

<https://hcidla.lacity.org/low-income-sr>

866-557-7368

The Handyworker Program provides free minor home repairs to low-income senior (or disabled resident homeowners or homeowners with disabled relatives residing with them.

Maintenance and Assistance Services to Homeowners: Pasadena:

<https://ww5.cityofpasadena.net/housing/>

Home Secure Program:

<http://hcidla.lacity.org/low-income-sr>

The Home Secure Program provides free installation of home security and safety devices to low-income seniors or disabled homeowners and renters in the City of Los Angeles.



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Department of Veterans Affairs: Specially Adapted Housing Program

www.benefits.va.gov/homeloans/adaptedhousing.asp

Veterans or service members who have specific service-connected disabilities may be entitled to a grant from the Department of Veterans Affairs (VA) for the purpose of constructing an adapted home or modifying an existing home to meet their adaptive needs.

Americans with Disabilities Act

www.ada.gov

ADA recognizes and protects the civil rights of people with disabilities. To find out more about how these laws may apply to you, read this guide to disability rights laws.

www.ada.gov/cguide.htm

California Building Standards Code- Title 24

<http://www.bsc.ca.gov/Codes.aspx>

The actual building codes and regulations that govern California and enforce ADA law. Part 1.

Housing Rights Center Los Angeles Office

www.hrc-la.org

800-477-5977

Promotes fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination.

California Tenant Law

www.caltenantlaw.com/Habitability.htm

Tax Breaks for the Disabled:

The Los Angeles County Tax Assessor website has the following information and forms online. assessor.lacounty.gov This may apply to almost any county—contact your county tax assessor’s office and ask them about any tax incentive and exclusion programs for the disabled. All of the forms mentioned can be found at: <https://assessor.lacounty.gov/forms-2>

Certificate of Disability Certificate of Disability: BOE-62-A, OWN-107

This form must be filled out by a doctor—it is required for all disabled exemptions.

Disabled Person's Claim for Exclusion of New Construction: BOE-63, OWN-108

Any new construction done because of access requirements are not assessed as added value.

Disabled Person's Claim for Transfer of Base Year Value to Replacement Dwelling (Proposition 110): BOE-62, OWN-112. Basically; when a home is sold because of non-accessibility issues and another home is bought for accessibility; you may be entitled to having the newer home’s tax assessed at the older homes tax rate—the lessor tax rate.