



The West Philadelphia Handyperson Program Program Guidelines

Program Name. The program is known as *The West Philadelphia Handyperson Program* (WPHP).

Communities Served. The Overbrook neighborhood of West Philadelphia.

Start Date. This cycle of the WPHP is expected to start April 2025.

End Date. This cycle of the WPHP is expected to end no later than December 2026.

Eligible Participants. Overbrook older adults and seniors, 55 years of age or older whose incomes do not exceed the income guidelines listed in the application and provided in the chart below. Homeowners selected to participate in the WPHP must own their Overbrook homes.

Income Limits. The income limits for The West Philadelphia Handyperson Program are provided below. Proof of income to include the most recent annual IRS tax return or other government related documentation is required for older adults or seniors to be considered for participation in the WPHP.

THE WEST PHILADELPHIA HANDYPERSON PROGRAM INCOME GUIDELINES

Number of Persons	1	2	3	4	5	6	7
	\$62,500	\$71,400	\$80,350	\$89,250	\$96,400	\$103,550	\$110,700

Residency Requirements. Home improvement projects will be focused on the owner-occupied, single-family homes of Overbrook neighbors who agree to remain in their homes for 5 years after improvements are completed. Preference will be given to homes in the most urgent need of repair.

Application. Overbrook West Neighbors, Inc. will host an event to introduce the West Philadelphia Handyperson Program to our Overbrook neighbors. During this event, a description of the program will be provided, copies of the application will be distributed and neighbors encouraged to apply. To apply for the 2025 WPHP, you must submit a PDF fillable form. This form can be sent to interested applicants via email. OWN, Inc. can help you submit this application. If you need help completing the application, please email info@overbrookwestneighbors.com

Homes Selected. Neighbors who apply will be notified that at a future date OWN, Inc. will host a lottery to select WPHP participants. The date of the lottery will be announced publicly so all members of the community are invited to attend and learn who will be chosen for participation in the WPHP.

Community Partnerships. The WPHP will solicit community partnerships to support the seniors who participate in the program. A selected list of potential partners is provided below.

Leveraged Sponsors. OWN will continue to solicit selected sponsors to support the WPHP.

Homes to Be Renovated. A pre-assessment of owner-occupied homes will be conducted. Priority will be given to properties with the greatest need. After the pre-assessment, homeowners must meet all WPHP income and residency requirements. Properties with damage too extensive or that is not included in our list of to be repaired will not be consider for the WPHP.

Property Renovation Cost. The maximum amount to be spent on the renovation of any single property will depend on all pre- and post-assessments, construction costs, wages, and other project related expenses. The costs will be incurred by each contractor for each property. Homeowners will have no obligation to incur any property renovation costs.

Summary of Repairs. Repairs and/or replacement of any items will be completed with contractor standard fixtures. All homes included in the WPHP are required to have a working combination smoke and fire detector with a 10-year sealed, dedicated battery installed and a check of stairs and railings on all home levels completed. The WPHP will inspect and/or complete these repairs.

Following a pre-and post-assessment (to include the discretion of the contractor), The WPHP will repair or replace the following interior items (including but not limited to):

- Minor electrical repair (outlet, switch, light fixture, etc.)
- All interior plumbing (toilet, kitchen sink, bathroom, water leaks)
- Foundation support to ensure safety on all levels of home
- Door knobs, security doors, security gates and window locks
- Floodlights, security cameras (Homeowner must have internet. WPHP will not provide.)

Following a pre-and post-assessment (to include the discretion of the contractor), the WPHP will repair or replace the following exterior items (including but not limited to):

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| • Property ID markers (front and rear) | • Porch lights |
| • Roof repair (not replacement) | • Porch floors |
| • Point bricks | • Railings |
| • Porch roofs | • Gutters |
| | • Concrete ground level steps |

THE WPHP WILL NOT REPAIR OR REPLACE THE FOLLOWING INTERIOR OR EXTERIOR ITEMS.

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| • full roofs (no replacement) | • painting |
| • trees or shrubs (referral to Philly311) | • termites |
| • soiled carpets (regardless of reason) | • debris removal |
| • heaters or furnaces | • pest control |

Warranty. General repairs: 30 days. Plumbing: 90 days. Roof repair: 5 years.

FAQs. Please direct all questions about the WPHP to info@overbrookwestneighbors.com