



*A Program of Inglis  
Community Services*

# Systemic Housing Challenges

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**Self-Determination  
Housing of Pennsylvania,  
*A Program of  
Inglis Community Services***

# About SDHP

*To promote self-determination and control in housing for persons with disabilities and older adults in the Commonwealth of Pennsylvania*

SDHP works to:

- **Bridge the information gap** between the housing and disability/older adult communities
- **Promote partnerships** that enable people with disabilities/older adults to choose and control housing
- **Increase access** to affordable, accessible and integrated housing

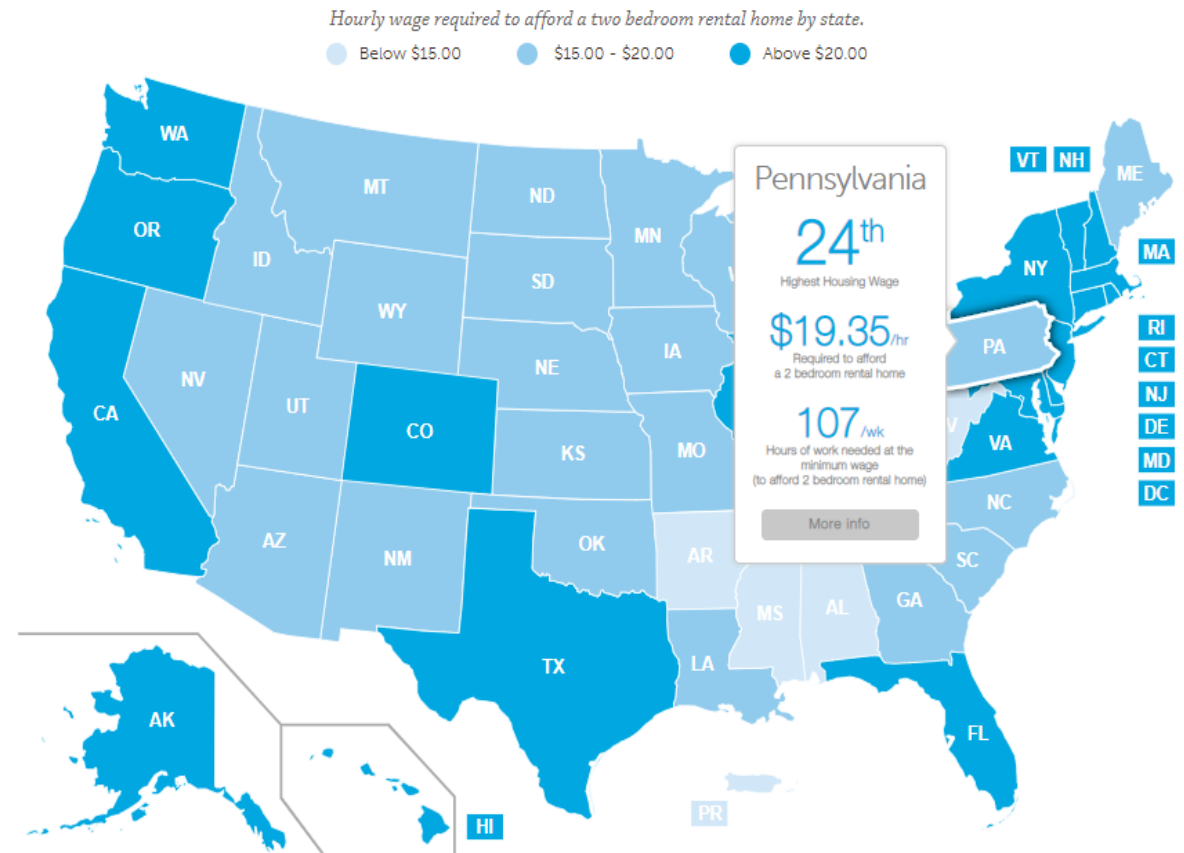
# Systemic Housing Challenges

1. Affordability
2. Accessibility

# Challenge: Affordability

- Average rate for two-bedroom apartment: **\$1,006**
- At minimum wage, **107 hours/week** or make **\$19.35/hour \***
- **-276,250** shortage of affordable and available rental units
- **70%** of extremely low-income renter households are severely cost burdened

\*Affordable— 30% all housing costs



# Challenge: Affordability

- Average rate for two-bedroom apartment: **\$1,006**
- At minimum wage, **107 hours/week** or **\$19.35/hour** \* **IS THERE ANY STATE A MINIMUM WAGE WORKER CAN AFFORD TO LIVE IN A TWO BEDROOM AT AN AVERAGE RATE?**
- **-276,250** shortage of affordable and available rental units
- **70%** of extremely low-income renter households are severely cost burdened

\*Affordable— 30% all housing costs



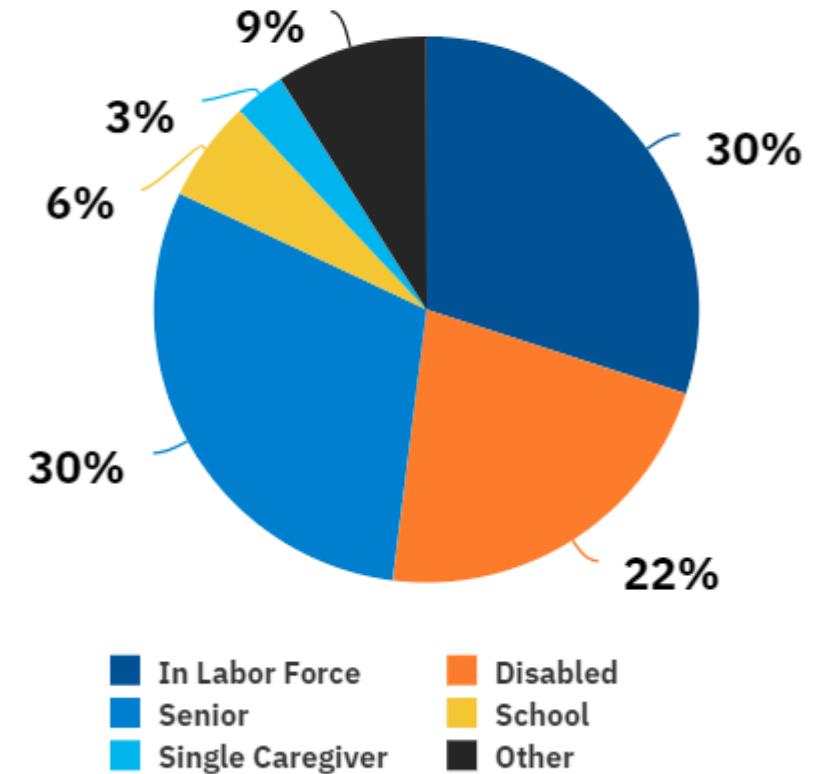
# State/Federal Solutions: Affordability

- Housing Choice Voucher/Section 8
- Project Based Subsidized Housing
- Low Income Housing Tax Credits (LIHTC)
- USDA-RD Multi Family Housing
- SHARE housing programs
- Land banks

# Challenge: Accessibility

- 12.7% of U.S. population live with a disability
- 14% of Pennsylvanians live with a disability
- The Mid-Atlantic region is the least-equipped out of all U.S. regions to house the aging population, with only 5.8% of homes meeting the criteria.\*
- The need for accessible units outnumbers the inventory
- Coronavirus is a “mass disabling event” > future concerns

**EXTREMELY LOW INCOME  
RENTER HOUSEHOLDS**



# Solution: Accessibility

## Home Modifications

- Private housing market; the tenant is responsible for the cost of the modification
  - Grants or loans for modifications (SDHP and others)
- Public Housing; federally funded housing
  - Cost is the responsibility of housing provider

## “Aging in Place”

- 3 out of 4 adults age 50 and older want to stay in their homes and communities as they age

**AARP’s HomeFit Guide** – smart ways to make a home comfortable and safe for older adults and people of all ages



# Solution: Universal Design & Visitability

**Universal Design** a design approach that creates products, systems, and environments to be as usable as possible by as many people as possible regardless of age, ability, or situation.

## **3 Basic Requirements for a house to be considered “Visitable”:**

1. At least one zero-step entrance
2. Doorways with 32 inches of clear passage space
3. At least one bathroom on the main floor that is large enough to accommodate a wheelchair

# Tips When Facing Housing Challenges

- Prioritize person-centered approach, promote self-determination
- Consider Location: proximity to transportation and supportive services is crucial for folks with disabilities and many older adults
- Link people into mainstream benefits to free up money for rent
- Get on waitlists and keep information up to date
- Collect all necessary documentation

# Looking Forward

Potential solutions to support and advocate for

- Protections for low-income renters
- Raising minimum wage to a livable wage
- Oppose cuts to housing benefits- fully fund section 8
- Promote and implement the Housing First model in your own agency and community
- Promote land banks
- Mediation vs. litigation

# SDHP

## RHC Program

- Technical Assistance Requests
- Education/Trainings
- 811 Project Rental Assistance

## Home Modification Program



# Questions

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