



SILCGA

Statewide Independent Living Council of Georgia

Expanding Housing Options in Your Community

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What is the SILCGA?

- SILCGA promotes independent living for people with disabilities
- Georgia Independent Living Network (GILN)
 - 10 Centers for I.L. across the state
 - To find nearest center visit –
silcga.org/cils/find-cil-locations-in-georgia/

CIL's Core Services



Advocacy

I.L. Skills

**Information
and Referral**

Peer Counseling

**Transition
Services**

!!! Urgent Needs !!!



Older and disabled people are in urgent need of housing that is –

ACCESIBLE

AFFORDABLE

**INTEGRATED INTO
THE COMMUNITY**

ACCESSIBILITY IN HOUSING

- Basic accessibility features
 - One ZERO-step entrance on an accessible route either at the back, side, front of home or through the garage
 - ALL main floor interior passage doors have a minimum of 32 inches of clear passage space (36" or 42" are better)
 - One main floor bathroom with basic maneuvering space



Top 10 Must Haves For Senior Safety

Each Year 1 of 3 Adults Over 65 Will Fall

1 Secure your scatter rugs so they aren't a trip hazard



2

Handrails on both sides of the stairwell



3 Install handrails in the restroom



4

Make sure entryways, stairs & pathways are properly lit



5

Grabbers help reach items more than an arms length away



6

Install or inspect smoke alarms to assure proper functioning



7

Medical Alert Systems allow easy call for help in an emergency



8

Properly label & store medications. Setup medication reminders



9



Schedule frequent family or neighbor visits or check-ins

10

Don't forget to get non-skid bathroom mats to prevent slips



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AND THESE TOO!



Different Routes to Similar Outcomes

- Accessibility in housing is being pursued by different labels, such as universal design, visitability, and basic access.
- Accessibility in housing is not a legal requirement for single family homes, and only certain accessibility features are required in multi-family homes (apartments and condos).
- Most of the construction provisions of the Americans with Disabilities Act (ADA) apply to commercial and public buildings, not to private housing. The term “ADA compliant housing” is, therefore, not a good term to use.



Building in access from the start is a **GREAT** idea!

Example: East Lake Commons Townhouse
Development in DeKalb County, GA



Many properties lend themselves naturally to a step-free entrance without using a ramp

All new multi-family buildings must have these basic access features.

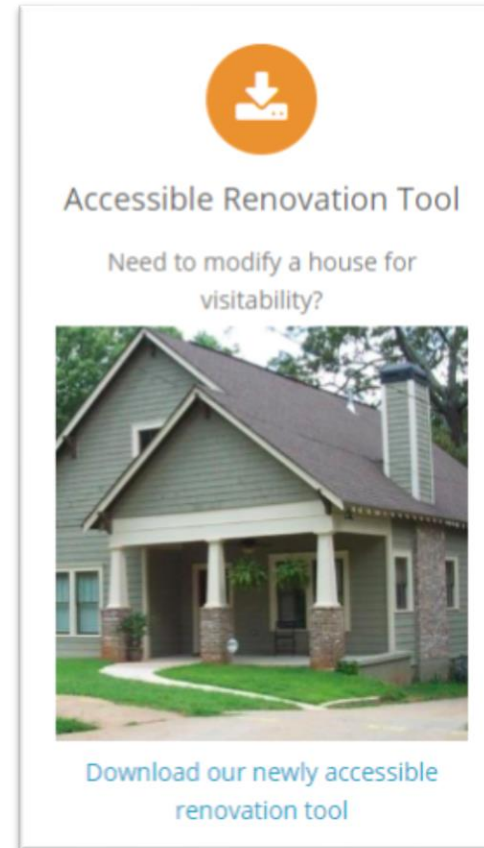
Example: Alexan Village Apartments, 1205 Metropolitan Ave. SE, Atlanta, GA



Achieving Visitability in Rehabs

Renovating Dwellings for Basic Access: A Guide for Construction Professionals

The complete renovation tool is available in a free download, in print as a white paper or handy booklet to take to the job site.



Download @ www.silcga.org/adrc or call 770-270-6860

DID YOU KNOW?

The majority of new single family houses are still built with steps at all entrances and narrow bathroom doors! A 2016 Harvard housing report showed that only 1 % of the stock includes features such as zero step entrances and wheelchair-friendly hallways and doorways that can be necessities for seniors and people with mobility disabilities.



Many people lack resources to modify their home. They spend years unable to exit independently or get through their own bathroom door.



How many houses?

Of new houses built in 2000, **60%** will have a resident with a long-term, severe mobility impairment at some point during the lifetime of the house itself.*

- *Journal of the American Planning Association*, Summer, 2008

It is not possible to predict in which houses disability will occur.

Affordability in Housing

- An affordable unit is one which a household can rent (or buy) without paying more than 30% of its income on housing costs.
- Housing costs are defined as the total of two figures:
 - rent or monthly mortgage payment
 - utilities (for tenants) or principal, interest, taxes and insurance + utilities for home owners.

Terms Worth Knowing

- Area Median Income (AMI): the mid point among incomes in a given area, half earn less than the median; half earn more.
- Calculated by HUD based on household size
- Determines eligibility for various housing programs
- Affordable unit set-asides set to various levels of AMI

FY 2017 Income Limit for family of 4 - Atlanta MSA Median Income - \$69,700	Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$14,650	16,750	20,420	24,600	28,780	32,960	37,140	41,320
Very Low (50%) Income Limits	\$24,400	27,900	31,400	34,850	37,650	40,450	43,250	46,050
Low (80%) Income Limits	\$39,050	44,600	50,200	55,750	60,250	64,700	69,150	73,600
(Those with incomes ABOVE 80% often referred to as needing “workforce housing”								
Area Median (100%)	\$48,800	55,800	62,800	69,700	75,300	80,900	86,500	92,100

Financial Tools for an Affordable Housing Strategy

- Preserving existing housing that's affordable
- Allowing more multifamily construction in single family neighborhoods
- Setting up bonds to finance construction
- Creating a trust fund to lend directly to affordable housing developments
- Reducing taxes and fees, or granting credits to affordable developments
- Requiring the inclusion of affordable units in each new development

Integrating into the Community

If housing developments are designed to be more accessible and affordable to a range of people and abilities, everyone benefits:

- Makes it usable for more people at little or no cost
- Allows individuals to age in place or stay in their homes when they become physically disabled.
- Over 1 in 4 of today's 20 year-olds will become disabled before they retire.





Nursing Facility vs Personal Home

- This is often from a lack of accessibility and affordability in housing
- The Centers for Independent Living (CILs) that relate to the SILC of GA conduct nursing facility transition programs
- Programs introduce people with disabilities who reside in nursing facilities to home and community-based services, such as:
 - information
 - resources
 - skill development.
- Additionally, transition planning is available to assist those individuals with disabilities who choose to resettle in their home communities.

The Right to Modify a Dwelling

The federal Fair Housing Law protects people with disabilities who need reasonable modifications WHEN:

- The modifications are structural changes to housing needed by a person with a disability in order to benefit from the housing
- Modifications are paid for by the person with a disability, unless federal funding is involved.

Reasonable modification requirements apply to builders, developers, property managers, homeowners associations and others engaged in housing related activities

RESOURCES

- Universal Design & Housing: Policy & Trends - online course by the University of Buffalo's Center for Inclusive Design and Environmental Access:
<https://www.udeducation.org/product/idea106/>
- To find a certified remodeler near you, contact:
<https://remodelingdoneright.nari.org/> National Association Of The Remodeling Industry
- Certified Aging-in-Place Specialist (CAPS) - undergo a 3 day training by the National Association of Home Builders on the home remodeling market and the technology, tools and resources that are available for seniors to age in place. Find at: <https://www.nahb.org/en/learn/designations/certified-aging-in-place-specialist.aspx>

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