
Impediment 2: Inadequate Number of Accessible and Affordable Housing Units for the Disabled.

According to the Housing Consortium of Disabled Individuals (HCDI), approximately one in six Philadelphians has some type of disability. At the same time, accessible housing makes up approximately one percent of Philadelphia's housing stock.

Goal:

Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for individuals with disabilities.

Proposed Actions:

In order to meet this goal, the city will undertake the following activities and strategies:

- 2-A: Continue the City's Adaptive Modifications Program to make residences more accessible to disabled renters and homeowners.

FY 2013 Actions:

In FY 2013 the Philadelphia Housing Development Corporation's Adaptive Modifications Program assisted 163 households. This program provides free adaptations, including widened doorways, modified kitchens and bathrooms, handrails, grab bars, ramps and stair glides, allowing easier access to and mobility within the home. The program enables disabled homeowners and tenants to live more independently in their homes and thus in the community at large.

- 2-B: Increase the amount of accessible housing through new construction of affordable and accessible housing units. The City requires that developers of affordable housing projects make at least 10 percent of the units accessible to persons with mobility impairments and four percent of the units accessible to persons with vision or hearing impairments.

FY 2013 Actions:

The City continues to require that all new construction housing developments address accessibility requirements. New construction homeownership, rental and special needs developments must have 10 percent of their units accessible to persons with a physical disability, and four percent of the units must be accessible to persons with a vision or hearing disability. These requirements exceed federal requirements.

All housing projects developed with City housing funds must also comply with the City's Model Affirmative Marketing Plan (MAMP) that requires developers receiving City funds to market

accessible housing units to the disabled community on the Home Finder website for a 30-day period prior to marketing accessible and nonaccessible housing units to the general public.

- 2-C: Continue to require all new-construction housing developments to include visitability design features to the extent feasible.

FY 2013 Actions:

OHCD continues to require, to the extent feasible, all new construction to include visitability design features in all units. This includes at least one no-step entrance at the front, side, back or through the garage. All doors (including powder/bathroom entrances) should be 32 inches wide and hallways and other room entrances at least 36 inches wide. Visitability enables people with disabilities to more easily visit friends and family members.

In FY 2013 OHCD-funded developments added 33 accessible units and 60 visitable units to the City's housing stock. Note that accessible units are by definition also visitable, so a total of 93 units that better serve persons with disabilities were added in the City.

- 2-D: Continue to utilize the OHCD-created Housing and Disability Technical Assistance Program to provide education and marketing materials that publicize issues and opportunities related to housing for persons with disabilities in Philadelphia.

FY 2013 Actions:

OHCD did continue to utilize the Housing and Disability Technical Assistance Program to provide education and marketing materials that publicize issues and opportunities related to housing for persons with disabilities in Philadelphia.

In FY 2103 the City provided funding to support a website, News on Tap (TAP). The purpose of TAP is to provide the most up-to-date information on accessible housing, fair housing laws and regulations, financial and technical resources, model projects and other issues related to housing for people with disabilities in the City of Philadelphia. This includes information on such topics as Universal Design, visitability, self-determination, and new public and private housing programs and projects. The Home Finder is an interactive feature of NewsOnTap.org that allows developers/managers of OHCD-funded housing to directly post the availability of accessible units. Individuals with disabilities, case workers, and advocacy and service organizations can access the Home Finder to look for available accessible units.