

Housing as a Human Right

Elevating Accessible Solutions



Presented By



In Partnership With

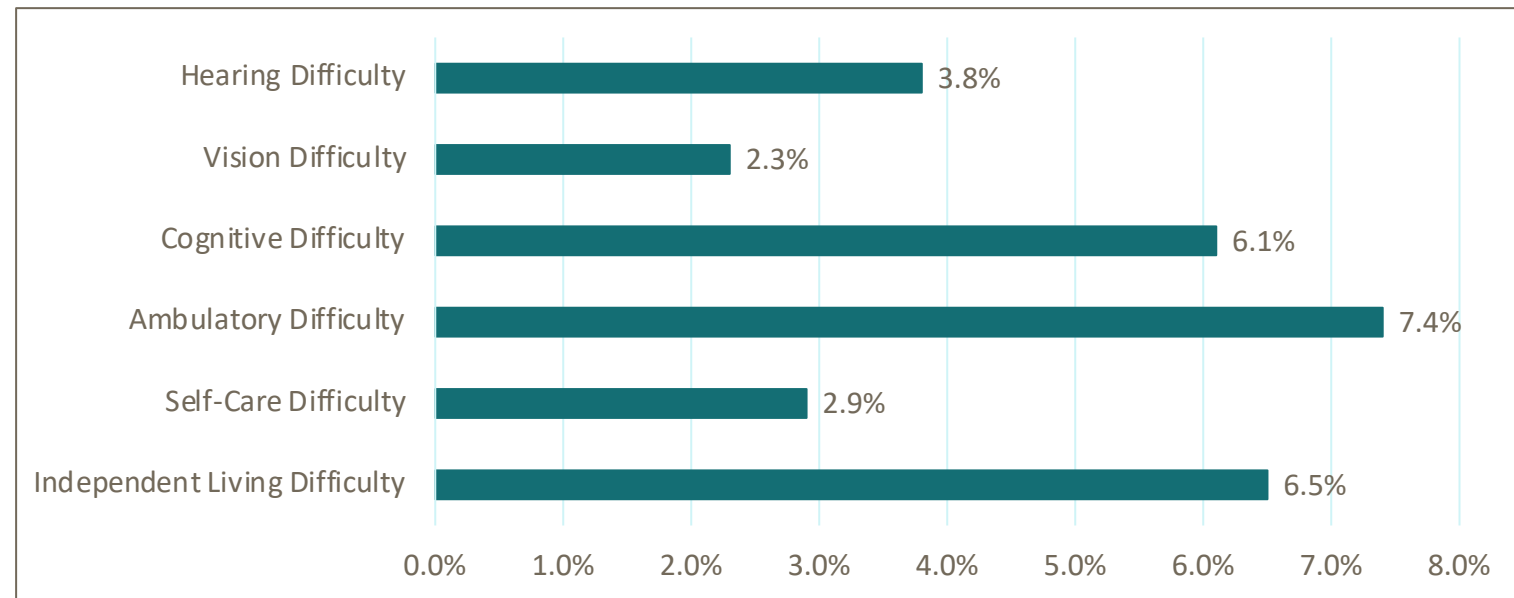


Modification and Repair: Investing in People, Housing, and Community

In this session we'll hear from three different organizations that provide home modification services and home repair programs across PA. By leveraging community partnerships, these programs support low-income, older adults, and individuals with disabilities to remain safely in their home and integrated into their communities.

Disability in Pennsylvania

- 12.7% of U.S. population has a disability
- 14% of Pennsylvanians have a disability



Statistics on Home Modification Needs

“With an expected doubling of the senior population by 2060, more homes will need to be accessible to ensure disabled residents’ independence and to accommodate mobility-impaired visitors.”

- [Housing Matters, an Urban Institute Initiative](#)

*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.**

Why Home Modifications?

- More independence & control, safer, more comfortable
- Accessible to all family members and visitors
- Allows people to remain in their homes



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NeighborWorks®

NORTHEASTERN PENNSYLVANIA

Aging in Place

Self Determination Housing Project/INGLIS
Presentation 2022



Who We Are

NeighborWorks Northeastern Pennsylvania (NeighborWorks) is a 501(c)(3) nonprofit community development organization that has, for more than 40 years, helped to revitalize neighborhoods and improve lives throughout the region by addressing the housing needs in our community. Our vision for strong, healthy neighborhoods is built on resident empowerment, neighborhood revitalization, sustainable homeownership, and public-private partnerships.



What We Do



**Financial Coaching
& Education**



**Homebuyer
Education & Training**



Aging in Place



**Property Acquisition
& Redevelopment**



**Neighborhood
Revitalization**



Aging in Place Programming

Critical Safety
Modifications

Small Home Repair

Volunteer Led
Services (Safety Kits,
Smart Home Tech,
Paint the Town)

Social Isolation
Prevention

Resource
Connection

Education Seminars



Program Need



Older Population and Old Housing Stock

90% of older adults want to stay in their homes and communities

Many homes built prior to 1939

Homes are unaffordable to maintain

Majority of older adults are residing alone

Aging in Place Process



Referral: Local Area Agency on Aging

Preliminary Inspection conducted by Certified Aging in Place Specialist

Occupational Therapist Assessment, MS/OTL

Program Services Coordinated

Older Adult Home Modification Program (OAHMP)

Over 36 months projected
to serve 176 older adults
with critical safety
modifications.

Lackawanna & Wayne County

Implement	Implement services to serve rural older adults.
Increase	Increase capacity to add another Certified Aging in Place Specialist.
Increase	Increase capacity to include another Occupational Therapist.

Contact Information

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Thank you!



**NORTHEASTERN
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Beth McKeown, Program Coordinator
SDHP/Inglis Home Modifications for Independence
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Inglis Home Modifications *for Independence*

*Are you or a loved one in need
of a home modification?*



Self-Determination Housing of Pennsylvania

A Program of Inglis Community Services



About Inglis and SDHP

Inglis: All Inglis services and programs are designed to enable people with physical disabilities to enjoy life with the greatest amount of independence and mobility.

Inglis enables people with disabilities – and those who care for them – to achieve their goals and live life to the fullest.

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

About Inglis Home Modifications for Independence (HMI)

The Inglis HMI program, provides physical home modifications to help increase accessibility for eligible individuals with disabilities and older adults in Pennsylvania so they can remain independent in their homes. This program is financed by the three grants listed in the table below.

HMI at a Glance

Consists of three current awards:

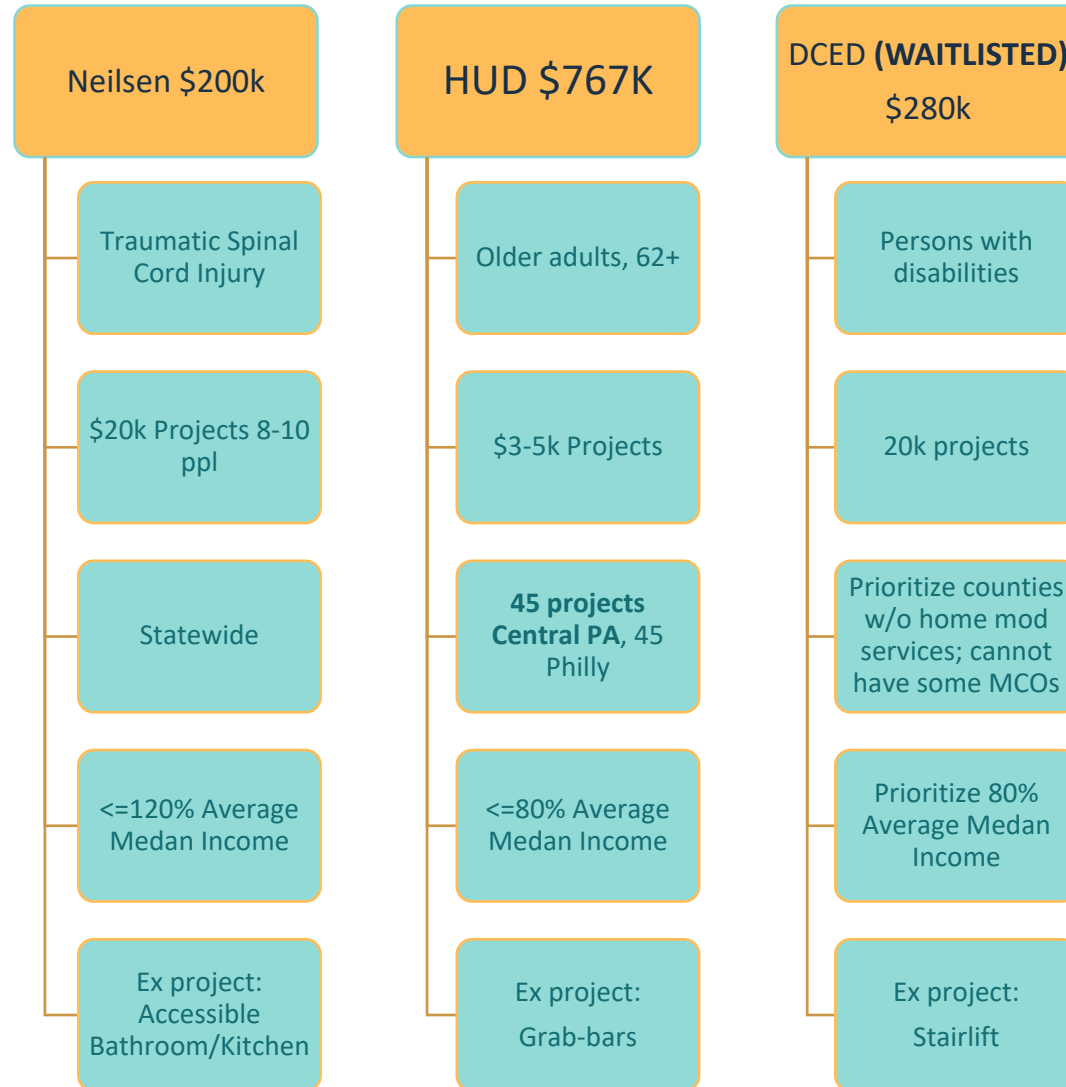
- Keystone Communities Program/ PA Accessible Housing Grant (DCED)
- Older Adults Home Modification Program (HUD)
- Craig H. Neilsen Foundation (National)

Serves three different demographics:

- People with disabilities statewide
- Older adults 62+
- Spinal Cord Injury community (SCI)

Projected Total Home Mods: 126 statewide

HMI Funding Streams



Modifications Examples:

HUD:

- Grab bars
- Railings
- Non-slip strips

Neilsen and DCED:

- Accessible bathroom/kitchen
- Temporary and permanent ramp installations
- Stairlifts

Range from larger high-cost mods to low-cost high impact mods



Before



After

Data Collection

Since December 2021

- About 180 individuals prescreened
- 15 applications sent to HUD eligible
- 13 applications sent to Nielsen eligible
- 150+ waitlist for DCED

Program Potential

- Program to include:
 - Home Repair Funds
 - Weatherization Funds

Geovannie Albertorio-Aponte, Program Manager
Rebuilding Together Philly
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Each year, the Rebuilding Together Philadelphia team and over 1,000 volunteers provide home repairs for 75 to 100 homeowners.

This April, RTP completed its 2,000th repair.

Before & After





Standup shower and grab bars.



Thank You

HMI STAFF:

- Leah Marmo: Program Director
- Kara Yost: Program Manager
- Beth McKeown: Program Coordinator



A Program of Inglis
Community Services