



ACCESSIBLE HOUSING

Inglis Foundation, based in Philadelphia, PA, has 136 years' experience providing housing and services for people with physical disabilities. Inglis serves nearly 1,000 people daily by providing 208 accessible and affordable apartments, community services and long-term care for 297 residents. Currently, there is a five year waiting list for the 208 accessible, affordable housing units that Inglis administers.

In formulating its strategic plan and financial priorities through 2020, the Inglis Board of Directors focuses on the creation of safe, accessible and affordable housing as a top priority. The Board has allocated a multi-million dollar fund to invest in housing development and staff are actively engaged in dialogues to create new opportunities with community partners.

Inglis supports the concept of **visitability** - the belief that including basic architectural access features in all new homes is a civil and human right. Visitability is not just for people with physical disabilities – it's for anyone whose mobility may be impaired now or in the future.

- By 2020, there will be 53.7 million Americans over 65 and 6.8 million over 85
- By 2050, there will be 82 million Americans over 65 and 19.4 million over 85

The Future of the Disability Housing Market Conference was held in 2011, jointly sponsored by Inglis, the Federal Reserve Bank and the Disability Opportunity Fund. The Conference brought together professionals in the community development and disability sectors seeking state-of-the-art tools and approaches to raise capital and develop housing for people with disabilities to address this critical need in the Delaware Valley.

Recently, Inglis Housing Corporation partnered with the Medical Mission Sisters (MMS) on the development of Mission Green, a 61-unit fully accessible, senior LIHTC project to be located within a 69 acre MMS park-like campus in Montgomery County. The Pennsylvania Housing Finance Agency awarded tax credit funding to enable Inglis and MMS to develop the property following green building standards and featuring 10 units for severely disabled adults age 55 or older and 51 units for low income seniors.

Snapshot of a Typical Inglis Accessible Housing Consumer

- Has multiple disabilities that require specialized adaptive equipment for moving their wheelchair, accessing household appliances, light switches, faucets, etc.
- Needs from 4 - 10 hours of assistance with daily living activities
 - Health-related such as tube feeding, catheterization, wound care
 - Personal care-related such as bathing, dressing, feeding, meal preparation
- Uses a power wheelchair with a much wider wheelbase and turning radius than a manual chair - entries, doorways and hallways must be wider and space in bathrooms must be maneuverable to accommodate the bigger wheelchair
- Experiences frequent hospitalizations and emergency room visits due to fragile health
- Lives on low or very low income, usually with SSI disability payments; can only afford rent/utilities at \$150/month or less

ACCESSIBLE HOUSING SITES

Owned and Managed by Inglis Housing Corporation

Inglis Apartments at Elmwood

Inglis Cottages at Berks County

Inglis Gardens at Eastwick I

Inglis Gardens at Eastwick II

Inglis Gardens at Evesham

Inglis Gardens at Germantown

Inglis Gardens at Washington Lane

Morris/Klein Apartments

Mission Green (in development, 2013)

Inglis Housing Corporation Affiliated Communities

1260 Belmont Gardens

1260 Monument Village

1260 Northeast

1260 Parkside

1260 Powelton Heights

Cloisters III

SACH V Apartments