



**Accessible Housing:**

**A Human Right**

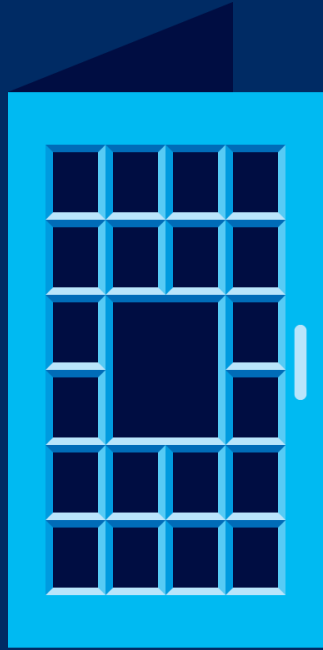
**Inglis Self-Determination Housing of PA**  
**Statewide Housing Conference**

**Presented By**



**In Partnership With**





# A Focus on Accessibility in Affordable Housing: Challenges and Solutions

Benjamin Van Covering and Mason Smeltzer



Presented By



In Partnership With





**HDC**  
MidAtlantic



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**Accessibility in  
Affordable Housing:  
Challenges and  
Solutions**

Over 5,200 Residents

72 Communities

3,418 Apartments

PA, DE, & MD

Urban, Rural and  
Suburban

Seniors, Families,  
Special Needs

Affordable Housing,  
Property

Management  
Resident Services

- ❖ We are trusted resident advocates, developers, property managers, community partners, and collaborators.
- ❖ Our *mission* is to build hope and opportunity for all residents to reach their full potential by creating, preserving, and strengthening affordable housing communities.
- ❖ Our *vision* is for a world where a safe, welcoming affordable place to call home is open to everyone.
- ❖ We believe that *housing is a human right* and the cornerstone of growth and stability for individuals and families.



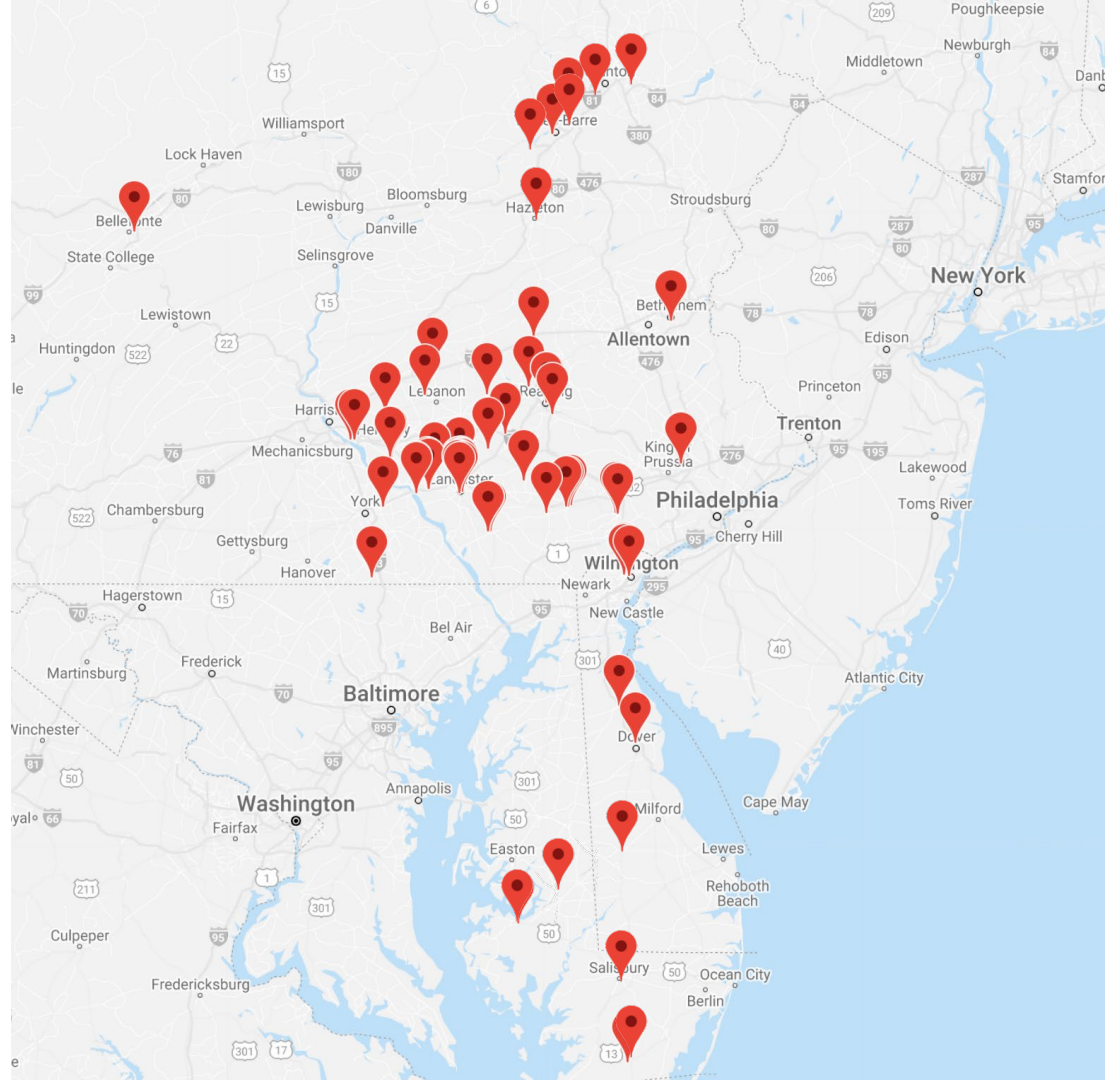
**HDC**  
MidAtlantic



**HOUSING  
PARTNERSHIP  
NETWORK**



**CORES**



# 2024 Pipeline

**18**  
**Active**  
**Projects**

**1,112**  
**Apartments**

**231**

**Apartments under  
Construction or  
Renovation**

**83**

**Apartments  
in Acquisition**

**201**

**Apartments  
in Closing**

**597**

**Apartments in  
Predevelopment**

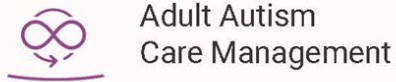
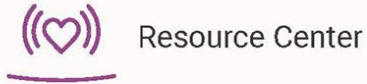




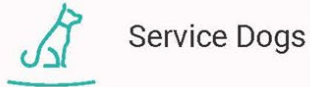
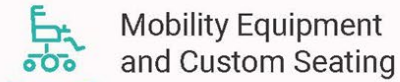
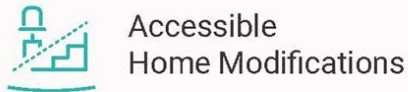
- 460+ Employees
- 10,000+ clients served annually
- Statewide/Northern DE coverage
- **Vision** – Creating a world where everyone can live their best life
- **Mission** – Enhancing Abilities and Changing Lives.

# OUR SERVICES

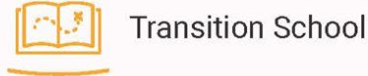
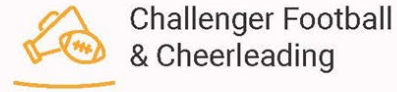
## PLANNING & SUPPORT



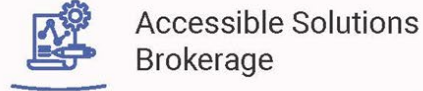
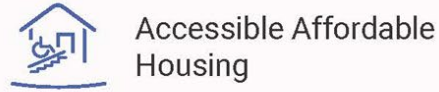
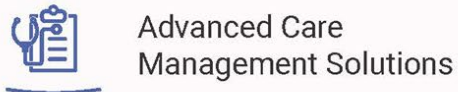
## PERSONAL CARE & INDEPENDENCE



## ENRICHMENT & LIFE SKILLS



## BUSINESS TO BUSINESS





# The Need for Accessible Affordable Homes



## The Need for Accessible Affordable Homes

- **A Crisis Within a Crisis:** Less than 5% of affordable units in the country are accessible
- **HDC MidAtlantic has 331 ADA units as of 2022**, out of a total of 3,400 units
- **Reasonable accommodation requests**  
In 2023, HDC received 215 requests, 7 were denied.  
To date in 2024, we received 98 requests and 5 were denied.

# Partnerships Matter



## Partnerships Matter

### Matchmaking to Leverage your Strengths

**Partners fill gaps and reveal blind spots.** The best partnerships create a stronger project than either could do alone

**Access new avenues to fulfill your mission.** Geographical expansion, new development types, new populations

**Foresight is key.** Negotiate the difficult business terms in an MOU before going too far (and committing funds)

## PARTNERSHIPS CAN GO SMOOTHLY WITH FORESIGHT AND PLANNING

- **HDC partnership #1: Two similar developers with the same skill set in different geographies**
  - Lesson learned: Clearly define roles and responsibilities and monitor progress
- **HDC partnership #2: One developer, one local foundation**
  - Lesson learned: Local knowledge and boots on the ground can fill gaps in capacity
  - Lesson learned: Some partners can contribute capital, some contribute connections and expertise
  - Case study: HDC/UDS Collaboration with The Apartments at College Avenue
- **HDC partnership #3: Two developers with different but complementary areas of expertise**
  - Lesson learned: Each developer can bring skills and connections to the project and develop something neither could do on their own

# **PHFA Standards vs. Real World Needs**



## **PHFA Standards & the Real Need**

**PA projects that hope to use LIHTC must adhere to the “Qualified Allocation Plan” (QAP).**

**The QAP outlines “threshold” and “selection” criteria. Developers maximize their project’s score by opting in to the selection criteria.**

**PHFA publishes tab-by-tab guidance. Relevant tabs are:**

Tab 3: Self Scoring Sheet

Tab 8: Architect’s Threshold and Selection Criteria

Tab 11: Supportive Services Plan

Tab 12: Accessible Units

**Developers are required to develop a relationship with the “Local Lead Agency” to provide referrals for accessible units but should go beyond this minimum requirement to demonstrate a comprehensive supportive services plan.**

## PHFA Standards & the Real Need



### Tab 3: Self Scoring Sheet

***New construction/substantial rehab:** **Ten (10) points** may be awarded to New Construction or Substantial Rehab. developments where the developer agrees to provide **three times** (always round up) as many fully accessible units as are otherwise required (under local, state, or federal mandate, whichever is greater) in the development. **Five (5) points** may be awarded to developments where the developer agrees to provide **two times** (always round up) as many fully accessible units as are otherwise required (under local, state, or federal mandate, whichever is greater) in the development.*

***Preservation:** **Ten (10) points** may be awarded to Preservation Developments in this category if the development **increases the number of fully accessible units which meet current standards in the development by at least ten (10) percent of the total units available, and Five (5) points for an increase of at least five (5) percent of the total units available.** If an existing development already has three times the federal minimum number of accessible units, they will be eligible for ten (10) points. If an existing development already has twice the federal minimum number of accessible units that meet current accessibility standards, they will be eligible to receive five (5) points in this category.*



## PHFA Standards & the Real Need

### Tab 8: Architect's Threshold and Selection Criteria

#### Threshold (required):

- **Visitability:** The following dwelling unit types shall meet the VisitAbility requirements: 100% of newly constructed single-family homes, townhouses, and units in elevator buildings; all ground floor units in walk-up apartment buildings. Rehabilitation developments should strive for 100% compliance, but at least 33% shall meet the VisitAbility requirements.
- Blocking for future grab bars required in all units

Selection criteria (improves your score): **Double** or **triple** the number of accessible units required by law.

Any of these may apply (architect determines which apply):

- *The Fair Housing Act of 1988 & Fair Housing Design Manual ANSI A117.1*
- *Pennsylvania Uniform Construction Code*
- *Uniform Federal Accessibility Standards (UFAS)*
- *Section 504 of the Rehabilitation Act of 1973 2010*
- *ADA Standards for Accessible Design*
- *Any Other State or Local Code or regulation pertaining to design or inclusion of rental housing accessibility features*

## PHFA Standards & the Real Need pt 2



### Tab 12: Accessible Unit Policy

- “Specific outreach to persons with disabilities to fill accessible units with persons needing the features of the unit should commence at the **50% construction mark** and continue until there are more than enough viable applicants on your waitlist (that need the accessible features of the unit) to fill ALL accessible units.”
- “Developments must provide a financing plan which evidences that at least ten percent (10%) of the low income units in Urban Areas and five percent (5%) of the low income units in Suburban/Rural Areas are affordable to persons at or below twenty percent (20%) of the AMI, adjusted for family size. **For developments consisting of all low income units, at least half of these units must be accessible.** For mixed income developments containing market rate units, 5% of the units must be accessible.”

## PHFA Standards & the Real Need pt 3



### Tab 11: Supportive Services Plan (12 points available)

- Services must be available to the entire community
- Minimum on-site staffing ratio of 1 hour per week for every 5 units
- Signed letters of intent from external service providers
- Minimum of \$250/unit and maximum of \$600/unit. (\$800/unit for seniors 62+ and permanent supportive housing)

7 points

- Must be funded for the 15-year compliance period, either from cash flow or a capitalized escrow

5 additional points



# Levels of Resident Services

Common priority: Housing Stability

Resident Services

## Enhanced Services – Onsite hours

- Building relationships
- Supporting community
- Making connections

## Basic Services - Remote

- Making connections to community services
- Supporting problem solving
- Collaborating on action plans for eviction prevention

## Technical Assistance

- No direct services to residents
- Build resource directory
- Support Community Manager in eviction prevention strategies

## PHFA Standards & the Real Need Continued



### Tab 12: Accessible Unit Policy

- Owner must provide a list of community agencies who will provide referrals. Typically there is one 'Local Lead Agency' that funnels potential residents; developers must have a written agreement in place with the LLA at the time of application ensuring they will provide referrals for the required 20% AMI units. (Legal requirements and fairness dictate that a single list should be maintained)

How to balance the need for a single CoC or LLA list with agreements with partners or advocacy organizations?

# **Case Study:** The Apartments at College Avenue



# The Apartments at College Avenue, Lancaster PA

64 units for  
general occupancy  
(48 1-BR and 16 2-  
BR)

64 units for  
general occupancy  
(48 1-BR and 16 2-  
BR)

12 units set aside  
for residents  
requiring ADA  
accommodations

Construction  
starting March  
2024, completing  
Spring 2025



# Sources of Funds

9% LIHTC Equity	Equity	\$11,998,680
PHFA DCRP	Soft debt	\$3,921,309
Lancaster County ARPA	Grant	\$1,250,000
Tenfold	Soft debt	\$1,000,000
Lancaster City HOME	Soft debt	\$850,000
Steinman Foundation – Loan	Soft debt	\$750,000
Steinman Foundation – Grant	Grant	\$750,000
United Disabilities Services – Rental Subsidy	Grant	\$450,000
PA DCED NAP	Grant	\$373,500
Reinvested Fee (Supportive Services Escrow)	Equity	\$257,940
Lancaster City Enterprise Loan	Soft debt	\$250,000
High Foundation	Grant	\$250,000
Donated Land Value	Equity	\$210,000
United Disabilities Services – Capital	Grant	\$100,000
Lancaster County Community Foundation	Grant	\$100,000
Lombardo Foundation	Grant	\$50,000
Energy Rebates	Grant	\$38,384
Santander Bank	Grant	\$20,000
Deferred Developer Fee	Soft debt	\$162,799
<b>Total Sources</b>		<b>\$22,782,612</b>



# The Apartments at College Avenue

IN KIND LABOR & MATERIALS PROVIDED BY UDS VALUED AT \$175,000 (\$15,000/unit)



## Accessible Shower

- Install a 60" x 33" ADA multi-piece pre-fabricated roll-in barrier free shower with integrated wood backing for grab bars and steel reinforced front entry lip
- Install thermostatic mixing valve on rear wall of shower, see drawings
- Install Diverter valve on rear wall of shower
- Install fixed overhead showerhead as per provided final drawings and a slide bar with handheld shower on 5' hose with slide bar as per provided drawings
- Install fabric waterproofed shower curtain with weighted bottom, collapsible dam and straight shower curtain rod
- Install a padded white wall mounted fold down ADA compliant shower bench with fold down front legs, as per provided specifications
- Install shower enclosure grab bars as per provided final specifications, meeting ADA compliance
- New Towel Bar to be installed as per final specifications

# The Apartments at College Avenue Continued

IN KIND LABOR & MATERIALS PROVIDED BY UDS VALUED AT \$175,000 (\$15,000/unit)



## Accessible Sink

- Install a 31" x 22" cast polymer wall mounted sink with low profile sink bowl located on a protruding front at front edge of sink, or comparable product as directed by final specifications, will faucets, water shut offs etc. as per final specifications
- Install tilting ADA compliant mirror above sink

## Commode

- Install commercial grade ADA compliant commode, Kohler or comparable, as specified in final plans to be provided (No plumbing rough ins included with this price)
- Install shut off valves
- Install Bid John standard accessible commode seat for wheelchair transfers
- Install rear and side wall ADA grab bars as specified in final plans.
- Install toilet paper holder
- Install wall mounted 28" Drop Down PT railing on non-wall side of commode enclosure area
  - Install blocking at point of attachment
  - Install fold down PT rail

# The Apartments at College Avenue

IN KIND LABOR & MATERIALS PROVIDED BY UDS VALUED AT \$175,000 (\$15,000/unit)



## **Automatic door opener on Unit Entry Door**

- Electric Supply installed by others
- Install Commercial Grade Open Sesame automatic electric door opener with lock/unlock feature and remote keyless controller

## **Not included in Scope**

- HVAC systems
- Plumbing rough ins
- No electrical work of any kind
- Painting and/or wall finishes
- Flooring

## **Contribution for Upgrade to Work Done by others**

- Upgrade bedroom and bathroom doors to 36" side doors, with off sets hinges. Upgrade contribution is \$300 per door for a total of \$600

# Resources for Smaller Projects





# Programs for Funding Smaller Projects/

**Whole Home Repair Program (WHRP)** – provide funding for county-wide agencies to address habitability and safety concerns, provide measures to improve energy or water efficiency and make units accessible for individuals with disabilities

**Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)** – funds from other outside sources, would be used to assist with the creation, rehabilitation and support of affordable housing throughout the Commonwealth.

## WHRP

- Distributed at a county level
- May not exceed \$50,000 per – some counties are \$25,000
- <80% AMI
- \$125 million allocated with a \$200,000 county minimum

## PHARE

- \$61,558,452 funded in 2023
- Realty Transfer Tax Fund & Marcellus Shale Fund



**Thank you for attending this session! Please take a moment to fill out this survey**  
(Also available in your program book)



**Accessible Housing:**

**A Human Right**