

# Housing Survey of People with Disabilities in Pennsylvania

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# Housing Survey of People with Disabilities

## Executive Summary

### Purpose

In 2012, the Pennsylvania Developmental Disabilities Council (PADDC) awarded a grant to Accessible Dreams and two partnering organizations, HANDS and Diana T. Myers and Associates, Inc., to carry out the **CHOICE** project (Comprehensive Housing Options in Communities for Everyone) in Western Pennsylvania. *The goal of the project is to identify and implement strategies that will expand accessible and affordable housing options for people with disabilities.*

A key strategy for accomplishing this goal is to promote systems change in how architects, builders, developers, realtors and other public and private housing professionals plan and develop housing. A first step toward implementing systems change was to ensure that the CHOICE Team, PADDC and its partners have a clear understanding of the current housing needs and preferences of people with disabilities:

- The project team developed a housing survey to be distributed to individuals with disabilities throughout the Commonwealth
- Seventeen participating agencies distributed the 36 question electronic survey to over 10,000 individuals with disabilities in the Commonwealth.
- Four hundred and sixty-six (466) unduplicated responses were received

### Demographics and Current Housing

The survey reached a broad cross section of individuals throughout the Commonwealth:

- There was a wide geographic representation, with 53 of the state's 67 counties represented
- 49% of respondents were female and 42% male (9% did not indicate gender)
- The average age was 42, with 61% between the ages of 25 and 59
- 34% of respondents had mobility impairments
- A wide range of incomes was represented, including 29% with incomes below \$1,000 per month and 13% greater than \$2,500 per month
- 44% of the respondents were employed
- 60% had SSI or SSDI as their primary source of income
- 57% of respondents currently live with family members and 27% live alone

- 53% live in homes that are owned, a rate far below Pennsylvania's homeownership rate of 70%
- 11% of respondents live in subsidized housing, although many don't know if their housing is subsidized.
- 43% currently receive services--- most often attendant care, transportation and assistance with shopping
- 61% currently depend on cars, family or friends for transportation
- 32% use public transportation or paratransit to get around

### Housing Satisfaction and Interest in Moving

Survey participants were asked about satisfaction with their current housing:

- 74% indicated satisfaction with their current housing
- A majority noted satisfaction due to living in a safe or familiar neighborhood; in a convenient location, or in a home in good condition
- 26% reported dissatisfaction with their current housing
- Dissatisfaction was due to their home being too expensive, too small, inconveniently located, or in poor condition
- Respondents who noted barriers in their current homes especially had difficulty reaching all areas, kitchen cabinets, and stove
- Major reasons for not making needed changes to their homes include affordability and/or the need for help in figuring out what changes are needed and how to make them
- Despite the fact that 74% were satisfied with their current housing, 79% of respondents stated a willingness to move; this most likely reflects the many young adults who currently live with family members but would prefer to establish their own households
- 45% of the respondents said that if they were to move, they would go to friends or family for help finding a place; 39% would turn to a public service agency
- Over half of the respondents stated that they would need assistance with both finding the right place to move and with the move itself

### Housing Preferences

In describing the place to which they would like to move:

- 41% of respondents indicated that they would like to move within the same community, reflecting the desire to stay near friends, family and other existing supports

- 51% expressed a preference for moving to a single-family or 2 family home
- 23% prefer to move to an apartment
- 11% expressed an interest in a shared housing arrangement
- 53% said they would be willing to have a roommate in order to make their housing more affordable
- 44% prefer neighbors of all ages and 42% have no preference
- 78% prefer to move to a place that accepts pets

## Barriers to Moving

When asked to identify barriers to moving:

- 79% noted concern about finding a home they can afford
- The majority of respondents are not familiar with subsidized housing and other resources available to assist in making their housing more affordable
- 46% felt they would have difficulty finding housing that meets their accessibility needs
- 34% fear the potential loss of services, since many survey respondents receive supports and services from family members with whom they live

## Conclusions

In many ways the housing needs and preference of people with disabilities are *the same as everyone else*:

- They prefer to live in single family or two family homes that are in good condition and have sufficient space
- They want to live in safe neighborhoods that are near family and friends and are convenient to services and amenities

In other ways, many people with disabilities have *special needs*, including:

- Accessibility in their homes
- Access to supports and services

People with disabilities also have a *critical need for assistance* including:

- Determining what changes are needed in their current home and how to make them
- Finding a new home
- Moving from their current home
- Learning about available housing resources and how to access them

People with disabilities of ALL incomes need *access to barrier free housing*. Members of the housing industry must be encouraged to:

- Apply principles of universal design
- Meet the need for all size units
- Consider expansion of non-traditional housing options such as shared housing

Finally, the survey findings provide a blueprint for future activities of the project team, PADDC and its other partners in:

- Educating members of the public and private housing industries about the housing needs and preferences of individuals with disabilities
- Advocating for systems change in the planning and development of housing that meets their stated needs and preferences

## Background

In 2012, the Pennsylvania Developmental Disabilities Council (PADDC) awarded a grant to Accessible Dreams and two partnering organizations—HANDS and Diana T. Myers and Associates, Inc. --- to carry out the CHOICE project (Comprehensive Housing Options in Communities for Everyone) in Western Pennsylvania. Each organization brings a wealth of experience to this project:

Accessible Dreams is a non-profit affiliate of the Tri-County Patriots for Independent Living (TRIPIL), which operates a Center for Independent Living in Washington, PA. It was established as an accessible home developer and a real estate service provider that impacts housing choice for people with disabilities in Southwestern, PA.

Housing and Neighborhood Development Services (HANDS) is a highly experienced non-profit developer and manager of affordable housing for people with disabilities since 1965. It operates primarily in Northwestern, PA.

Diana T. Myers & Associates, Inc., (DMA) is a private consulting firm that has been engaged in affordable housing policy, program design, planning and implementation for people with disabilities throughout the Commonwealth since 1988.

The three project partners identified four major barriers to housing choice for people with disabilities:

- 1) Current Financing Mechanisms for Housing
- 2) Deficiencies in Project Planning for Rental Housing
- 3) Current Structure of Real Estate Sales Commissions
- 4) Lack of Targeted Marketing and Outreach for Affordable, Accessible Housing

The goal of the CHOICE project is to identify and implement strategies for overcoming these barriers that will expand accessible and affordable housing options for people with disabilities. The primary vehicle for accomplishing this goal is to promote systems change in both the public and private housing industries, including among builders, developers, architects, and realtors.

In order for the CHOICE project to influence the policies of publicly funded housing programs and the marketing practices of the real estate industry, it must have a clear understanding of the housing needs and preferences of people with disabilities. For this reason, the project team developed and distributed a housing survey to individuals with disabilities throughout the Commonwealth. The project team will use the findings of the survey to educate members of the housing industry about the housing needs and preferences of people with disabilities and to advocate for systems change that will meet those needs and preferences. This report summarizes the findings of that survey.

## The Survey Methodology and Response Rate

A copy of the 36 question survey is attached as Appendix A. The survey questionnaire was drafted by Diana T. Myers and Associates, Inc. and reviewed and commented on by Accessible Dreams and HANDS staff as well as by the PA Developmental Disabilities Council (PADDC) staff and council, and the CHOICE Advisory Committee. Based on this feedback, several revisions and additions were made to the survey.

The survey was designed as an electronic questionnaire to be distributed with a cover letter from participating agencies to their members. This method was chosen to be cost effective and yet to reach the widest audience possible. Participating agencies included those serving people with disabilities—developmental, cognitive and physical. Although this was the primary method of distribution, staff of several agencies administered the survey in person to some of their members and returned the instruments by mail to the

project partners. In addition, in a number of cases the electronic surveys were filled out with family members.

The Team's original intention was to focus the survey in northwestern and southwestern PA through the listserves of HANDS and Accessible Dreams. However, the PADDC invited other agencies working with them to participate, and as a result, 17 agencies distributed the survey to more than 10,000 individuals throughout the Commonwealth. Appendix B lists the agencies who assisted in distributing the survey and the estimated number of individuals contacted by each. Of the estimated 10,000 individuals receiving the questionnaire, 466 unduplicated responses were completed, representing a return rate of approximately 4.5%.<sup>1</sup>

## Demographic Information

Charts 1-6 provide demographic information on the 466 survey respondents. Forty-nine percent (49%) of the respondents were female and 42% were male, with 9% not responding. The average age of respondents was 42, with 61% between the ages of 25 and 59. 14% were over the age of 60, 13% were between the ages of 18 and 24, and 2% were under 18.

The survey captured persons with a wide range of disabilities. Thirty-four percent (34%) reported a mobility impairment, with 25% using wheelchair or other mobility devices and 8% requiring a companion/assisting animal. Thirteen percent (13%) reported visual impairments and 10% hearing impairments. Four percent (4%) reported a cognitive, mental health or behavioral disability.

The survey also captured individuals with a wide range of incomes: the majority (55%) of the respondents reported incomes between \$500 and \$2500 per month, while 13% reported more than \$2500, 4% less than \$500 and 2% no income.

Forty-four percent (44%) of the respondents are currently employed. Notably, SSI or SSDI are listed as a source of income for 60% of the respondents. A small percentage (13%) reported pensions, retirement, social security or private disability insurance as their source of income.

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<sup>1</sup> There may have been duplications in the 10,000 surveys distributed, which means that the response rate would be higher than 4.5%

## Findings

### Geographic Distribution

Due to the outstanding participation among the disability advocacy agencies, survey respondents were representative of the Commonwealth's wide diversity of communities. Fifty-three (53) of Pennsylvania's 67 counties were represented in the 466 survey responses. As shown in Chart 7, close to 40% of the respondents were from the Commonwealth's three largest counties-- Philadelphia (11.4%), Allegheny, (15.5%) and Montgomery (12.4%) -- while close to 22% were from smaller, more rural communities.

### Tenancy

A sizable majority of the respondents (57.4%) live with their spouse or other family members, while 26.9% live alone in their homes (Chart 8). A small number currently live in group homes (31 persons) or with friends or roommates (20 persons).

Consistent with the number of persons living with spouses or family members, 53% of the respondents live in homes that are owned rather than rented (Chart 9). Based on several open-ended survey responses, we surmised that many of these homes are owned by family members other than the person with a disability. In many cases, the respondents are adult children living at home with their parents or other family members. Thirty-six percent (36%) of the respondents are currently renters, while 11% are not sure of their tenancy. Even considering ownership by other family members, if one compares these homeownership rates with the average in Pennsylvania, which was close to 70% in 2010, the percentage of home ownership among survey respondents is extremely low.

### Housing Costs

Over one-quarter of all survey respondents are currently paying \$1000 or more per month for their housing costs and utilities, with another 26% paying between \$500 and \$1000 per month (Chart 10). It should be noted, however, that an additional 37% of respondents were either unsure of their current housing costs (11%), gave another response (6%), or provided no response to this question (20%).

Charts 11 and 12, which show housing costs for renters and owners separately, are quite interesting. While in general, homeowners have higher housing costs than renters, in this case 59% of renters were paying \$500 or more a month for their housing costs while only 47% of those living in housing that is owned were paying \$500 or more per month. As explained above, this is probably due to the fact that a number of survey

respondents are not the head of household with primary responsibility for the housing costs. These respondents may only be paying a portion of the total housing costs, with the rest being paid by a parent or other family member.

### Subsidized Housing

Chart 13 reveals that 73% of respondents currently live in market rate or unsubsidized housing and 11% live in subsidized housing. It should be noted, however, that given the average incomes reported and the source of income (SSI and SSDI), a significantly higher number of people may actually be eligible for subsidized housing. In addition, a full 15% of respondents indicated that they don't know whether or not their housing is subsidized. This may indicate a need for education of these and other individuals with disabilities about how to determine their eligibility for housing assistance, how to identify subsidized resources, and how to apply for housing subsidies.

### Services

Charts 14 and 15 report on services respondents currently receive that help them to continue living in their home. Forty-three percent (43%) are currently receiving services. Respondents who currently receive services reported the most common services being: attendant care (46%), transportation (45%), help with shopping and errands (42%), meals (29%) and homemaker services (28%). These were the same services that respondents indicated they would need if they were to move to another home (Chart 16): transportation (48%), help with shopping and errands (41%), homemaker services (36%), attendant care (27%), and meals (27%).

Transportation is clearly a critical service for people with disabilities. Chart 17 summarizes the primary means of transportation currently used by survey respondents. Thirty-eight percent (47%) rely on cars, while 18% use public transportation, 14% use paratransit, and 14% rely on family and friends. Four percent (4%) use other means of transportation and 4% have no means of transportation.

### Current Housing Satisfaction

Survey participants were asked to rate satisfaction with their current housing (Chart 18). There is a generally high level of satisfaction: 75% of the respondents indicated that they are either satisfied (42%) or very satisfied (33%) with their current home. Chart 19 identifies the things that people most like about their current home, including that it is: in a safe neighborhood (61%), convenient to stores, friends, transportation, work,

etc.(52%), familiar (52%), and in good condition (49%). In addition, 48% of the respondents indicated that they like the people they are living with.

Twenty-five percent (25%) of the survey respondents indicated dissatisfaction with their current home (Chart 18) . Chart 20 describes the things that people dislike about their current homes: the homes are too expensive (23%), too small (21%), not convenient to stores, transportation, etc. (20%) and the condition of the home is poor (needs repairs, etc.) (19%).

### Accessibility

Respondents were posed a series of true/false questions about the current accessibility of their homes (Chart 21). While 88% or more of respondents are able to safely enter and exit their home, pass through doorways, reach their bathroom sinks and cabinets, navigate the hallways and access the kitchen sink, others face barriers in their current homes. Twenty-one percent (21%) said they could not reach all areas of their home, 25% indicated that they could not reach their kitchen cabinets, 28% cannot safely use their oven or stove, and 16% cannot safely use their tub or shower.

When asked why they haven't made the changes needed to live safely in their homes, 32% responded that they do not need changes to be made (Chart 22). The primary reason for not making the changes among the remaining individuals who answered the question was affordability; 36% said they could not afford to make the changes. While some stated a preference to move (18%), others stated that they need help figuring out what changes to make and how to make them (16%). These individuals would clearly benefit from access to technical assistance provided through public and private home modification programs such as those administered by Accessible Dreams.

### Moving to a New Home

Despite the generally high level of satisfaction with their current housing, a full 79% of respondents indicated they would be "very willing" (46%) or "somewhat willing" (33%) to move to another home (Chart 23). Again, based on response to some of the open-ended survey questions, it is possible that many younger adults are living with their parents, and although the current situation is adequate, they would prefer to live independently if the right situation were available.

Chart 24 reveals that 32% of the respondents are actually looking for a new place to live. The fact that this percentage is lower than even the percent who are "very willing

to move” might be explained by several factors, including that: individuals need accessible housing and are aware of the limited number of accessible units on the market; individuals really don’t know how to go about finding accessible, affordable housing; the actual process of looking for a new home is daunting or inconvenient; individuals know their budget limitations and the difficulty of finding housing affordable to them on the private market; and finally, they are not aware of subsidized housing resources or how to obtain them.

Respondents were asked how they would look for a new place to live if they were to move (Chart 25). The response to this question, which confirms the findings of an earlier study in the City of Philadelphia, indicates that unlike other housing seekers, many people with disabilities would go to either friends or family members (45%) or to a public or social service agency (39%) to help them find a place to live. Thirty-eight percent (38%) would seek the assistance of a realtor and 4% would browse the internet. These responses are good news for agencies whose mission is to assist people with disabilities to locate, obtain and retain their housing. It means they will have easy access to the individuals they wish to serve.

Charts 26 and 27 provide good information on the types of assistance that people feel they would need in order to successfully move to another home. Most respondents indicated that they would need some type of assistance, primarily: assistance with the actual move (55%), finding the right place to live (52%), figuring out how much they could afford to pay (39%), and finally, help negotiating the purchase price or rent (35%).

## Housing Preferences

### *Location*

Chart 28 reports on where people would like to move. There were three types of responses to Survey Question #19 (see Appendix A). Most people stated a preference for a specific community or town. Secondly, some expressed a preference to move far from their current home-- to another state or even country (Honolulu, Alaska, Italy). Thirdly, a number of individuals were not at all concerned with geographic location, but with other characteristics such as “anywhere for a fresh start,” “somewhere where it’s safe,” “stay where my waiver is funded,” or “a warmer climate where my spasticity will be less problematic.”

A comparison was made between respondents’ current communities of residence and the locations where they said they would like to move. This revealed that even if they

were to move to another home, 41% of respondents would like to remain in the same community in which they currently live. Fifty-nine percent (59%) would prefer to move to a different community than where they currently reside.

### *Type of Housing*

Respondents were very specific about the type of housing to which they would like to move (Chart 29). The largest percentage of respondents (73%) prefer single-family (56%) or two-family (17%) homes, while 28% indicated preference for either low rise (17%) or high rise (11%) apartment living. Sixteen percent (16%) of the respondents indicated an interest in shared housing (with their own bedroom and shared living room, kitchen, etc.) This relatively high percent of respondents interested in shared housing may indicate either a desire for companionship or a recognition of the reality of choosing a housing option that is more affordable than others.

### *Bedroom Size*

An important piece of information for developers is found in Chart 30. While many developers build accessible efficiencies or one-bedroom apartments for people with disabilities, this chart reveals that only 2% would accept an efficiency apartment and 24% a one-bedroom apartment. A full 46% prefer two-bedrooms and 21% three or more bedrooms as a minimum if their household were to move.

### *Neighbors*

For many years, federal programs provided subsidized housing for people with disabilities in the same developments as those for seniors. Experience has proven, however, that this is not necessarily a good match. The data reported in Chart 31 confirms this finding; only 12% of survey respondents expressed a preference for their neighbors to be elderly. The majority either preferred their neighbors to be of all ages (44%) or said that “it doesn’t matter” (42%). Nineteen percent (19%) stated a preference for their neighbors to be other people with disabilities. It has been found, for example, that many individuals with hearing impairments and some individuals with serious mental illness prefer to live with peers in order to enhance communication and/or to minimize isolation.

### *Pets*

A whopping 78% of respondents would prefer to move to a place that accepts pets (Chart 32). While under fair housing laws landlords cannot legally prohibit service animals, many rental properties prohibit household pets or charge extra fees.

Recent studies have begun to scientifically explore the benefits of the human-animal bond, so developers should be encouraged to revisit their pet policies, especially for persons with disabilities. See <http://www.helpguide.org/articles/emotional-health/the-health-benefits-of-pets.htm> for more information on pet policies.

### *Affordability*

Chart 33 provides data on the maximum amount of money respondents thought they could afford each month for housing plus utilities if they were to move. Notably, these figures are lower than the housing costs currently being spent as reported in Chart 10, signifying that a number of respondents think their current housing costs are a burden. Twenty-one percent said they could only afford \$300-\$500 per month for housing and another 13% said they could spend from \$701 to \$900 per month.

These housing costs will present a challenge to many home seekers, given that fair market rents are \$633 for a one-bedroom home and \$789 for a two-bedroom home in the Pittsburgh area and \$528 for a one-bedroom and \$666 for a two-bedroom home in Erie. It is important to note, however, that 25% of the respondents either did not know how much they could spend on housing or provided no answer to this question. This may underscore the need identified above to provide assistance to people with disabilities by calculating out how much they can afford to pay for housing and in negotiating the rent or purchase price.

### *Roommates*

One way of making a home more affordable is to share with another individual or individuals. A full 53% of the survey respondents said they would be willing to have a roommate in order to afford the home they liked (Chart 34). When asked about the type of roommate they would want, 27% stated a preference for someone their own age and 24% for someone they already know (Chart 35). Forty-four percent appeared to have no preference: they either did not respond (32%), said they did not know (7%), or that it does not matter (5%).

### *Obstacles to Obtaining a New Home*

Survey participants were posed seven different questions about obstacles they might anticipate in securing a new home (Chart 36). Seventy-nine percent (79%) expressed concern about finding a home they could afford; 46% about finding a home that meets their accessibility needs and 34% fear a loss of services that they need to live independently. Addressing past due utilities or rent and overcoming a poor credit

history were also considered obstacles by some persons (19% and 25% respectively), reflecting general financial concerns associated with moving and living independently.

### *Additional Comments*

At the conclusion of the survey, respondents were asked whether they had anything else they would like the surveyors to know about their housing needs and preferences (Appendix C). Over 90% of the respondents took the opportunity to comment. The overall impression is a high level of frustration with the current lack of housing choices, and especially the lack of support services available to help people to live independently in the community. At the same time, most people are fairly clear about what they need and what they would like. Two comments in particular expressed the feelings of many others: "I just want to be able to live in my own place near to my work." "A place that I can afford and manage and enjoy having near places where I can use to help me achieve goals of: employment and wellness and my charismatic spirituality and be accepted, appreciated, and helpful to my new community!!!!!"

Many respondents confirmed their earlier preferences for a place to live that has enough space, is accessible and safe, and convenient to work, friends, family, services and public transportation. A good number of comments were from individuals who are currently living with their parents or other family members and are either 1) concerned about what will happen in the future when this arrangement is no longer possible, or 2) are interested in living independently but concerned about losing the supports they are currently receiving from those family members. A number of individuals emphasized their concern for having a place that could accommodate their changing needs as they age. Finally, quite a few individuals used the opportunity to address their individual concerns such as the need for a phone ringer smoke alarm in their current home or access to dialysis at the hospital.

## Conclusion

In many ways the housing needs and preferences of people with disabilities are identical or similar to those without disabilities. They would prefer to stay in their current homes, especially if they could be modified to accommodate their specific needs. If moving, they would prefer to live in single-family or two-family homes and want to live near their family and friends with access to social supports and public transportation. Like others, most people with disabilities prefer to live in safe communities with people of all ages.

Unfortunately, as described above, many people with disabilities also have limited incomes, with the major source being SSI and SSDI, which severely limits their housing choice. Indeed, a high percentage of respondents see affordability as the primary barrier to moving. There is clearly a need for additional subsidized housing choices scattered throughout the community; Accessible Dreams, HANDS and Diana T. Myers and Associates, Inc. must continue their efforts to increase the stock of affordable accessible housing, as well as to use this information to influence public policy and the activities of other developers. In addition, further exploration of shared housing and other non-traditional affordable housing options is recommended as a way of expanding choice.

The findings clearly indicate that developers must be aware of and design homes to meet the accessibility needs of people with disabilities. Unlike in the past, in which many accessible units were efficiencies or one bedroom units, developers must recognize that many people with disabilities have families and need homes that have two or more bedrooms. Special attention must be paid to accessibility features, ensuring that residents can reach all areas of their home, including their bathroom and kitchen cabinets, oven and stove.

Another major barrier to moving is the potential loss of services. Many of the survey respondents -- in fact many people with disabilities -- are currently receiving meals, transportation and other services from family members that might be lost if they were to move. Indeed, the importance of access to services, including transportation, cannot be underestimated when considering housing location. Access to services must be considered by policy makers, realtors, developers and others as integral to housing choice.

Those who wish to move are stymied not only by a lack of financial resources, but also by a lack of knowledge about how to find appropriate housing. A fair percentage of individuals are also unaware of the public resources available to them or how to access those resources. Both Accessible Dreams and HANDS should continue to educate consumers about housing resources. The project team should also share the information in this report with the goal of influencing the policies of publicly funded housing programs and the development and marketing practices of the real estate communities.

# **APPENDIX A**

## Accessible Dreams - Consumer Housing Survey

### **1) I currently live (Check one):**

- Alone in my home
- With my spouse or other family/relatives
- With a friend or roommate
- In a group home
- In a supervised or transitional living arrangement
- Other (please specify): \_\_\_\_\_

### **2) My home is located in (Name of city or town):** \_\_\_\_\_

### **3) My home is:**

- Rented
- Owned
- Not sure/No answer

### **4) My monthly housing cost, including rent & utilities is:**

\$ amount: \_\_\_\_\_

Not sure / don't know: \_\_\_\_\_

### **5) My monthly housing cost, including mortgage, taxes, insurance and utilities is:**

\$ amount: \_\_\_\_\_

Not sure / don't know: \_\_\_\_\_

### **6) My housing:**

- Is subsidized (I live in public housing, Section 8 or other government assisted housing)
- Is not subsidized
- Don't know/No answer

### **7) Do you receive any services that support or help you to continue to live in your home?**

- Yes
- No

**8) If yes, what services do you receive? (check all that apply)**

- Attendant care
- Health/nursing care
- Transportation
- Meals
- Readers
- Homemaker services
- Help with shopping/errands
- Other: \_\_\_\_\_

**9) In general, how satisfied are you with your current home?**

- Very satisfied
- Satisfied
- Not satisfied

**10) What do you like about where you are living? (check all that apply)**

- It is a good value
- My home is in good condition
- My home is spacious
- I have a lot of privacy
- The neighborhood is safe
- I like the people I am living with
- It is convenient to stores, friends, transportation, etc.
- It is familiar
- Other: \_\_\_\_\_

**11) What don't you like about where you are living? (check all that apply)**

- It is too expensive
- My home is in poor condition
- My home is too small
- I have difficulty entering/exiting/moving around my house
- I have no privacy
- The neighborhood is unsafe
- I don't like the people I am living with

- I don't like my neighbors
- It is not convenient to stores, transportation, etc.
- Other: \_\_\_\_\_

**12) Please answer "true" or "false" to each of the following statements about your current home:**

	True	False
I can safely enter and exit my home	( )	( )
I can reach all areas of my home	( )	( )
I can easily navigate the hallways	( )	( )
I can easily pass through doorways	( )	( )
I can reach the bathroom sink/cabinets	( )	( )
I can safely use the tub/shower	( )	( )
I can access the kitchen sink	( )	( )
I can reach the kitchen cabinets	( )	( )
I can safely use the oven/stove	( )	( )

**13) If you need changes to live more safely in your home, why haven't you made these changes? (Check all that apply)**

- I don't need changes
- I would prefer to move
- It is structurally impossible to make the changes
- My landlord won't make the changes
- I need help figuring out what changes I need and how to make them
- I can't afford to make the changes
- I don't know
- Other: \_\_\_\_\_

**14) If appropriate housing were available, would you be willing to move?**

Yes, very willing     Somewhat willing     Not willing     Don't know

**15) Are you currently looking for a new place to live?**

Yes

No

**16) If you were to move, how would you look for a new place to live?**

Realtor

Friends or family

Newspaper ads

Craigslist

Public or social service agency

Other: \_\_\_\_\_

**17) Is there any type of assistance you would need in order to move to a new home?**

Yes

No

**18) What type of assistance would you need in order to move to a new home? (Check all that apply):**

Finding the right place to live

Figuring out how much you could afford to pay

Help negotiating the rent or purchase price

Understanding your rights as an owner or renter

Moving assistance

Establishing a household

Learning how to maintain your home/apartment

Gathering required documentation such as identification of evidence of income

Other: \_\_\_\_\_

**19) If you moved, where would you like to move? (Name of city or town)\_\_\_\_\_**

**20) If you moved, in what type of housing would you like to live?**

- A single family home
- A duplex or double home
- A 2-3 story apartment
- A high-rise apartment building
- Shared housing (with your own bedroom and sharing the living room, kitchen, etc.)
- Don't know
- Other: \_\_\_\_\_

**21) If you moved, what is the smallest number of bedrooms you would accept?**

- 0 (efficiency)
- 1 bedroom
- 2 bedrooms
- 3+ bedrooms

**22) If you moved, you would like your neighbors to be (check all that apply)**

- All ages
- Young
- Middle age
- Elderly
- Persons with disabilities
- Doesn't matter
- No answer

**23) If you moved, would you like a place that accepts pets?**

- Yes
- No

**24) If you moved, what is the maximum amount you could afford per month for housing including utilities? (\$ amount)\_\_\_\_\_**

**25) If you moved, what services would you need to stay in your new home:**

- I would not need services
- Attendant care
- Health/nursing care
- Housing counseling

- Transportation
- Meals
- Readers
- Homemaker services
- Help with shopping/errands
- Other: \_\_\_\_\_

**26) If you could have the home you liked but had to have a roommate in order to afford it, would you do that?**

- Yes
- No

**27) What type of roommate would you want? (check all that apply)**

- Someone your own age
- Someone older
- Someone younger
- Someone you already know
- Doesn't matter
- Don't know

**28) Please indicate whether you anticipate any obstacles to obtaining a new home by answering “yes” or “no” to the following?**

	Yes	No
Finding a home that meets my accessibility needs	<input type="checkbox"/>	<input type="checkbox"/>
Finding a home I can afford	<input type="checkbox"/>	<input type="checkbox"/>
Loss of services I need to live independently	<input type="checkbox"/>	<input type="checkbox"/>
Addressing past due utilities or rent	<input type="checkbox"/>	<input type="checkbox"/>
Overcoming a poor credit history	<input type="checkbox"/>	<input type="checkbox"/>
Overcoming a poor rental history	<input type="checkbox"/>	<input type="checkbox"/>
Overcoming a criminal history	<input type="checkbox"/>	<input type="checkbox"/>

**29) Please answer the following questions about yourself:**

- I have a mobility impairment
- I have a hearing impairment
- I have a visual impairment
- I use a mobility device/wheelchair
- I use a companion animal
- I use another assistive device
- I do not use assistance animals or devices
- I have a developmental disability
- Other device/assistance: \_\_\_\_\_

**30) I am:**

- Male
- Female
- Transgendered

**31) What is your age? \_\_\_\_\_**

**32) What are your current sources of income? (check all that apply)**

- Employment
- SSI
- SSDI
- Pension, retirement, social security
- Insurance
- Veterans benefits
- Other income: \_\_\_\_\_

**33) What is your approximate total monthly income? (\$ amount) \_\_\_\_\_**

**34) Are you currently employed?**

- Yes
- No

**35) What is your primary means of transportation?**

- Car
- Paratransit

Public transportation

Other: \_\_\_\_\_

No transportation available

**36) Anything else you would like us to know about your housing needs and preferences?**

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Thank You!

This survey was supported by a grant from  
the Pennsylvania Developmental Disabilities Council.

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# APPENDIX B

## Consumer Housing Survey Distribution

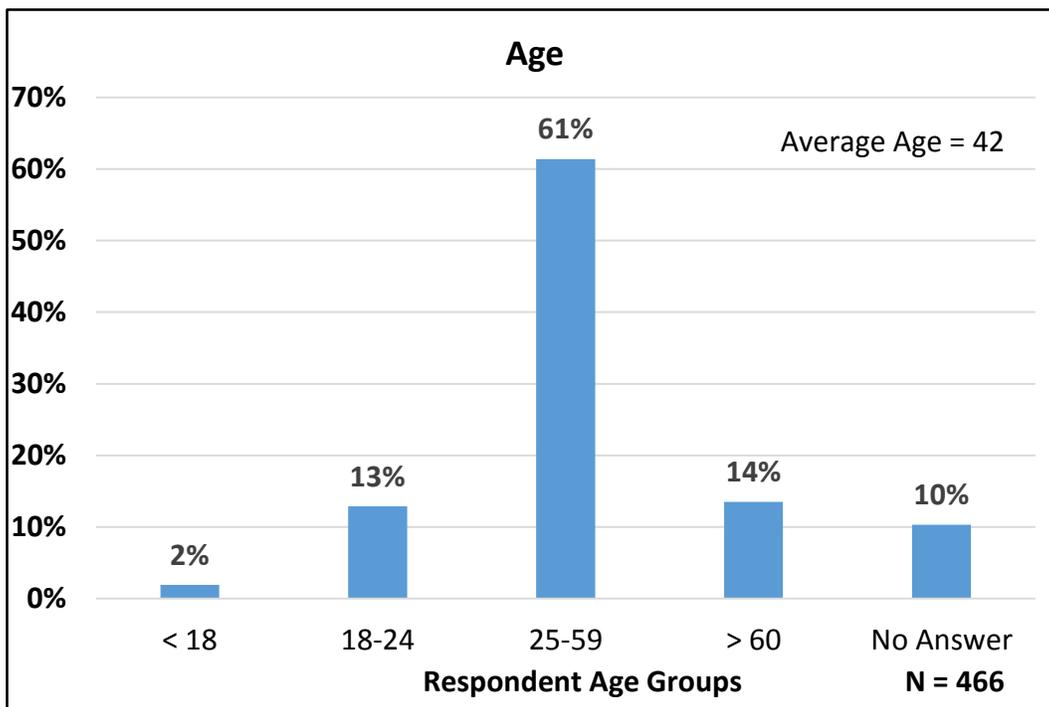
<u>Agency</u>	<b>Number Distributed</b>
Accessible Dreams	400
Achieva	6,000
AdvizeX Technologies	1 family
Bureau of Autism Services	unknown
Consumer Health Coalition	15
DASH	1,231
Disability Rights Network of PA	1,148
Governor's Cabinet and Advisory Committee for People with	525
HANDS	35
Herald Advocacy	unknown
PA Developmental Disabilities Council	322
Pittsburgh/Allegheny County Task Force on Disabilities	unknown
SPIN, Inc.	20
TRIPIL	unknown
United Way of Allegheny County	200
Vision for Equality	400
YWCA Center for Race and Gender Equity	unknown
<b>Total Distribution</b>	<b>10,296</b>
<b>Total Responses</b>	<b>466</b>
<b>Estimated Participation Rate</b>	<b>4.53%</b>

# Charts 1-36

## Chart 1

Gender		
Response	Number	Percent
Female	227	49%
Male	196	42%
No Answer	43	9%
<b>TOTAL</b>	<b>466</b>	<b>100%</b>

## Chart 2



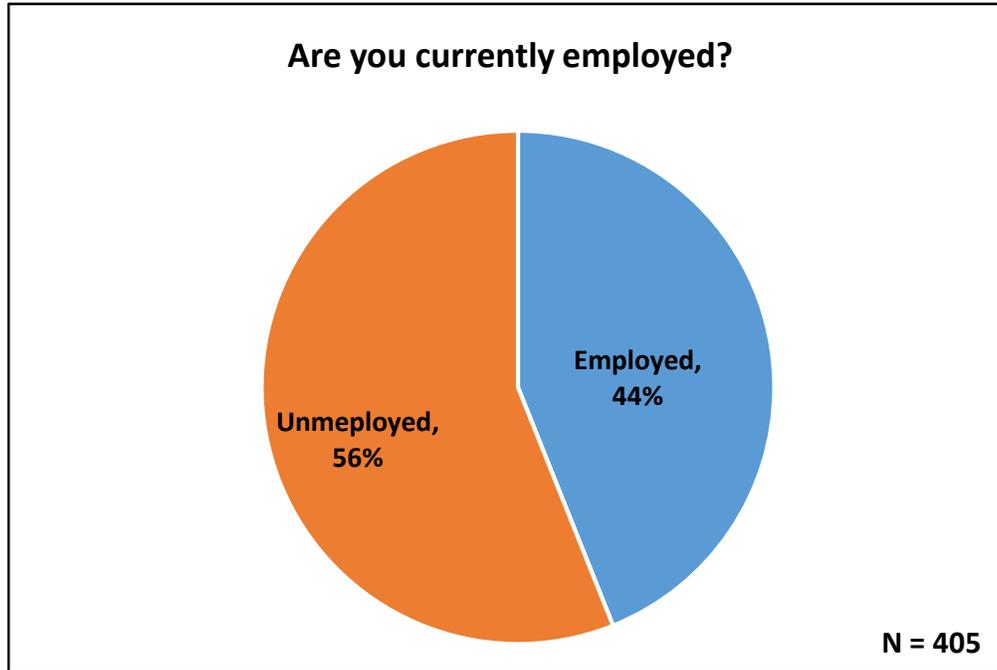
## Chart 3

Self-reported Disability		
Response	Number of Responses	Percent of All Responses
Mobility	158	24%
Wheelchair	107	16%
Visual	59	9%
Hearing	46	7%
Companion/Assisted animals	38	6%
Cognitive (Developmental, Autism, Aspergers, intellectual, TBI)	11	2%
Other Mobility (walker, cane)	9	1%
Physical disability	8	1%
Mental/Behavioral health disability	7	1%
Other disability	1	0%
Many/Multiple Devices	5	1%
Other device/assistance	70	11%
No assistance animals or devices	140	21%
No Answer	4	1%
<b>TOTAL ANSWERS</b>		<b>663</b>

## Chart 4

Monthly Income		
Response	Number	Percent
< \$499	19	4%
\$500 - \$749	67	14%
\$750 - \$999	49	11%
\$1,000 - \$1,499	65	14%
\$1,500 - \$2,499	76	16%
> \$2,500	62	13%
No Income	11	2%
Don't Know	16	3%
Other	2	0%
No Answer	99	21%
<b>Total</b>		<b>466 100%</b>

## Chart 5



## Chart 6

<b>Sources of Income (Multiple Responses)</b>		
<b>Response</b>	<b>Number</b>	<b>Percent</b>
SSI or SSDI	281	51%
Employment	174	31%
Pension, retirement, social security	45	8%
Parents, Family, Inheritance, Trust Income	17	3%
Private Disability Insurance	15	3%
Veterans benefits	11	2%
Unemployment or Workers Comp.	3	1%
Child support	0	0%
Other public benefits (SNAP, TANF, Food Stamps)	3	1%
Other (not including wavers)	1	0%
No income	4	1%
<b>Total number of responses = 554</b>		

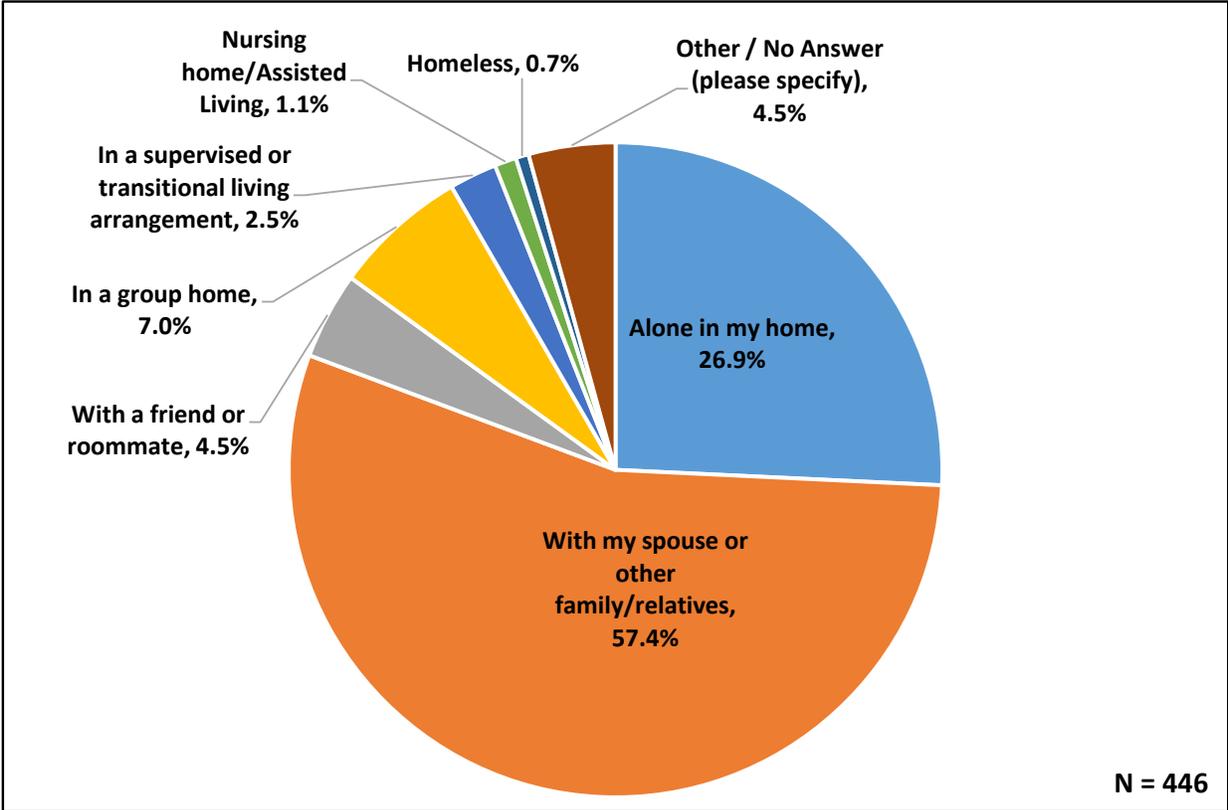
## Chart 7

County of Residence	Number	Percent
Allegheny	72	15.5%
Montgomery	58	12.4%
Philadelphia	53	11.4%
Bucks	26	5.6%
Chester	19	4.1%
Lancaster	19	4.1%
Dauphin	15	3.2%
Erie	15	3.2%
Cumberland	14	3.0%
Delaware	14	3.0%
Northampton	11	2.4%
Lehigh	9	1.9%
Unknown	10	2.1%
ALL OTHERS (41 counties)	102	21.9%
No Answer	29	6.2%
<b>Total</b>	<b>466</b>	<b>100.0%</b>

53 Pennsylvania counties represented

# Chart 8

Current place of residence



# Chart 9

Home Rented or Owned		
Response	Number	Percent
Owned	247	53%
Rented	168	36%
Not sure/No answer	51	11%
<b>TOTAL</b>	<b>466</b>	<b>100%</b>

## Chart 10

<b>Monthly Housing Cost (Owners &amp; Renters Combined)</b>		
<b>SEGMENTS</b>	<b>Number</b>	<b>Percentage of Total</b>
Over \$1,000	121	26%
\$750 - \$999	53	11%
\$500 - \$749	70	15%
Under \$500	50	11%
Not Sure	50	11%
Other Response	28	6%
No Answer	94	20%
<b>TOTAL</b>	<b>466</b>	<b>100%</b>

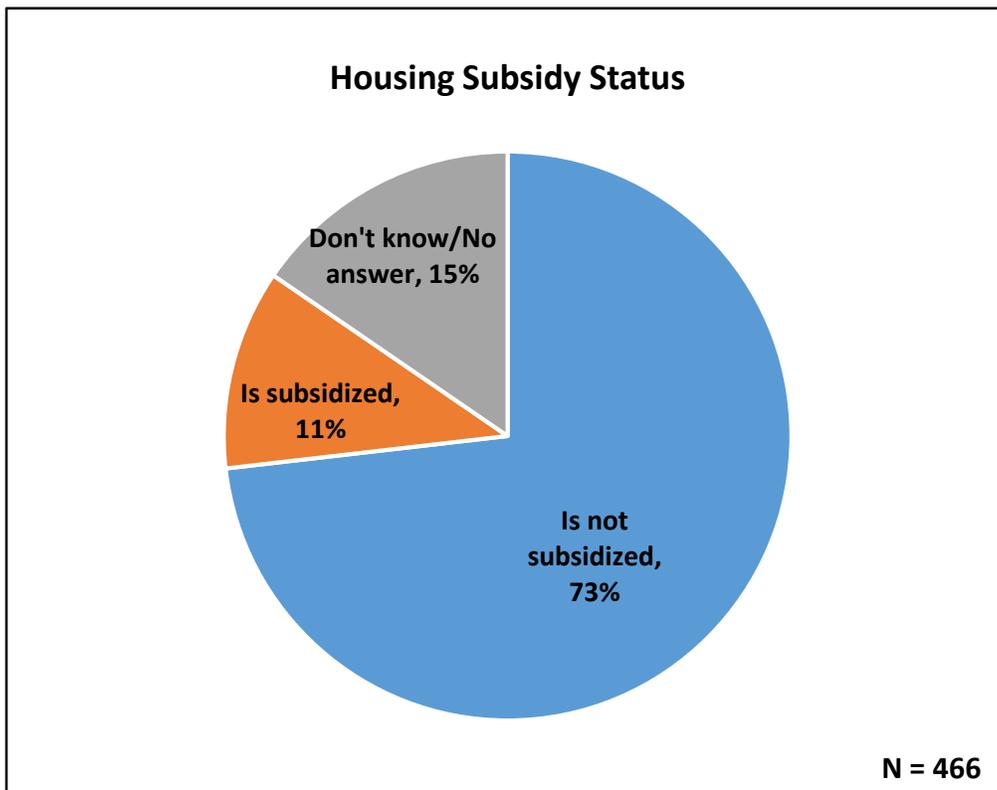
## Chart 11

<b>Monthly Housing Cost Including Utilities (Renters)</b>		
<b>SEGMENTS</b>	<b>Number</b>	<b>Percentage of Total</b>
Over \$1,000	46	24%
\$750 - \$999	30	16%
\$500 - \$749	36	19%
Under \$500	30	16%
Not Sure	11	6%
Other Response	9	5%
No Answer	27	14%
<b>TOTAL</b>	<b>189</b>	<b>100%</b>

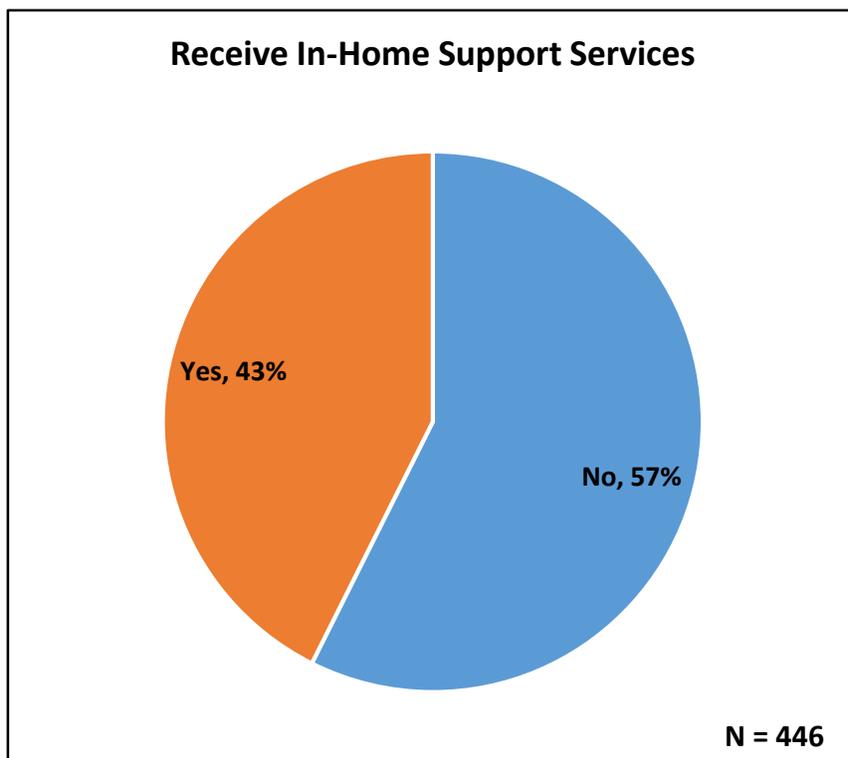
## Chart 12

Monthly Housing Cost Including Utilities (Owners)		
SEGMENTS	Number	Percentage of Total
Over \$1,000	75	27%
\$750 - \$999	23	8%
\$500 - \$749	34	12%
Under \$500	20	7%
Not Sure	39	14%
Other Response	19	7%
No Answer	67	24%
<b>TOTAL</b>	<b>277</b>	<b>100%</b>

## Chart 13



## Chart 14



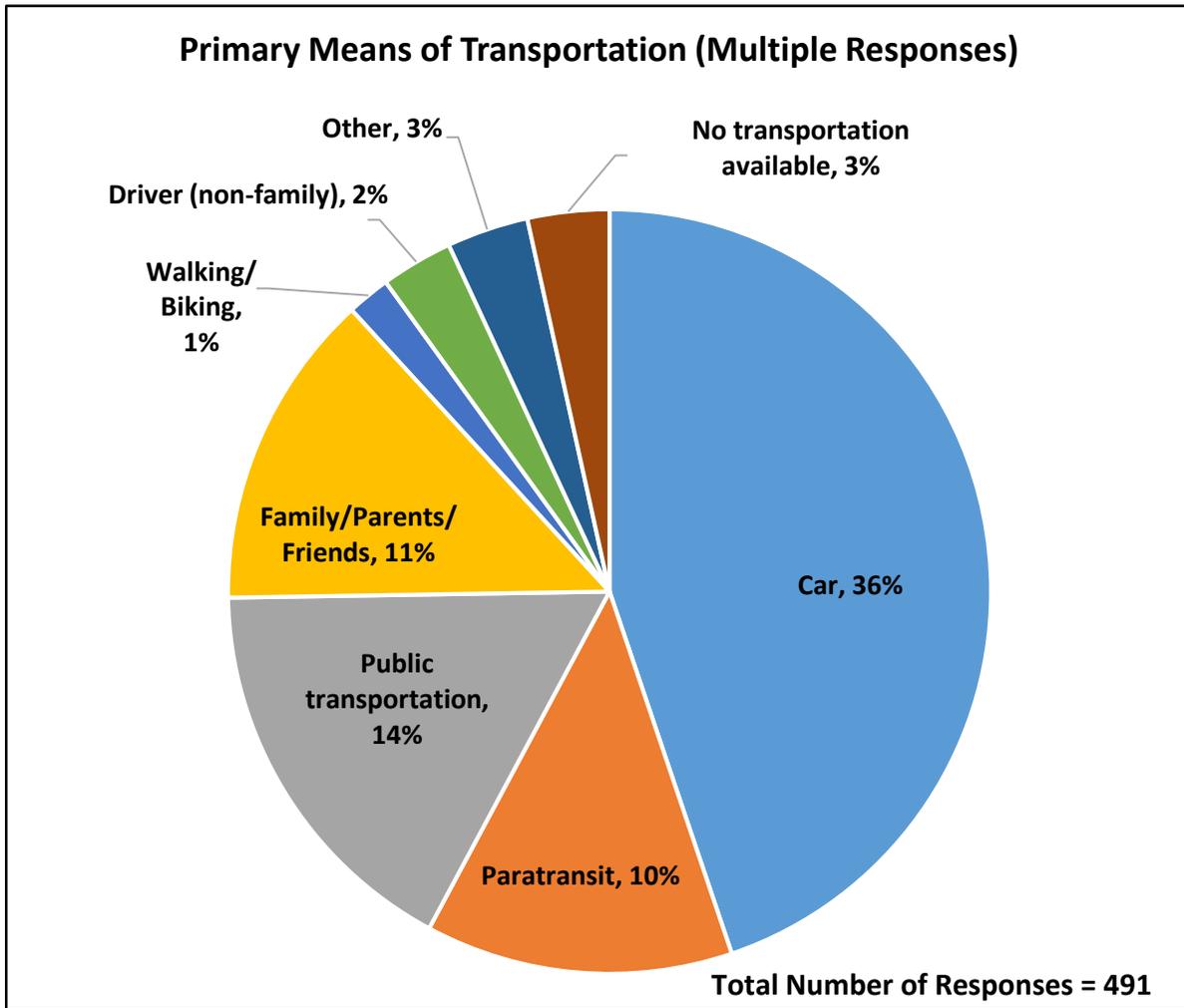
## Chart 15

<b>In-Home Support Services Received</b>	
<b>Response</b>	<b>Number</b>
attendant care	89
transportation	86
help with shopping/errands	81
meals	55
homemaker services	53
health/nursing care	36
behavioral health therapy	14
socialization	5
readers	4
Other	5
No Answer	38
<b>TOTAL Answers Received</b>	<b>466</b>

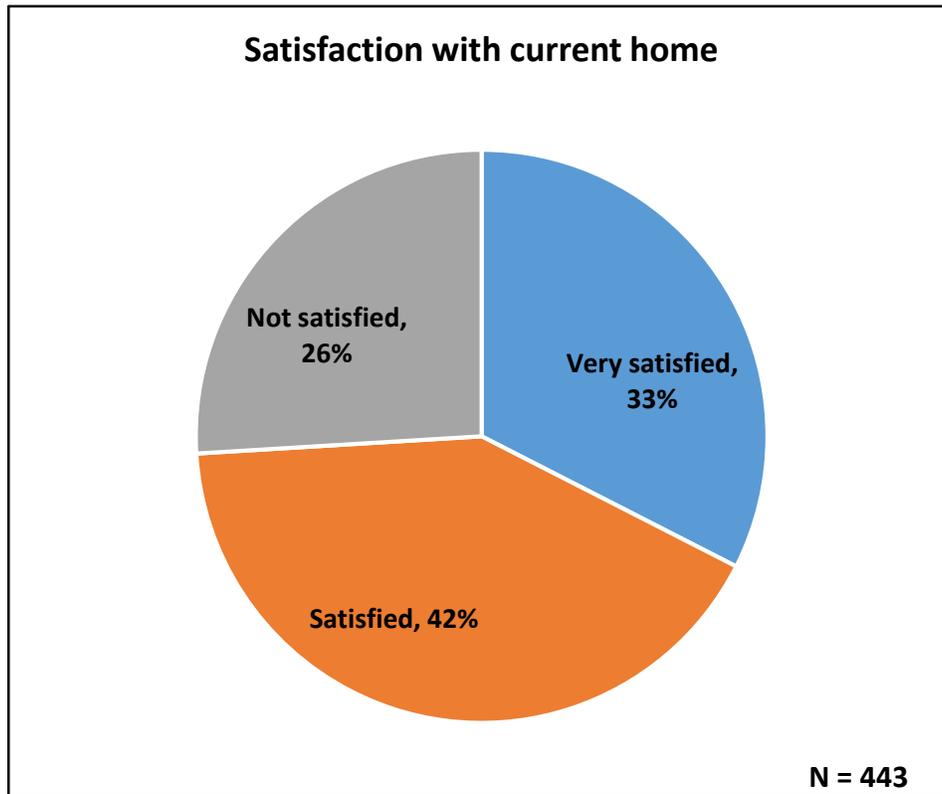
# Chart 16

<b>Services need if move to new home</b>	
<b>Response</b>	<b>Number</b>
transportation	223
help with shopping/errands	193
homemaker services	167
I would not need services	130
attendant care	124
meals	124
health/nursing care	67
readers	20
Habitation/Support Services	10
Behavioral Health	5
24/7	2
All	4
Other	13
<b>Total Number of Reponses</b>	<b>1082</b>

# Chart 17



## Chart 18



## Chart 19

Liked about current residence (multiple responses)		
Response	Number	Percent
The neighborhood is safe	286	61%
It is convenient to stores, friends, transportation, work, etc.	240	52%
It is familiar	240	52%
My home is in good condition	229	49%
I like the people I am living with (family, parents, others)	224	48%
I have a lot of privacy	181	39%
My home is spacious	158	34%
It is a good value	141	30%
Like my landlord/neighbors/neighborhood	9	2%
Home/neighborhood is accessible	6	1%
Other	17	4%
Nothing	4	1%

## Chart 20

Not liked about current residence (multiple responses)		
Response	Number	Percent
It is too expensive	108	23%
My home is too small	99	21%
It is not convenient to stores, transportation, etc.	95	20%
My home is in poor condition, repairs needed	87	19%
I have difficulty entering/exiting/moving around my house	72	15%
I have no privacy	63	14%
I don't like my neighbors	59	13%
The neighborhood is unsafe, don't like my neighborhood	58	12%
I don't like the people I am living with	25	5%
I want my own place, to live independently	21	5%
Isolated, too much time alone, no friends	4	1%
Other	22	5%
I like everything, no problems	15	3%
<b>Total number of all responses = 728</b>		

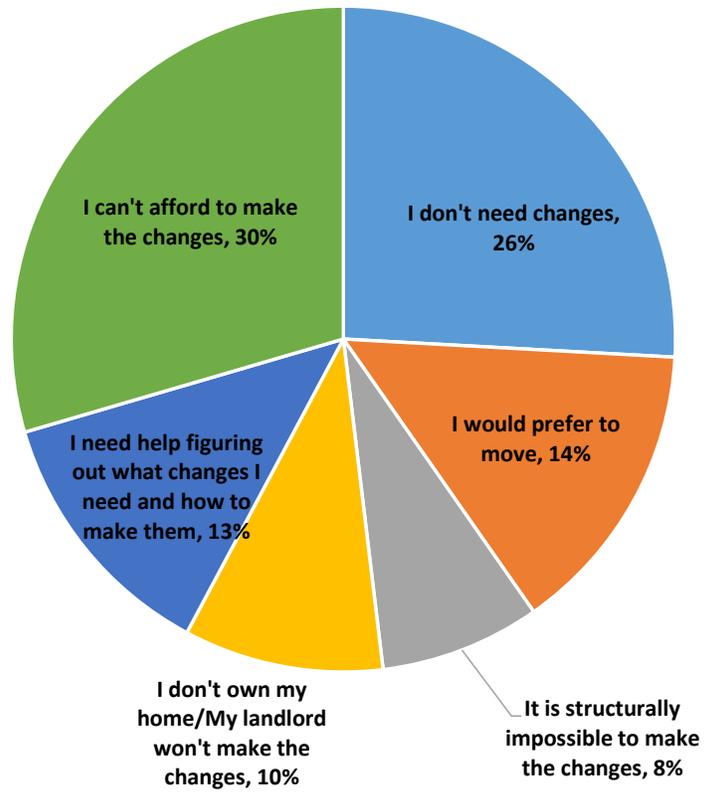
## Chart 21

### Safety and accessibility of current residence

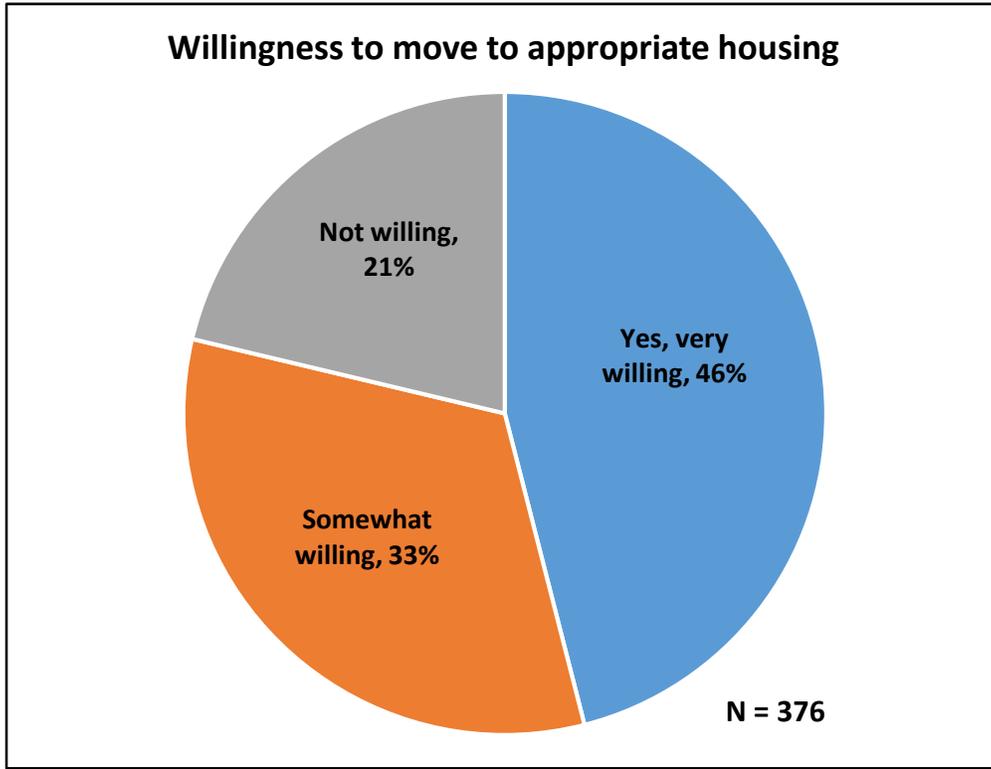
Question	TRUE	% True	FALSE	% FALSE
I can safely enter and exit my home:	399	90%	44	10%
I can reach all areas of my home:	349	79%	95	21%
I can easily navigate the hallways:	398	89%	47	11%
I can easily pass through doorways:	401	90%	43	10%
I can reach the bathroom sink/cabinets:	398	90%	45	10%
I can safely use the tub/shower:	371	84%	70	16%
I can access the kitchen sink:	389	88%	51	12%
I can reach the kitchen cabinets:	326	75%	110	25%
I can safely use the oven/stove:	308	72%	120	28%
<b>Total number of respondents = 446</b>				

## Chart 22

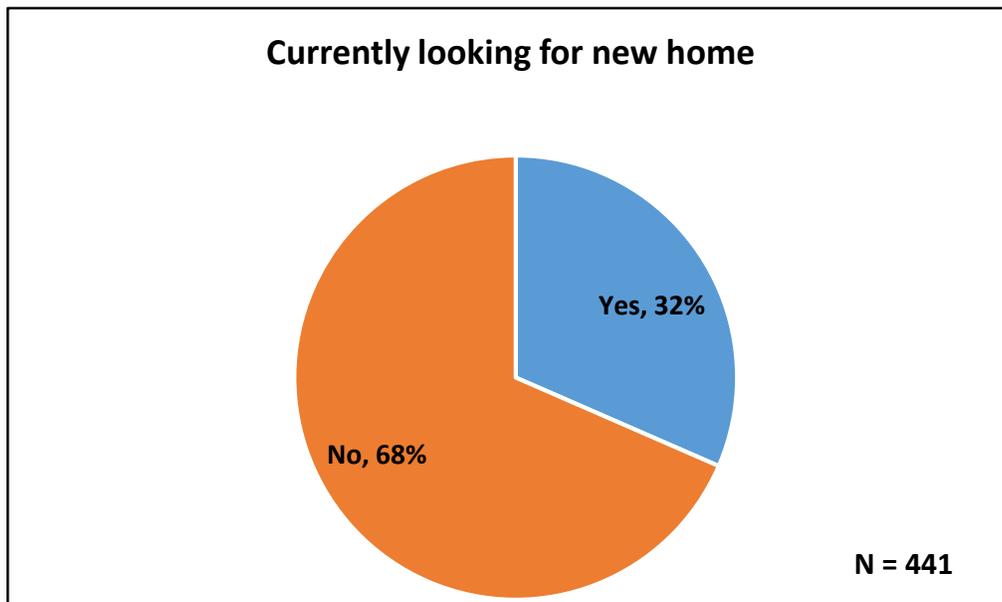
Why safety modifications in home have not been made



## Chart 23



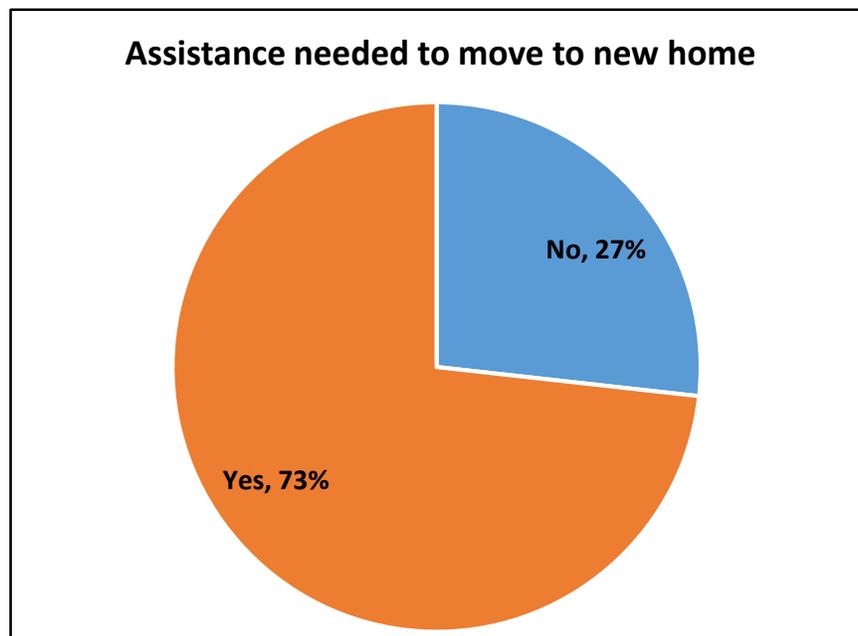
## Chart 24



## Chart 25

Sources for finding new home if were to move (multiple responses)		
Response	Number	Percent
Friends or family	212	31%
Public or social service agency	183	27%
Realtor	176	26%
Online/Criagslist/Website/Internet	20	3%
Church	3	0%
Newspaper ads/Phone Book	1	0%
Other	10	1%
Don't Know	5	1%
No Answer	1	0%

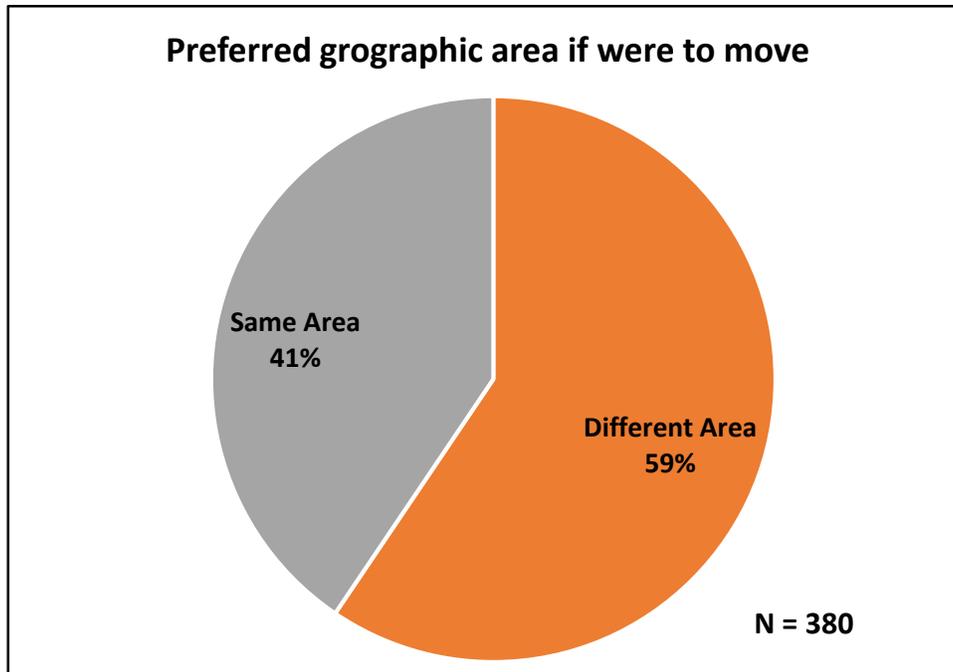
## Chart 26



## Chart 27

Type of assistance needed to move to new home (multiple responses)		
Response	Number	Percent
moving assistance	258	19%
finding the right place to live	243	18%
figuring out how much you could afford to pay	184	13%
help negotiating the rent or purchase price	164	12%
learning how to maintain your home/apartment	119	9%
understanding your rights as an owner or renter	112	8%
establishing a household	112	8%
Gathering required documentation such as identification of evidence of income	100	7%
On-going support services	9	1%
Financial assistance (security deposit, rent, moving cost, etc.)	8	1%
On-going rental assistance	5	0%
Making home modifications/working with contractors	4	0%
Everything	7	1%
other (please specify)	8	1%

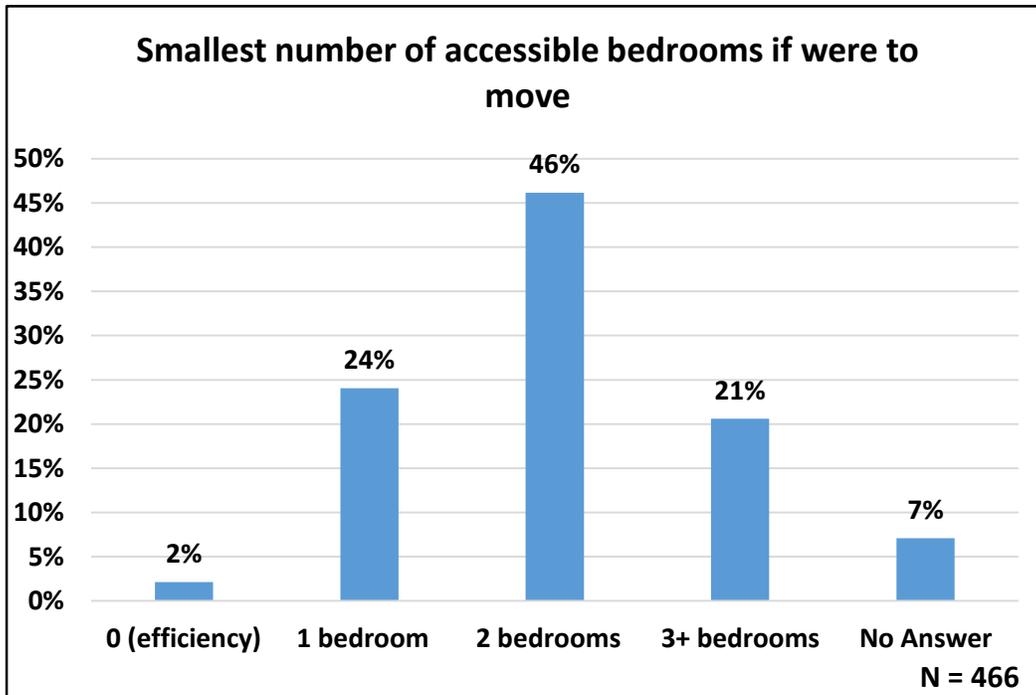
## Chart 28



## Chart 29

Preferred housing type if were to move (multiple responses)		
Response	Number	Percent
a single family home	260	40%
a 2-3 story apartment building	81	12%
a duplex or double home	75	11%
shared housing (with your own bedroom and sharing the living room, kitchen, etc.)	74	11%
a high-rise apartment building	53	8%
Accessible apartment (1st floor, no steps, ranch style, etc.)	17	3%
Condo	9	1%
Group home	2	0%
Other	18	3%
Don't know	64	10%

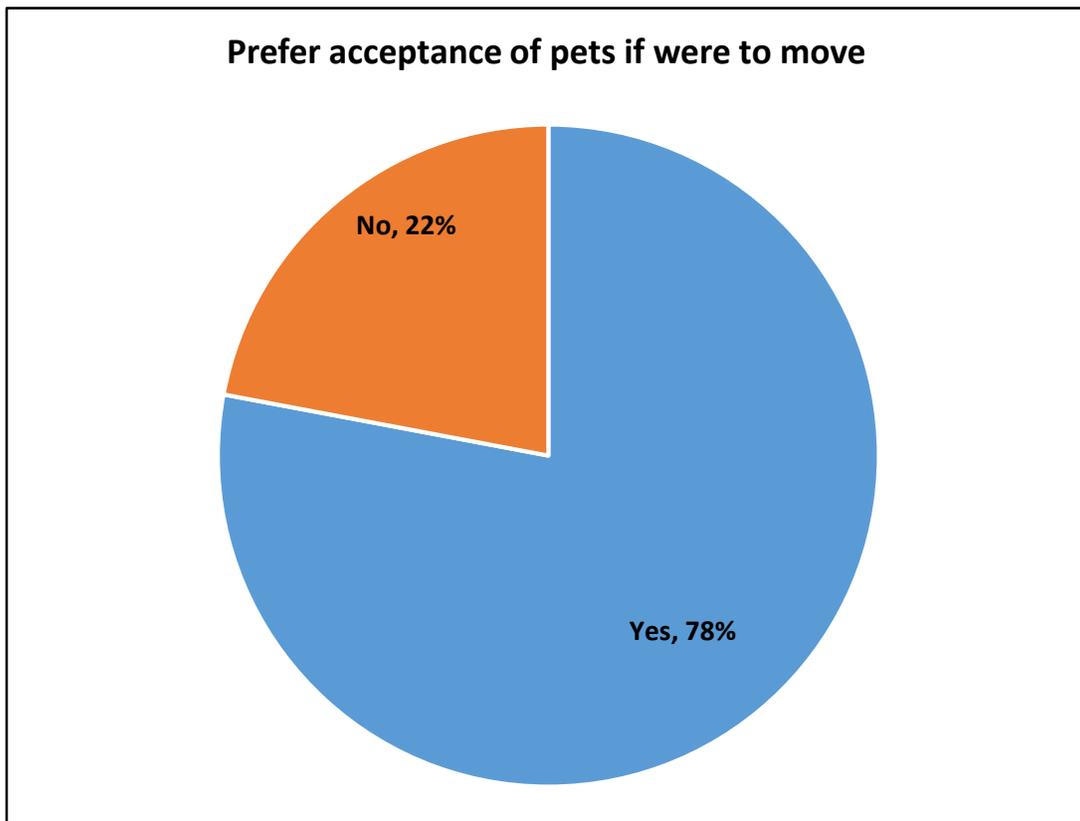
## Chart 30



## Chart 31

Preferred neighbors if were to move (multiple responses)		
Response	Number	Percent
all ages	198	30%
young	40	6%
middle age	84	13%
elderly	53	8%
persons with disabilities	86	13%
doesn't matter	190	29%
no answer	14	2%

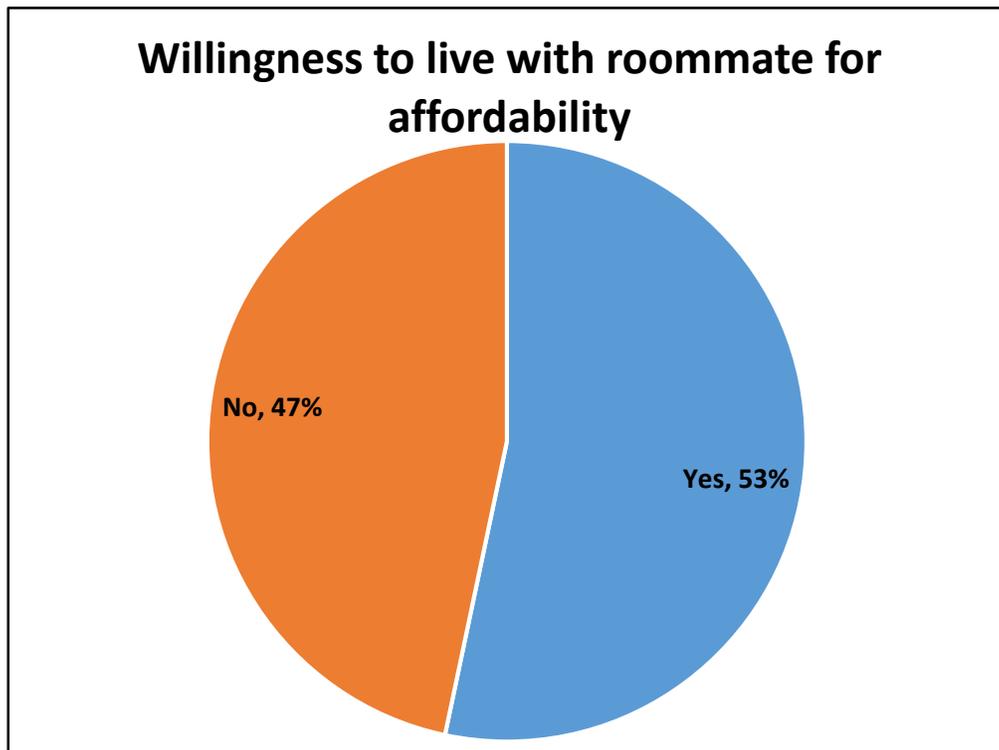
## Chart 32



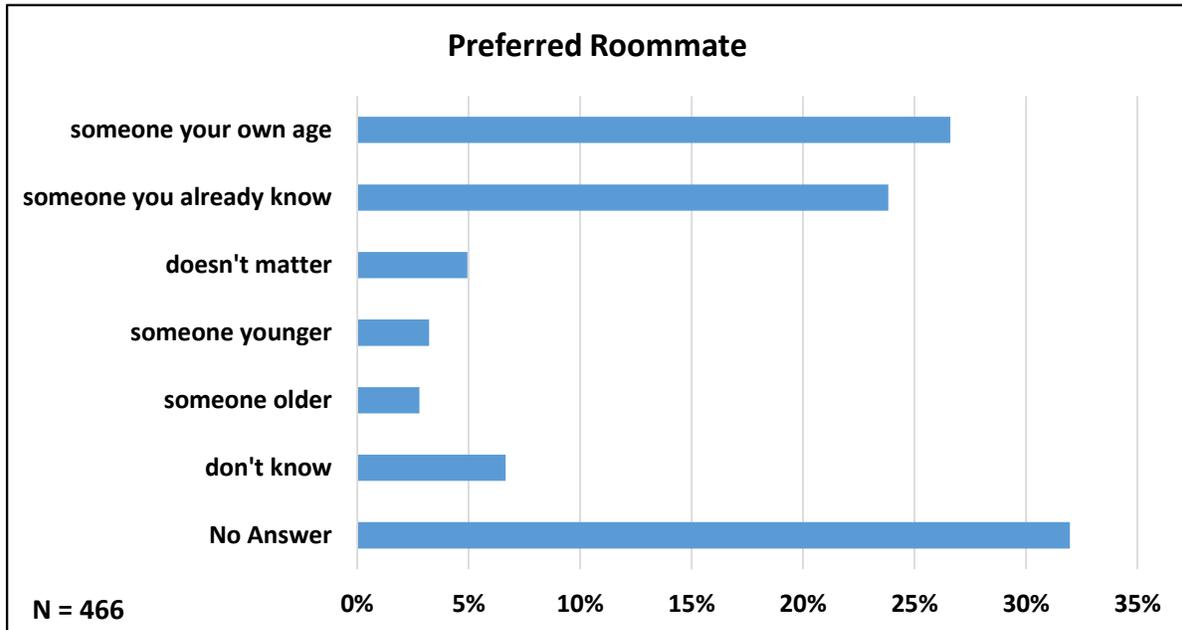
## Chart 33

Maximum monthly housing affordability if were to move		
Response	Number	Percent
> \$1,301	33	7%
\$1,101 - \$1,300	23	5%
\$901 - \$1100	47	10%
\$701 - \$900	61	13%
\$501 - \$700	59	13%
\$300 - \$500	98	21%
< \$300	23	5%
Other Answers	7	2%
Don't Know	40	9%
No Answer	75	16%
<b>Total Responses</b>	<b>466</b>	<b>100%</b>

## Chart 34



## Chart 35



## Chart 36

Obstacles to obtaining new home								
Response (466 total)	Yes	Percent	No	Percent	No Answer	Percent	TOTAL	TOTAL
Finding a home I can afford	366	79%	42	9%	58	12%	466	100%
Finding a home that meets my accessibility	213	46%	183	39%	70	15%	466	100%
Loss of services I need to live independently	157	34%	206	44%	103	22%	466	100%
Overcoming a poor credit history	118	25%	245	53%	103	22%	466	100%
Addressing past due utilities or rent	87	19%	261	56%	118	25%	466	100%
Overcoming a criminal history	28	6%	316	68%	122	26%	466	100%
Overcoming a poor rental history	27	6%	316	68%	123	26%	466	100%

# APPENDIX C

## Responses to Question 36

Response Number	Anything else you would like us to know about your housing needs and preferences?
1	My disabilities are getting worse each year as I am getting older. I should have purchased a home on one story. Steps are hard to climb in particular.
2	A place that I can afford and manage and enjoy having near places where I can use to help me achieve goals of: employment and wellness and my charismatic spirituality and be accepted, appreciated and helpful to my new community!!!!!!!!!!
3	a safe and clean place with some privacy is important to me.
4	All doctors very close. "Relative" care helps with cleaning and shopping.
5	Although I do not have mobility impairments, it would be good to a building with modifications as I Age. Cannot afford rental beyond my as benefits.
6	Answered survey questions, based on my own personal needs. My housing needs are mostly met at this time. However, I work in assisting individuals diagnosed with mental health issues finding housing and there ongoing obstacles related to the areas of affordability and accessibility.
7	Anticipate increasing disability but do not know timeline or degree of disability
8	Because I walk with a guide dog I would like to have sidewalks - a safe area where we would both be safe.
9	Better legal help, & H.U.D. list. At present, you have to give 30 days- notice first, to get the list. Better mental health persons.
10	Can I live with my mother and brother in my housing unit? I would like to stay with my family.
11	Cannot live independently. Require one-on-one for all ADL's.
12	Close to college or way to transport since I don't drive
13	Currently live at home with my parents and siblings who make sure all my needs are taken care of. Like to have a yard to go outside and look for bugs, turtles, etc. Like to live in the country.
14	Currently live in a group home. Monthly rent based on SSI. On a consolidated waiver to cover additional costs.
15	Deaf people requires a different kind of housing with assistive devices and easy communication. Please, consult their organization for advice
16	Do I have to move if I don't want to?
17	fenced in yards with high fences for dog owners/assistance canines
18	Hard to answer!!
19	Help!
20	Huntingdon is small but my friends and family are here. I need more supports in place to be successful.

21	I am a single mother with 4 children and have a learning disability and seizures and lupus and a heart murmur, and take medication on a daily basics.
22	I am currently in college and would like to get a job with Hershey Foods when I graduate. I am not sure how I can do that and still receive the services I need. If I move out of my parents' house then I need transportation and I am not sure how that would be provided.
23	I am just above the threshold to be considered a little person. I also have vertigo. Much of standard above-counter kitchen cabinetry is beyond my reach and climbing to access shelves, etc., is made more dangerous by having vertigo. Adjustable cabinets would be beyond a dream!
24	I am not currently looking to move
25	I am raising two children with autism.
26	I am working on a divorce. I have one dependent who would live with me. I applied for SSDI.
27	I can't get a better job until I live nearer to better work; I can't live nearer to better work until I get a better job!
28	I currently live in a mobile home. That is not an option shown: I own the home but rent the lot. Therefore, I have a landlord. There is also a lien on my home.
29	I do not want scattered section 8 or any other type of transitional housing in my neighborhood. I do not want my property value to plummet.
30	I don't like to do yard work because motorized tools scare me.
31	I filled this out for my sister with a traumatic brain injury who is stuck in a skilled nursing home because there is no where she can afford to go. She is mobile, and has some speech difficulties. We need advice please. Thank you, Faith Anne Carle
32	I filled this survey out as a parent of a child with mental health/developmental delays. My home is not "friendly" for watching him and my other children and there is no "safe space" that is his own for when he is upset or having a tantrum.
33	I had a stroke and have limited use of my right hand/arm
34	I have always wanted to live near parks, places to hike...
35	I have an autonomic nervous system disorder that causes me to pass out and at get extremely dizzy. My mobility fluctuates and I can fall often. Despite insure through my job and Workers with Disabilities insurance my medical bills and expenses for medical supplies and safety devices not covered by insurance consume a great deal of my income.
36	I have been looking for a single family home for 10 months and have not found 1 house that is accessible.
37	I have been on the Emergency Waiting List for Allegheny County for 6 years. I am waiting for a partial waiver so I can get a hab aide and then move out on my own. I currently live with my parents. I want to have my own place to live in a safe area where I can walk to stores and shopping. I am very upset that this is taking so long to happen. I hope you can do something to help.
38	I have Kidney disease and may need access to dialysis at hospital.
39	I have Prader-Willi syndrome and need help with food issues.
40	I haven't thought of getting assistance with my move, including looking for a place, through my disability.
41	I just bought a house none are accessible so I had to pick the one that most met my needs and have to modify everything. Very few ranch available. The VA will help with \$2000 toward modification one time. My bathroom is going to be \$5000 and I cut corners
42	I just don't want to live in the projects/section 8 housing. Too many drugs and criminals.

43	I live in a county that is very motivated to provide housing for people with intellectual disabilities. The county motivation comes from a task force of motivated citizens.
44	I live with family in a home renovated for my needs. I do not intend to move.
45	I live with my parents and I would like to be more independent. But I need safe affordable housing not to far from where I work.
46	I need a good stable home
47	I need a place where is no drug dealing, alcoholism, nosy neighbors who gossip, and privacy!
48	I need accessible housing with separate areas that will allow me to bring my aging parent into my home without having to move out of the city or to substandard housing.
49	I need high speed internet. I DO NOT want segregated housing, nor segregated neighborhoods. My current housing is walkable to down town but I can't get to places like the movies or grocery without someone driving me. Public transit is very unreliable here.
50	I need housing as soon as possible because I am a victim of abuse, physical and mental. I need help as soon as possible to find a place to live where I can be by myself.
51	I need to move because my rent is too high and I am trying to pay it the best I can.
52	I own a home and would like to live there, but am in rehab now.
53	I own a lot next to my parents, now I just need a house
54	I prefer to live independently. I once lived in a group home and found the other residents to be too lazy about their health and living quarters.
55	I really REALLY. Need help with housing as I'll most likely be evicted in 2-3 months as I can't afford rent.
56	I require a live-in attendant/roommate to help me between attendant shifts or in the event that an attendant calls off. I also would like to remain in an area when I can continue to receive overnight "Cluster" attendant care.
57	I sometimes need to use a walker so I would need a place without steps.
58	I think I have the best possible living arrangements. I am purchasing a home thru USDA Rural Development money available for low income and the disabled. And receiving HUD Section 8 Home Ownership assistance monthly. I chose the house I purchased for my convenience. My living space is downstairs and my 24 hour care givers can use the upstairs if they choose.
59	I think that I would need someone to make sure that things are done in the apartment and maybe have a ride to the supermarket and maybe for other things.
60	I want to drive but am afraid so I need to be able to get around without a car. I don't like cities or noise or crowds of people, especially strangers. I'm very shy.
61	I want to live in a real community, not in a group home or facility. I like my neighbors, who have also become my friends. (wording by Mother)
62	I want to live in my own place not with my parents. I don't think there are very many places for someone like me who wants to live away but needs a lot of help
63	I was on disability and set a goal to return to working. Since then I have not been able to have my own apartment. This is so overwhelming and results in feeling overwhelmed and hopeless. I am not old enough to obtain senior housing and make too much (not as much as I did on disability) and am not eligible for assistance for me to have my own place. My current residence has many code violations however I at least have a roof over my head. :(
64	I wish they could provide free fire alarm for hearing impaired. It is really hard to swallow when they can afford to give any free smoke alarm for any people but not deaf -- too expensive.

65	I would be interested in sharing my current home with someone.
66	I would definitely need own bathroom as I have irritable bowel syndrome. I would like to be located where I can have social activities and job opportunities.
67	I would like laundry room on same floor.
68	I would like more space, and more privacy. I would like more handicap accessible updates, such as appliances (dishwasher, laundry, etc.) and bathroom updates. A walk in/ roll in tub would be ideal. Also, a nice outside seating area for wheelchairs.
69	I would like to be mainstreamed into a community including neuro-typical people.
70	I would like to have a job that was close to where I live
71	I would like to have better things.
72	I would like to live in a safe community. A place that is not a high crime area.
73	I would like to live in an apartment or house that I could afford and that is accessible for not only me but for my assistants, not to get injured in awkward spaces. I would like to own a home so that I have property and am not just paying with nothing to show for it.
74	I would need a walk-in shower when I no longer am able to lift up my legs.
75	I would need to be close enough to my parents so they could help me with things
76	i would need to be within walking distance to shopping and work
77	I would prefer to live alone. But I have had to have a roommate. This is sometimes difficult for me.
78	If apartments, units would need to be properly sound-proofed.
79	If I could find a roommate that I could get along with, I would like that situation best of all.
80	I'm looking for an area with low property taxes.
81	I'm presently looking for work in addition to going to school to get a degree and am a member of Wellness alliance at Horizon House and need a fresh new start. I've been at my present address 9 yrs with my landlord blessings and support we have a great relationship.
82	In the future, central air conditioning and better heating systems would be helpful.
83	Insurance isn't income, you don't include gifts or special needs trusts. We talked about this at some of the Partnership trainings. Maybe you should attend.
84	It is very scary to consider moving from what is familiar to me. But I don't feel safe in my current situation any longer.
85	It would be nice to have a housing option where employment opportunities could be there too.
86	I would really appreciate an accessible and affordable single family home.
87	just want to be able to live in my own place near to my work
88	Living alone a lot of things come up regarding housing I either don't know how to do, who to call, or can't reach things like fire alarms, changing light bulbs etc.
89	lower back injury prevents lifting
90	Many places are limited to specific breed (dogs) and have had problems with finding a place because of the breed. They are well trained and one of them is service dog. Still encounter problem with getting into new home.
91	Megan lives with mom, stepdad and younger sister. I am always on the lookout for a more suitable house for Megan's equipment and wheelchair accessibility. The nurses are constantly running into things, the house is too small and you have to walk through Meg's room to get to other rooms and any of the bathrooms. I have no idea what I am going to do with equipment next year when she is done with school.

92	mother borrows a minivan
93	My friend is helping me by getting me out of the nursing home and I am grateful. However, she really wants her life back and I want to start my life by living alone. I've been told it could be years and that is a problem.
94	My health is in decline and I may need services in the near future like meal prep, cleaning, transportation, etc...
95	My home is paid for and I received a VA housing allowance to help me build an accessible house. I have no housing problems.
96	My ideal home would be a ranch style house with three (3) bedrooms and three (3) baths near public transportation and shopping.
97	My main issue is no public transportation in Carbon County. Monroe County (we are joinder counties Carbon/Monroe/Pike Counties) has everything. Carbon and Pike is in need of many supports. No homeless shelters, larger choice of provider programs, and the federal & state giving providers a break when it comes to transportation when working with clients in Carbon and Pike counties, where there is very limited transportation available.
98	My sanity would be saved. My mother in law lives with us as well. There are 3 adults and 2 special needs children.
99	my son has ASD we need to find a home that his bedroom is isolated due to his sleeping disorder
100	My son is 11 and has CP, we really could use some adaptations and modifications in our home. We live in Shaler area School district neighborhood BUT our house is truly not accessible enough for Jake
101	My spouse is also vision impaired- no body in the household drives. Raising a teenager and 1 college student.
102	need companion dog
103	Need flashing signals for door bell and phone ringer smoke alarm
104	Need handicap accessible items like safety items in bathroom bars, hand shower, wider toilet.
105	need more 2 bedroom accessible apartments
106	Need more affordable and accessible housing options...
107	need quiet environment
108	Need to be in a safe community where I can walk to barber shop, coffee shop, pizza, groceries, etc. Also need to be among my special needs peers so I can have a social life -- impossible to do otherwise if none of us can have readily available transportation.
109	Need to be near public transit.
110	Need to have adapted for hearing and visual impairment-need accessibility to stores, doctors, public transportation. If house mate would prefer someone deaf. I smoke and have a cat
111	Need to have food secured at all times due to Prader-Willi diagnosis
112	No
113	No
114	NO
115	No
116	No
117	no
118	NO

119	no
120	no
121	no
122	No
123	No
124	No
125	no steps
126	No steps if possible
127	no.
128	none
129	nope
130	Not having credit or substantial money for first last month and security deposit is my biggest obstacle.
131	OCD
132	Open floor plan would be easier to be mobile
133	People on the autism spectrum need their own bedrooms but also need other people.
134	Pets, safe area, affordable
135	physical modifications to house
136	Please consider the needs of blind and visually impaired such as transportation, lighting, color contrast, windows, accessible appliances for touch and hearing not just screen access visually. Don't forget about low vision persons needs and deaf-blind and hard of hearing people. Don't just focus on wheelchair and mobility access. We all want to live as independently as possible and we can with some help and consideration especially in design and location. Thank you very much for what you are intending to do for those of us with a disability. Blind and visually impaired people under age 65 living in rural areas need funding to subsidize transportation as \$20.00 for a one-way trip is unaffordable. Not everyone wants to move to the city and some can't afford to change their situation. I suggest you get input from the two consumer blindness organizations in Pennsylvania,; National Federation of the Blind of PA, and PA Council of the Blind as I know a lot of their members would like to give you input and would be willing to spread the word to others about this survey and what you want to do. May God bless your efforts!
137	preferably smoke free
138	Preference would be for a location that would have all rooms on same primary level. Can handle 2-3 porch steps but no more.
139	Proximity to public transit is huge.
140	Quite neighborhood due to severe anxiety
141	See hard copy**
142	Shopping and dining within walking distance.
143	spacious for all consumers to have choice of rooms to be in, things to participate in, etc
144	Still needs support staff.
145	Tammy needs help with meals, help picking proper clothing out, will never drive and cannot read or write. I have raised her, but I won't live forever. I am tammy's mother and I filled this survey out.
146	This individual that would love to live independently

147	Thanks for doing this survey.
148	The current SSI law says that if I sell my house, I must both sell and repurchase within 30 days, or my benefits would be jeopardized with SSI counting the sale amount as income.
149	This person has complex needs and this survey misses a lot that pertains to these people's needs
150	This questionnaire seems irrelevant to people living at home. He has been on a waiting list for housing over 20 years. Our supports coordinator is of no help -- seems he must wait until both parents (ages 81 and 76) die and then he will be placed using "emergency" status. Who knows where? We have a house we would like to donate near us, but get no helpful information as to how to go about this.
151	This survey did not cover many aspects of housing, particularly housing for individuals who require one on one staffing, which has a great impact on house design. The survey did not address how house design can limit or enhance social interaction in homes for people with significant disabilities who live with similar others. House design for people with significant disabilities requiring high levels of staff support is a very different animal than a house for someone who lives independently
152	This survey does not address upcoming transition to adulthood for the 16-21 year old age group. I am a parent trying to plan for the next steps for our daughter with developmental disabilities (ID and ASD) when she is a young adult. There are not enough housing models/choices to choose from and although she will be eligible for the Medicaid Waiver the housing choices are greatly limited because of restrictions placed on # of people with disabilities living with one another or sharing walls within an apartment complex as well as ability to share attendant staff with other residents. The Olmstead Act needs to be modified to address the current housing needs of people with developmental disabilities. There should not be "a one size fits all" solution for housing with people with DD and ASD! There are multiple options for the elderly population, why not our kids?
153	This survey was filled out by mom. We would like our son to live outside our home, but waiver funding is limited as well as availability of homes/apartments in the North Hills. He needs 24/7 supervision for ADL's assistance, companionship. Behavioral issues are present.
154	Transition from living with my parents to being by myself is concerning.
155	Turning 18 in less than 2 weeks. Will need waiver funding in order to afford housing. Looking for a small group environment - family like setting
156	Upwards to 1 in 60 persons in America are being diagnosed with Autism Spectrum Disorders, but there are no programs designed to help people with ASD get the reasonable accommodations they need, except for the Adult Autism Waiver. However, not everyone qualifies for the waiver or is able to receive waiver services, due to waiting lists. This is a problem. Please, please, please broaden your definition of accessible housing beyond housing that accommodates persons with mobility-related disabilities.
157	Very difficult to find an affordable accessible apartment or house to rent.
158	visual alerts such as fire alarm, radon, doorbell and things like that
159	Want safe, affordable housing
160	Want to be respected as a person and not my disability when it comes to housing.
161	Warm, woods, fenced in area for my dog, quiet :-)
162	We are waiting for the county to give us more money to help. I need help in many areas since I am dual diagnosed as MH/MR
163	Why does low income housing take 30% of income for rent?

164	Wife (73) is mobility impaired
165	Would like a house I could move my aging mother in with me.
166	Would like to live close to my family.
167	Would like to live in a nicer neighborhood where I feel a lot safer, can have visitors, can have room to use and enjoy my home inside and out. Can receive services (help and assistance) at my location, and so on. Where I currently live, I only go out when I have to and am lonely and frustrated. I live in a bad neighborhood and there isn't anybody I can trust to help me if/when I need help. People outside the ground floor door are drinking and buying and selling drugs, cursing, fighting. Plus going up and down stairs just to get my mail and take trash out. Not a good or nice place for me to live. I struggle...I also have to walk or take bus to do my laundry. I am blind and I have no help to shop, go places, etc. and I don't qualify for any help because I can bath, dress, and feed myself and any other help either can't or won't come to my area or cost much more than I can even begin to afford!
168	Would like to live in/near disabled person; recent college graduate with Assoc. Arts In Paralegal studies with medical background and would like part time work.
169	Would love home ownership programs and mortgage availability for low income people.
170	Would love to live in a one bedroom apartment somewhere local that is affordable clean and safe.
171	Would offer to help pay accessibility or lift costs.
172	Yes, it would be great to have a roommate to share the costs. Finding an apartment close to public transportation and my job, the grocery store and other conveniences is very difficult.
173	You have to have money in your account for paratransit and it's expensive. Don't want young neighbors.