



# Fair Housing Listening Session: Disabilities & Aging Population

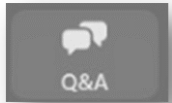
Analysis of Impediments to Fair Housing Choice (AI)



# Community Standards



Raise Zoom hand to provide feedback



Use Q&A (reminder: this is not a Q&A session; we want to hear your comments)



Be mindful of different styles of communication & learning when speaking



Be Curious



Use “I” statements



Help explore and develop fair housing impediments and goals



For questions, comments and feedback, email us at:  
[aifairhousingreport@hcd.ca.gov](mailto:aifairhousingreport@hcd.ca.gov)



# Agenda



AI TIMELINE,  
OUTREACH, AND  
ENGAGEMENT



FAIR  
HOUSING  
OVERVIEW



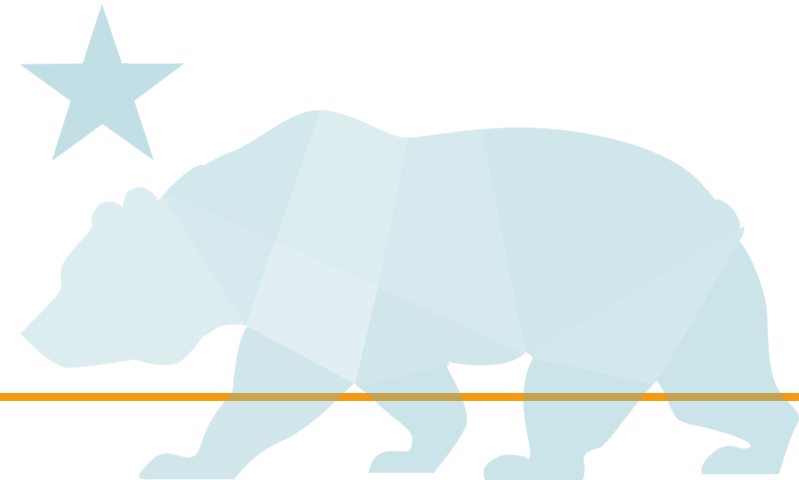
TRENDS & EXISTING  
CONDITIONS:  
DISABILITY & AGING  
POPULATION



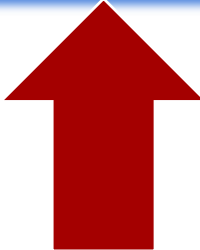
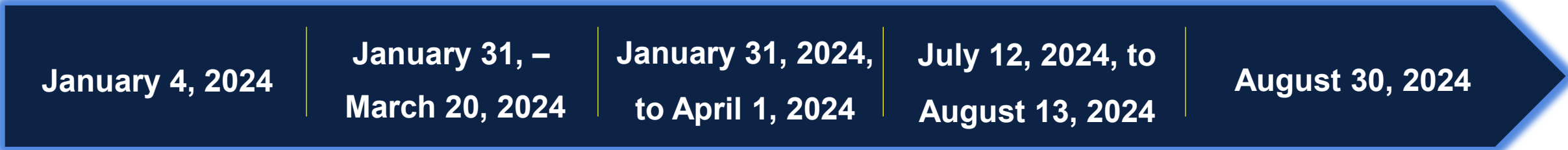
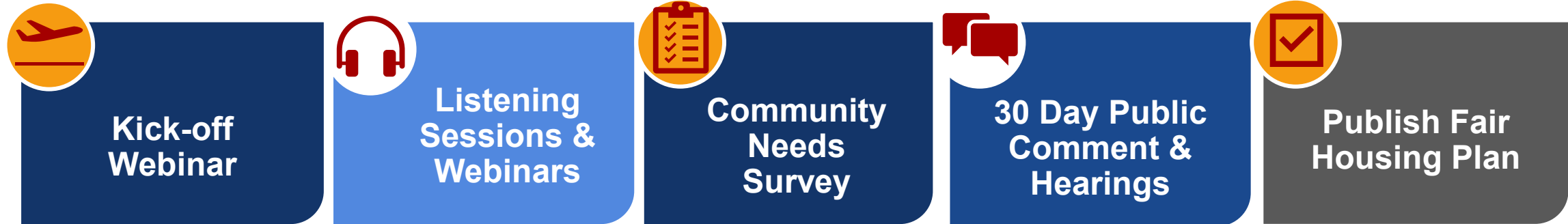
FEEDBACK  
AND  
LISTENING



# AI Timeline, Outreach, and Engagement



# AI Timeline



# Listening Sessions

## Homelessness:

Completed: January 31, 2024, 1:00 PM - 2:30 PM

## Disability & Aging Population:

February 7, 2024, 10:30 AM - 12:00 PM

## Persons who are Immigrants:

February 14, 2024, 1:00 PM - 2:30 PM

## Indigenous, Tribal, and Native Peoples:

February 21, 2024, 1:30 PM - 3:00 PM

## Tenant Protections:

February 28, 2024, 10:30 AM - 12:00 PM

## Mobilehome Parks:

March 5, 2024, 10:30 AM - 12:00 PM

# Webinars

## Urban:

March 13, 2024, 1:00 PM to 2:30 PM

## Rural:

March 20, 2024, 1:30 PM to 3:00 PM

# Public Hearings

Public Hearings will be held between July 13<sup>th</sup> and August 13<sup>th</sup>, 2024.

**Northern CA**

**Sacramento**

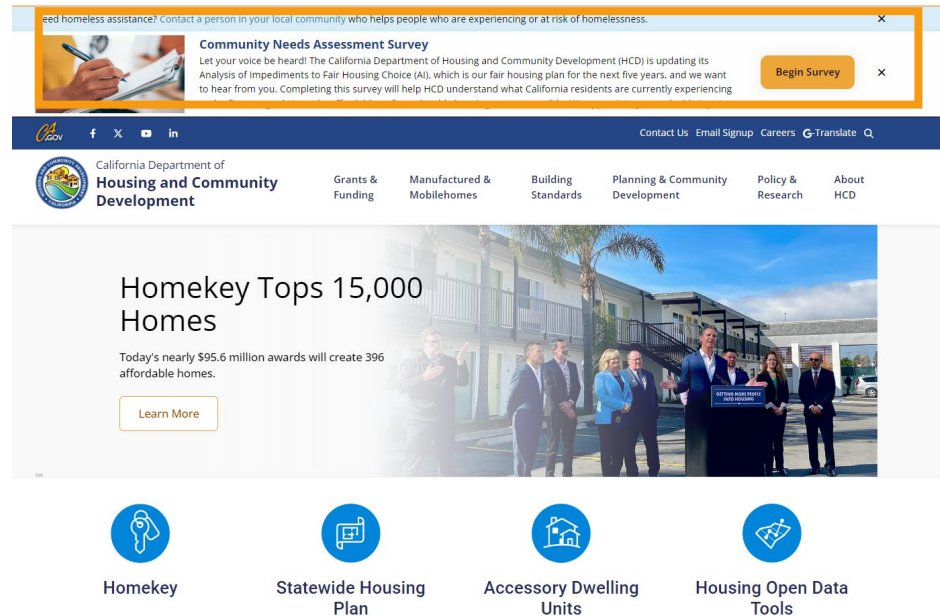
**Central Valley**

**Southern CA**



# Community Needs Assessment Survey

- Online survey to assess issues and barriers related to fair housing choice is available in English, Spanish, Chinese, Korean, Tagalog, and Vietnamese
- Available from January 30, 2024, to April 1, 2024



The screenshot shows the website's header with a navigation bar containing 'CA Gov', social media icons, and links for 'Contact Us', 'Email Signup', 'Careers', and 'Translate'. Below the navigation is the department's logo and name, followed by a menu of services: 'Grants & Funding', 'Manufactured & Mobilehomes', 'Building Standards', 'Planning & Community Development', 'Policy & Research', and 'About HCD'. The main content area features a large banner for 'Homekey Tops 15,000 Homes' with a 'Learn More' button. At the bottom, there are four circular icons representing 'Homekey', 'Statewide Housing Plan', 'Accessory Dwelling Units', and 'Housing Open Data Tools'.

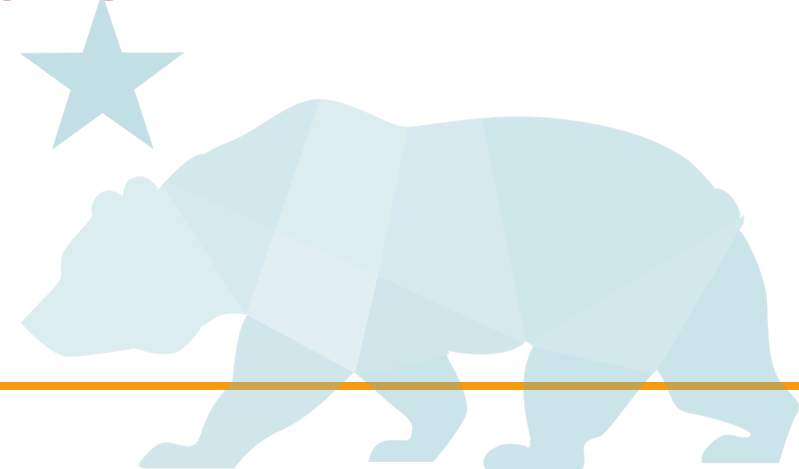


Visit [www.hcd.ca.gov](http://www.hcd.ca.gov)



# **Current Trends and Existing Conditions:**

## **People with Disabilities and the Aging Population**





# California's **Housing** Problem

- California's housing crisis is a half century in the making.
- Decades of underproduction underscored by exclusionary policies have left housing supply far behind need and costs soaring.
- Result: millions of Californians, who are disproportionately lower income and people of color, must make hard decisions about paying for housing at the expense of food, health care, childcare, and transportation.
- One in three households in the state doesn't earn enough money to meet their basic needs.



# Disability Status & Housing Challenges

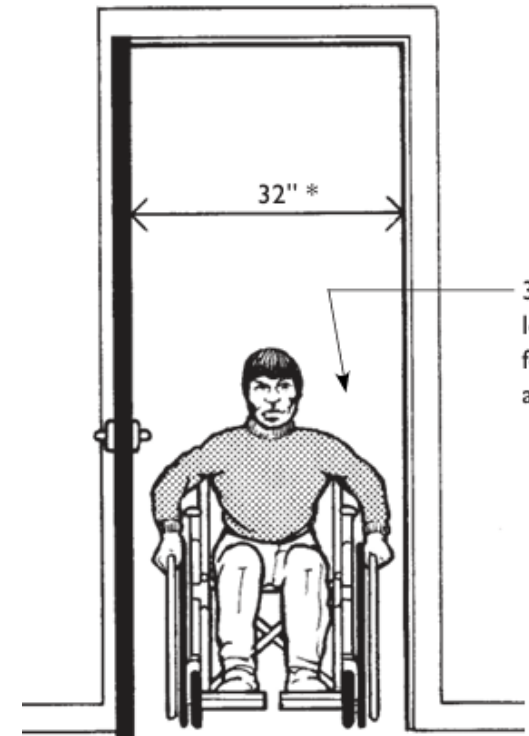
- 4.275 million Californians live with some type of disability
- People with disabilities are the most likely population to:
  - Experience homelessness
  - Be rent-burdened or unable to afford housing
  - Face the highest rates of housing discrimination



# Housing Stock: **Accessibility Concerns**

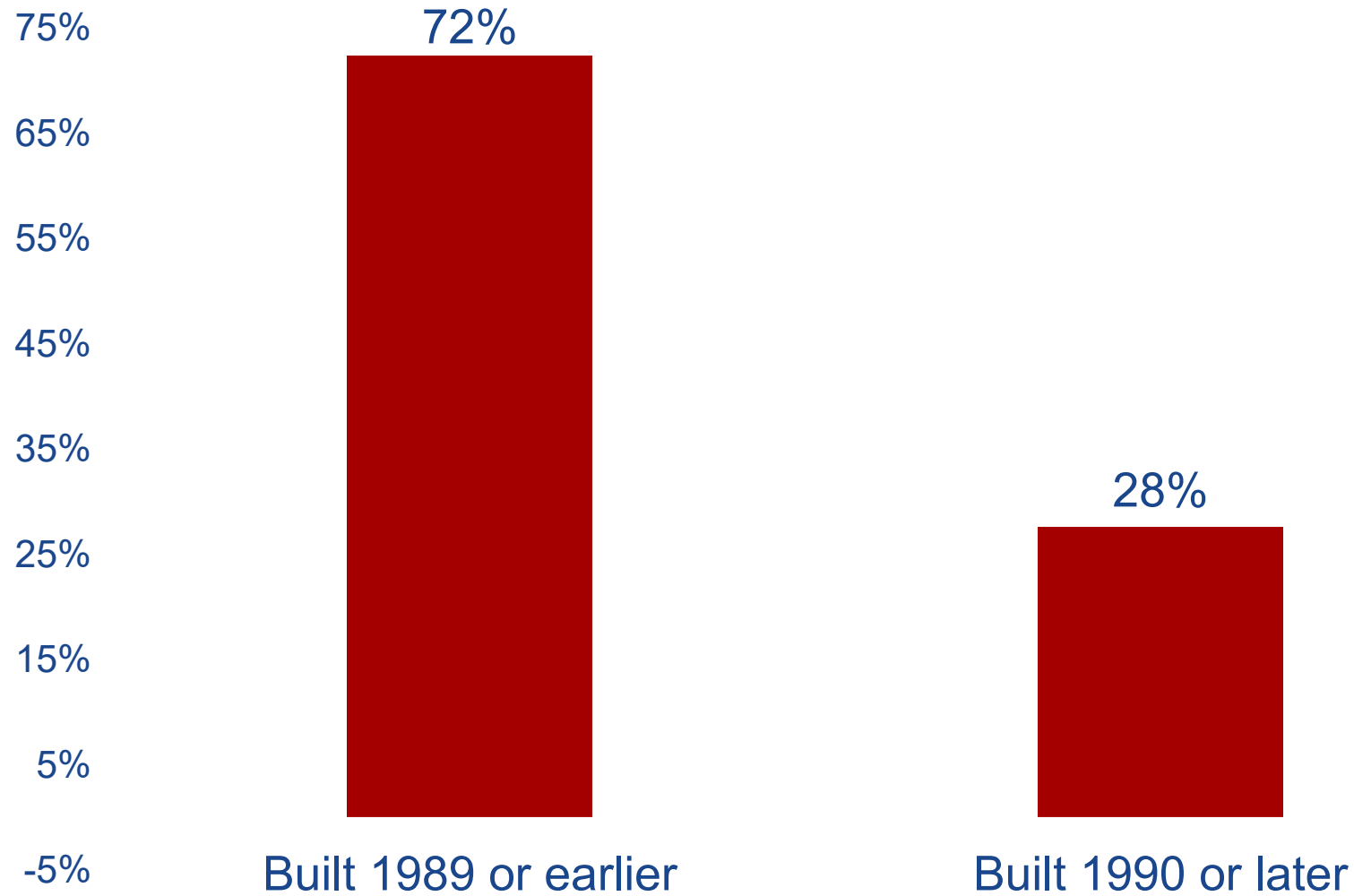
1% of all rental housing in the U.S. includes all five basic, most needed, accessibility features:

1. Step-free entry
2. Single floor layout
3. Levered doors
4. Accessible electrical controls
5. Wide doors and hallways



Doorway Clear Opening

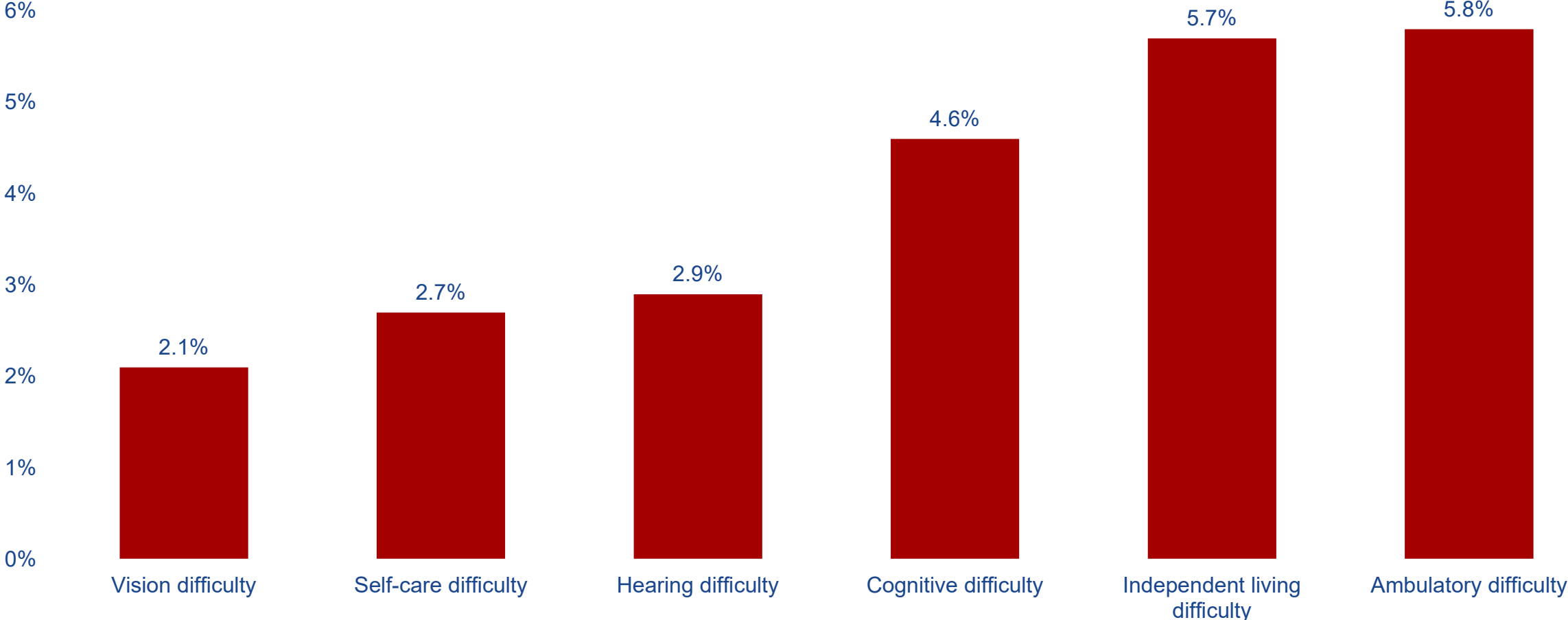
# Age of California's Housing Stock



Source: American Community Survey, 5-Year Estimates, 2022, Table DP04.



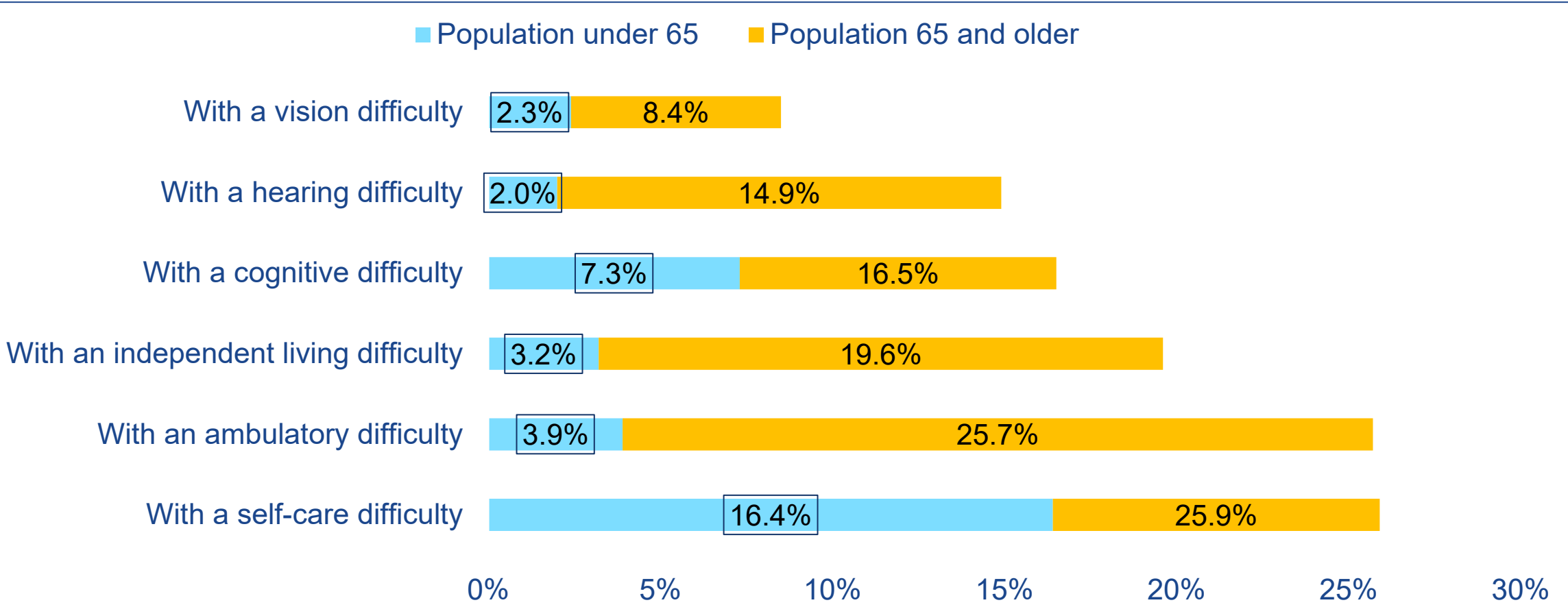
# Disability by Type



Source: American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1810, 2022.



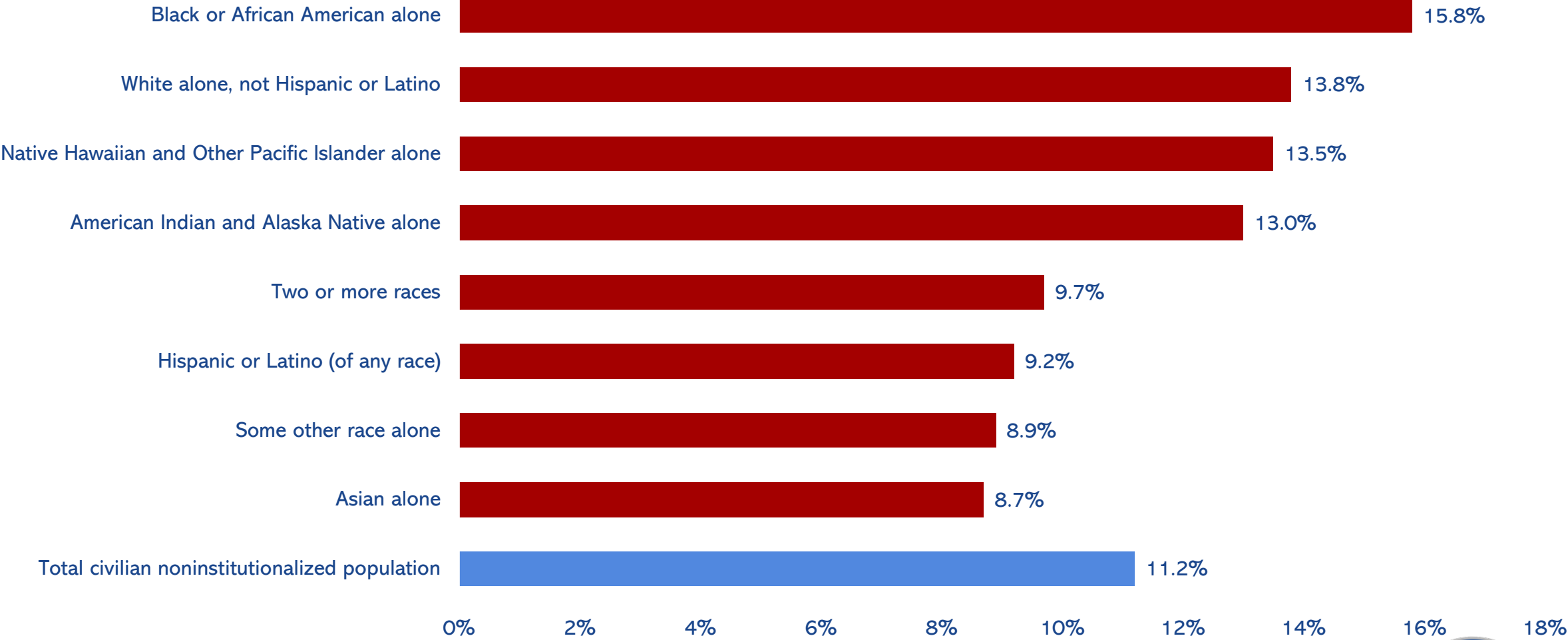
# Disability **Increases** with Age



Source: U.S. Census Bureau, 2018-2022 American Community Survey, 5-Year Estimates



# Disability by Race in California



Source: American Community Survey, 1-year estimates, 2021, S1810





# Disabled And Here





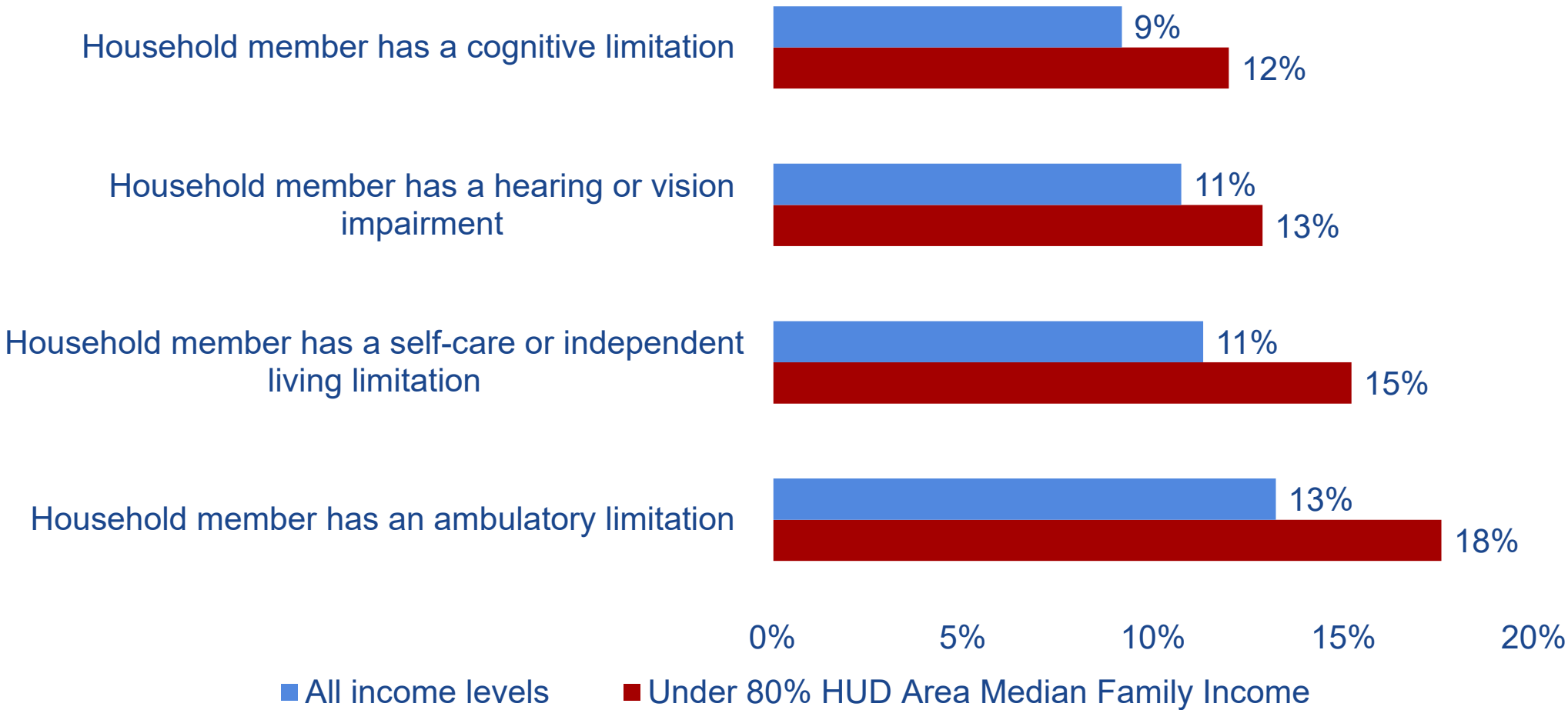
# Group Quarters and Institutional Settings

Of California's population living in group quarters, **39.6%** have a disability.

	<b>Facility</b>	<b>Percent with a Disability</b>
	Adult correctional facilities	24.1%
	Nursing facilities/skilled nursing facilities	96.4%



# Higher Disability Rates Among **Low-Income** Households Reflect Structural **Barriers**



Source: 2016-2020 HUD Comprehensive Housing Affordability Strategy Data

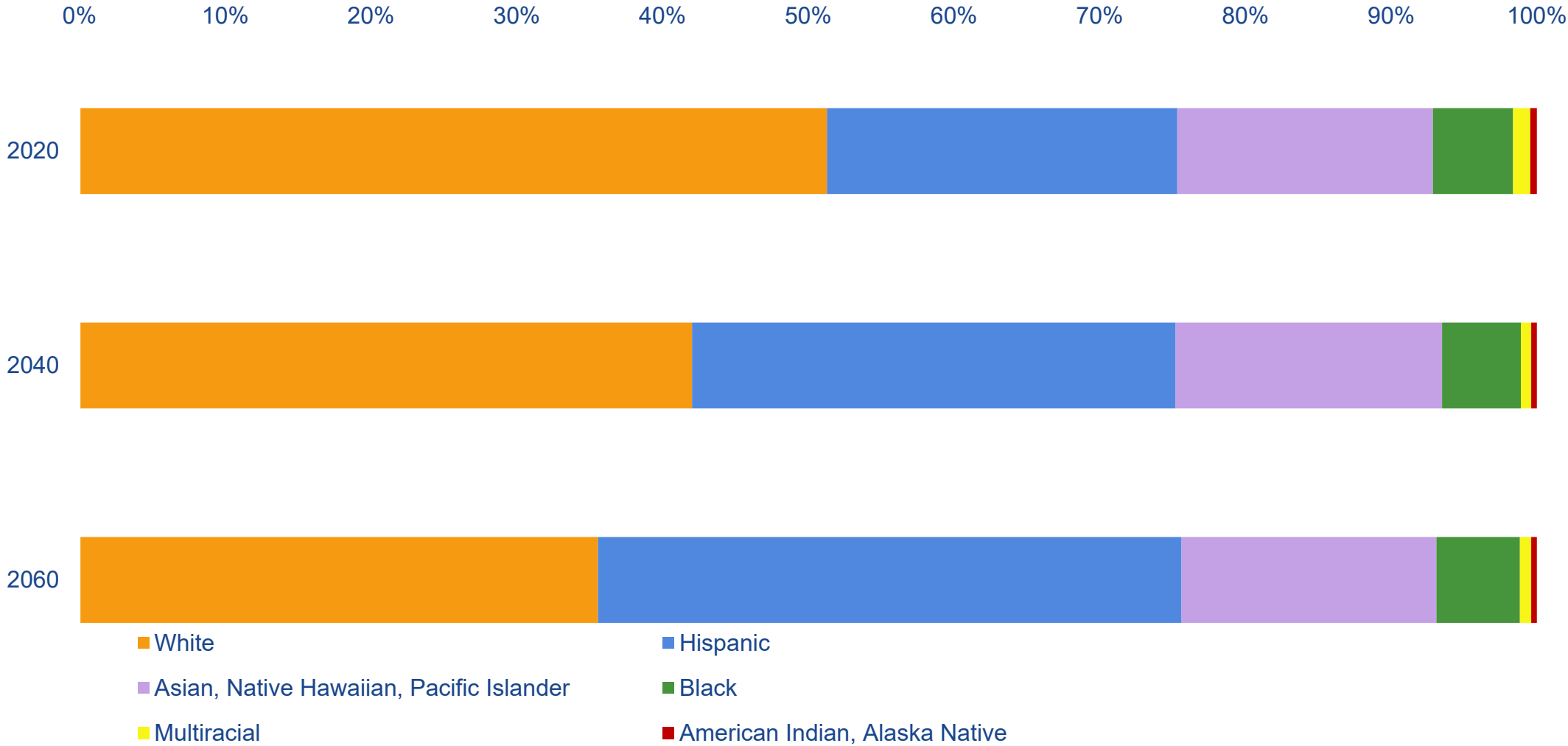


# California's Households are **Changing and Aging**

- 1.8 million Californians 60+ live alone
- 746,000 households consist of three or more generations
- 95,000 Californians live in nursing homes
- Older Californians are the fastest growing age group experiencing homelessness.



# California's 60+ Population is Becoming More Diverse



Source: Master Plan for Aging, California Department of Aging, January 2021.  
<https://www.aging.ca.gov/download.ashx?IE0rcNUV0zYXf9JtT7jkAg%3d%3d>



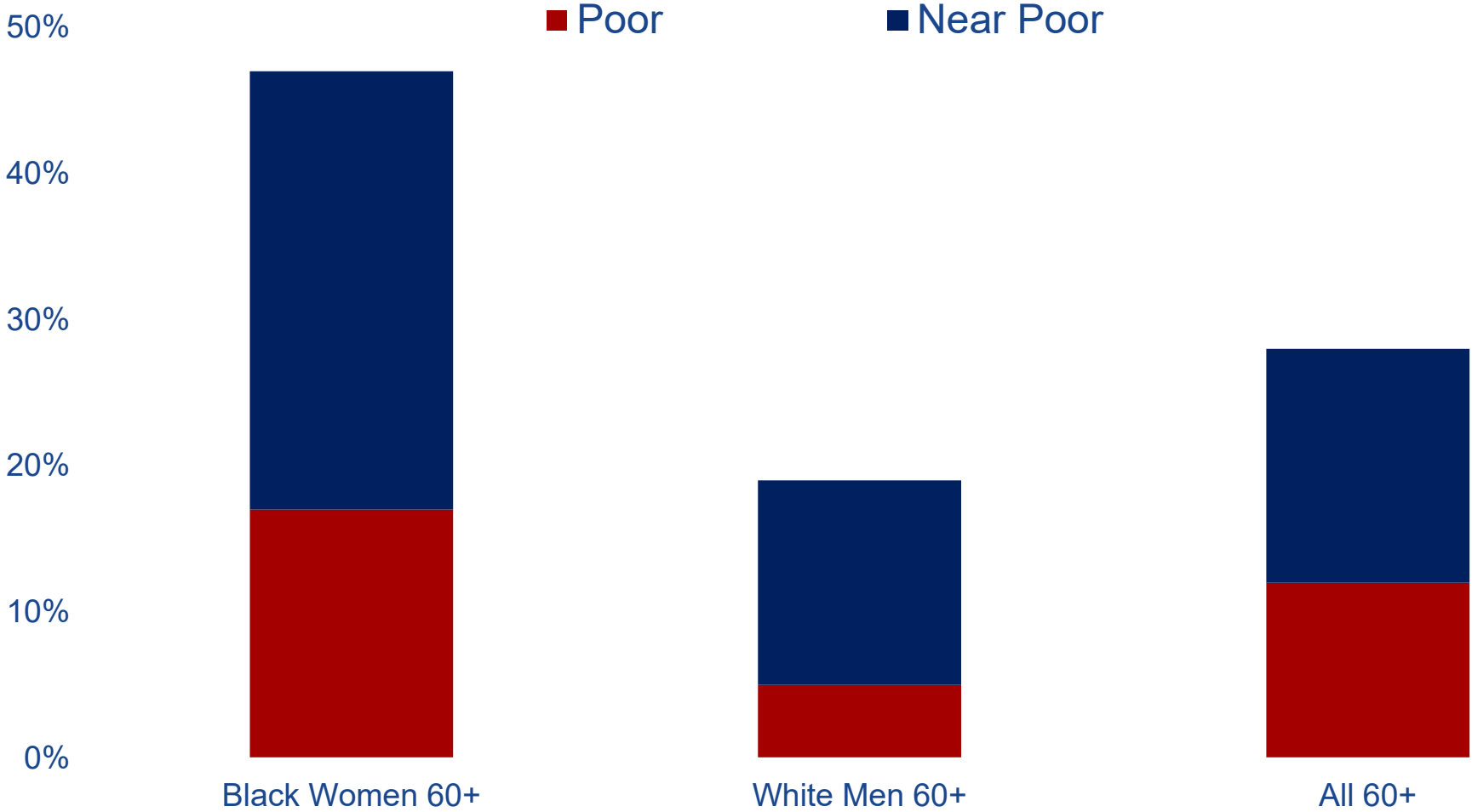
# Supplemental Security Income/State Supplementary Payment

County	Max. Grant*	Fair Market Rent (FMR)	Amount Remaining After Paying Rent	FMR as a Percentage of Grant
Alameda	\$1183	\$1825	<b>-\$642</b>	154%
Contra Costa	\$1183	\$1825	-642	154%
Del Norte	\$1183	\$791	\$392	67%
Fresno	\$1183	\$1149	\$34	97%
Imperial	\$1183	\$872	\$311	74%
Kern	\$1183	\$960	\$223	81%
Los Angeles	\$1183	\$1777	<b>-\$594</b>	150%
Madera	\$1183	\$1083	\$100	92%
Orange	\$1183	\$2200	<b>-\$1017</b>	186%
Riverside	\$1183	\$1517	<b>-\$334</b>	128%
Sacramento	\$1183	\$1543	<b>-\$360</b>	130%
San Diego	\$1183	\$2062	<b>-\$879</b>	174%

\*Grant level is for seniors and people with disabilities who live independently in their own homes and have cooking facilities.



# In poor and near-poor Californians aged 60+, dramatic economic disparities exist



Source: Master Plan for Aging, California Department of Aging, January 2021.  
<https://www.aging.ca.gov/download.ashx?IE0rcNUV0zYXf9JtT7jkAg%3d%3d>



# CA's Master Plan for Aging – Bold Goals for 2050



**Goal 1: Housing for all ages and stages**

**Target:** Millions of New Housing Options to Age Well



**Goal 2: Health Reimagined**

**Target:** Close the Equity Gap in and Increase Life Expectancy



**Goal 3: Inclusion & Equity, Not Isolation**

**Target:** Keep Increasing Life Satisfaction as We Age.



**Goal 4: Caregiving That Works**

**Target:** One Million High-Quality Caregiving Jobs



**Goal 5: Affording Aging**

**Target:** Close the Equity Gap in and Increase Elder Economic Sufficiency



## 2020 AI Impediment #10:

# Insufficient Accessible Housing Stock

**Impediment/Barrier:** Lack of adequate accessible housing options, compared to the need, limits housing choice for people with disabilities.

↳ **One of the goals:** Evaluate and develop a plan to increase the percentage of mobility and sensory accessible units across state housing programs (from 2% and 5% to 4% and 10% in new construction developments).

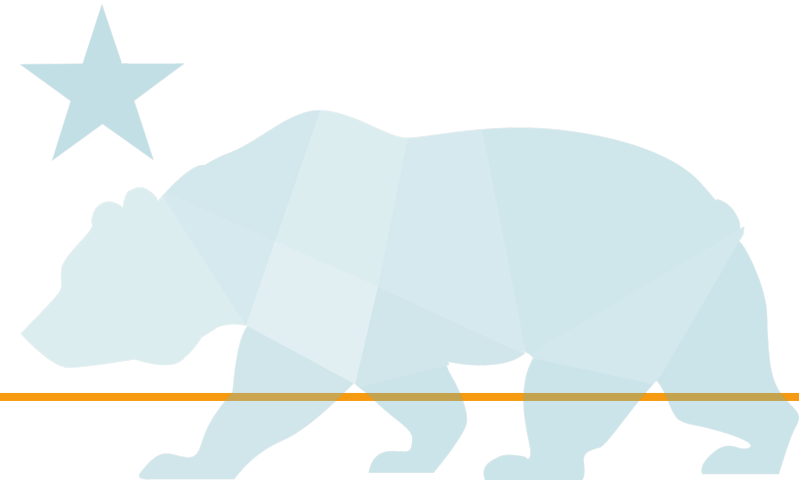
↳ **Result:** HCD significantly increased the percentage of accessible units required within the Super NOFA program and National Housing Trust Fund programs.

Sensory accessible units	2%	↑	10%
Mobility accessible units	5%	↑	15%





# Feedback and Listening



# Discussion Questions



1. Have you ever wanted to live somewhere but couldn't? What prevented you from living there (was it related to a disability)?
2. What does your ideal community look like? Does it exist? What would need to happen for it become a reality?
3. What do you want the government to do to make your community better?
4. What does "accessible housing" mean to you? What makes housing accessible or inaccessible?
5. Have you ever lost your housing because of something related to your disability? What would have helped you keep your housing?