

Aging in place:

What does it cost, and how will we pay for it?

Figure 3: Potential Costs to Age in Place

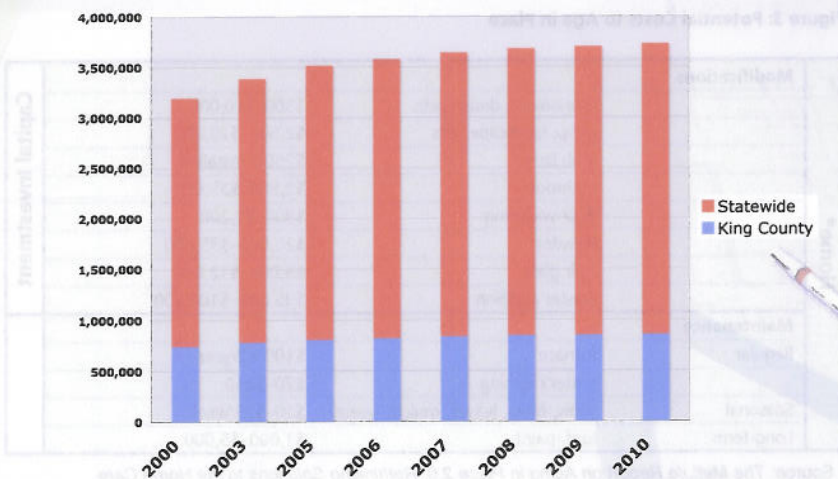
Home*	Modifications		Capital Investment
		assessment, design, etc.	
	ramp, landscape, lifts	\$2,500-\$20,000	
	grab bars	\$250/2 installed	
	bathroom	\$3,500-\$35,000	
	door widening	\$800-\$1,200	
	elevator	\$20,000-\$35,000	
	stair glide	\$3,000-\$12,000	
	master addition	\$35,000-\$100,000	
Maintenance			
Regular	furnace	\$100 x 2/year	
	gutter cleaning	\$70-\$350	
Seasonal	snow, grass, leaves, mulch, weeds	\$10-\$25/week	
Long-term	roof, paint	\$1,000-\$5,000	

Source: *The MetLife Report on Aging in Place 2.0: Rethinking Solutions to the Home Care Challenge*, September 2010

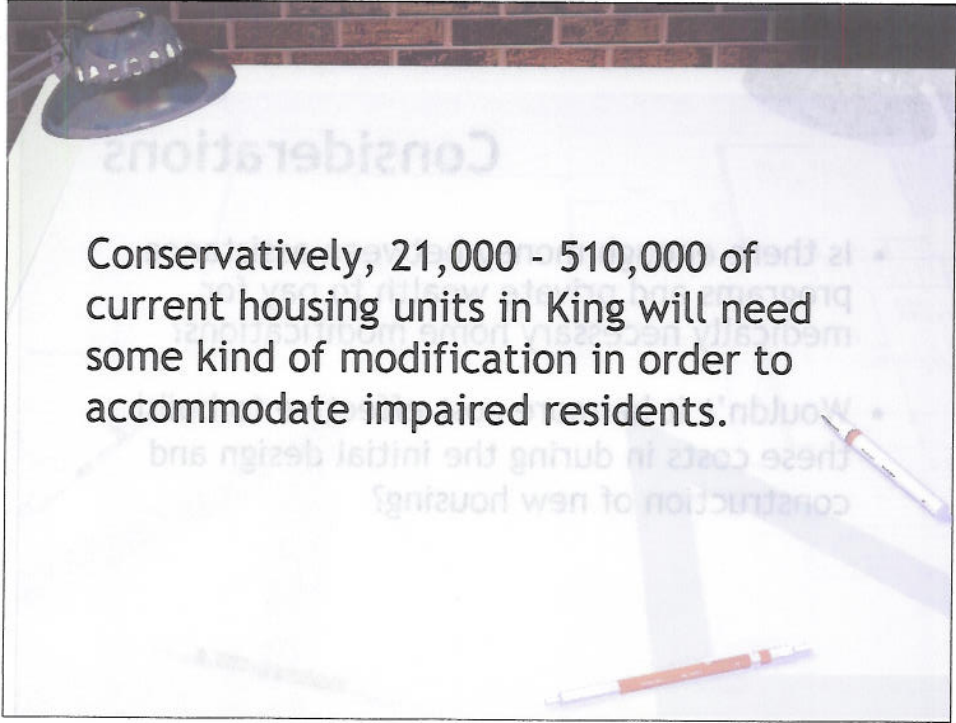
Conservatively, 25% to 60% of ALL NEW HOUSES, over the lifetime of the house, will have a resident with a long-term, severe mobility impairment.

- Journal of the American Planning Association, Summer 2008
- concretechange.org "Cost of no change"

Housing Inventory



Washington Center for Real Estate Research, Washington State University College of Business



Conservatively, 21,000 - 510,000 of current housing units in King will need some kind of modification in order to accommodate impaired residents.



Financial assistance programs

1. **Consolidated Plan Funds.**
2. **State Housing Finance Agency Programs (HFA).**
3. **Medicaid Home and Community-based Waivers.**
4. **The Department of Veterans Affairs programs.**
5. **Vocational Rehabilitation Programs.**
6. **HUD's Title I and Section 203K program.**
7. **USDA's Rural Community Development (formerly the Farmers Home Administration).**
8. **Easter Seals.**
9. **Make-A-Wish Foundation.**
10. **Local fire departments.** The local unions and Benevolent Associations are often willing to donate time to assist with minor retrofits for accessibility.

Considerations

- Is there enough money between assistance programs and private wealth to pay for medically necessary home modifications?
- Wouldn't it be more cost effective to build these costs in during the initial design and construction of new housing?

Financial assistance programs

- 1. Consolidated Plan Funds
- 2. State Housing Finance Agency Programs (HFAs)
- 3. Medical Home and Community-based Waivers
- 4. The Department of Veterans Affairs programs
- 5. Vocational Rehabilitation Programs
- 6. HUD's Title I and Section 202 program
- 7. USDA's Rural Community Development (formerly the Farmers Home Administration)
- 8. Foster Care
- 9. State-Aid Programs
- 10. Local Government: The local, national and international organizations often willing to donate time to assist with minor needs for low-income