

# UTAH HOUSING COALITION

*Promoting Affordable Housing to Ensure Healthy  
& Stable Communities*



# Senior Homelessness & Housing Challenges

Economic Development and Workforce Services Interim  
Committee

June Hiatt – Policy Director

Utah Housing Coalition

# Demographics

- 6.7% of households in Utah over the age of 65 live below the poverty level
- 10.8% of Utah's population is age 65+ as of July 2018
- 5,613 people age 65+ are living on Social Security
  - 3,204 report living in Salt Lake County; Utah & Weber county have the 2<sup>nd</sup> & 3<sup>rd</sup> highest rate

Efficiency FMR	One-bedroom FMR		Two-bedroom FMR
\$708	\$870		\$1,075
SSI Payments	Unrounded annual amounts for		Monthly amounts for 2019
	2018	2019	
Eligible Individual	\$9,007.46	\$9,259.67	\$771
Eligible Couple	\$13,509.70	\$13,887.97	\$1,157

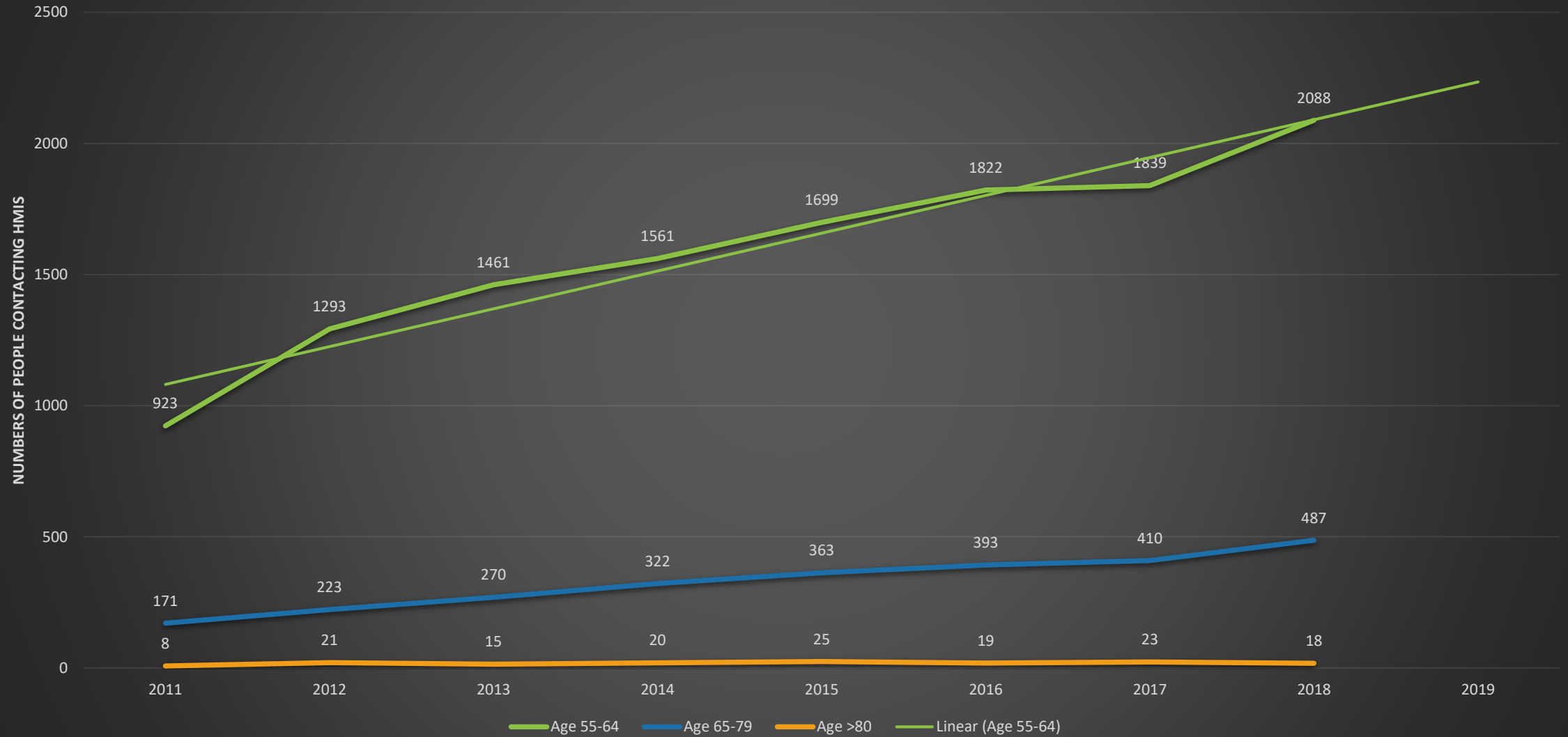
Average income for Utahn's over 65 is **\$49,026**

At this income monthly rent should not exceed **\$1,225**

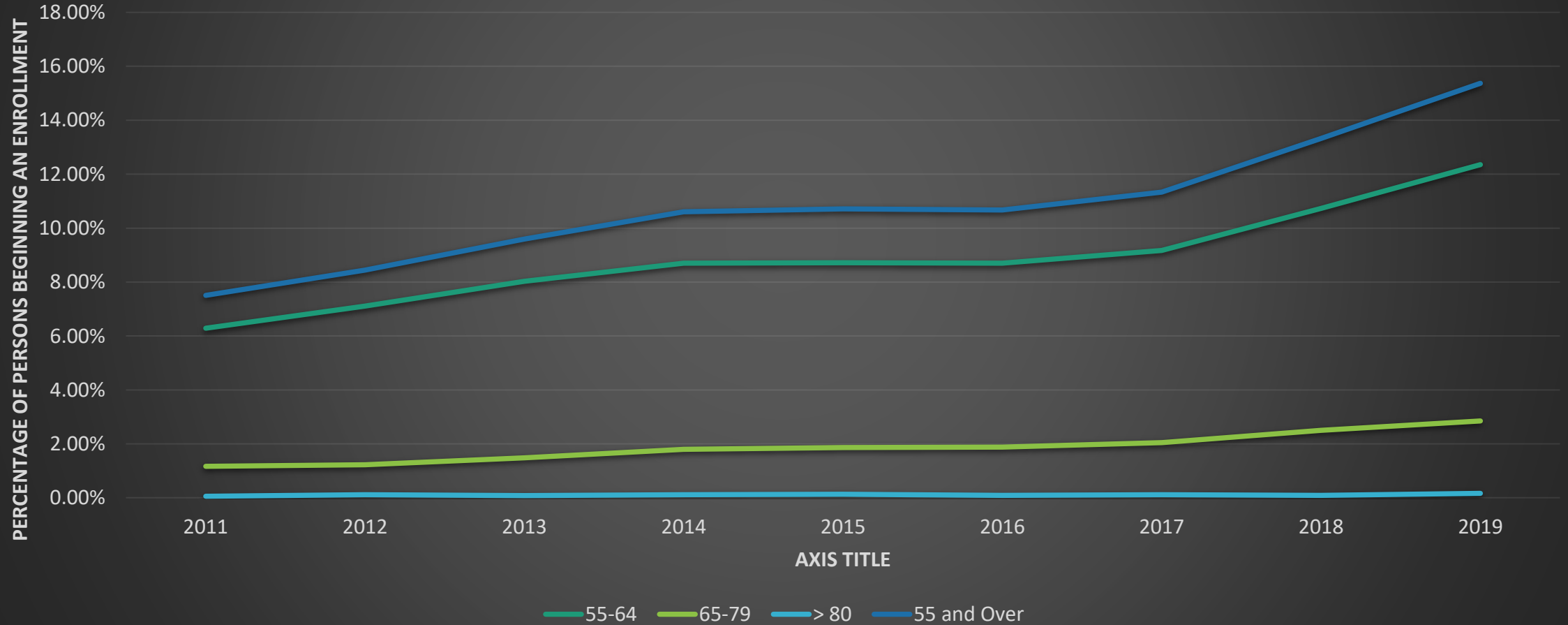
For those living on SSI at \$771, monthly rent should not exceed **\$231.30**

## Housing on a fixed income

# Homeless Management Information System - All Projects



# Individuals Age 55 and Over as a Percentage of All Individuals Beginning an Enrollment in Any Homeless Service Project in HMIS Over Time



# Causes



Shortage of affordable housing and senior housing



Mortgage debt



Declining physical or mental health



Fixed or low-income – inability to earn more income



Accessibility



Cost of healthcare



Isolation



Eviction or non-renewal of lease



Limited knowledge of services available

# Eviction and non-renewal of lease

- Market condition
- Low vacancy rates
- High cost of housing
- Inability for seniors to pay more rent

# Consequences



Health care costs



Shelter Avoidance



Unsafe living conditions



Premature aging or early death



Victimization



# Policy Considerations

## Eviction Prevention

- Mediation
- Legal defense in court
- Review eviction laws and make necessary changes

## Gap financing for non-renewal of lease

- Create a funding source for gaps in rent until new housing can be identified

## Increased funding for senior housing

- Affordable senior housing is needed in all communities

## Increase case management support for seniors

- Housing with supportive case management
- Housing with access to medical needs

Thank you

June Hiatt

Policy Director, Utah Housing Coalition

[JHiatt@utahhousing.org](mailto:JHiatt@utahhousing.org)

801-364-0077