

Key Findings

Priced Out in 2010

Priced Out in 2010 uses a simple methodology to measure the severity of the housing affordability problems experienced by people with significant and long-term disabilities in today's rental housing market. By comparing the Fair Market Rents (FMRs) published by the U.S. Department of Housing and Urban Development (HUD) with the monthly income an individual with a disability receives from the Supplemental Security Income (SSI) program – including certain state SSI supplements – one can easily determine whether a single adult with an SSI-level income can obtain affordable housing in the current rental housing market. Unfortunately, as *Priced Out in 2010* documents, people with disabilities receiving SSI payments are priced out of every one of the nation's 2,572 metropolitan and non-metropolitan housing market areas.

The major findings from the *Priced Out in 2010* study include the following:

- People with disabilities who receive SSI payments continue to be the nation's poorest citizens. In 2010, the annual income of a single individual receiving SSI payments was \$8,436 – equal to only 18.7% of the national median income for a one-person household and over 20% below the 2010 federal poverty level of \$10,830. Since the first *Priced Out* study was published in 1998, the value of SSI payments compared to median income has declined precipitously – from 24.4% of median income

in 1998 to 18.7% in 2010 – while national average rents have risen over 50% during the same time period.

- In 2010, 218 housing market areas across 42 states had one-bedroom rents that exceeded 100% of monthly SSI, including 30 communities with rents over 150 percent. Six entire states had rents that exceeded 100% of monthly SSI and four additional states had only a handful of rural areas with rents below 100% of monthly SSI.

State and Local *Priced Out* Data can be found online at
<http://pricedout.tacinc.org>

- In 2010, as a national average, a person receiving SSI needed to pay 112% of their monthly income to rent a modest one-bedroom unit. In the 12 years since the first *Priced Out* was published, the amount of monthly SSI income needed to rent a modest one-bedroom unit has increased an astonishing 62 percent. People with disabilities were also priced out of smaller studio/efficiency units, which averaged 99% of monthly SSI.

- In 2010, 21 states provided discretionary state SSI supplements to people with disabilities receiving SSI payments living independently in the community. However, these supplements had little impact on the housing affordability crisis experienced by people with disabilities. Even in Alaska – which had the highest state SSI supplement of \$362 and a total monthly SSI payment of \$1,036 – people

with disabilities receiving SSI still needed to pay over 80% of their monthly income to rent a modest one-bedroom unit. Since 1998, the number of states choosing to provide optional SSI supplements has declined and the average supplement has decreased 5 percent. During this same time period the average rent for a modest one-bedroom unit increased 51 percent.