

Aging in Place Critical Home Repair program update (July 2026)

background

Tacoma/Pierce County Habitat for Humanity's Aging in Place program provides critical home repairs and modifications for low-income senior and disabled Veteran homeowners in Pierce County. Since June 2020, this program has served **286 households** (592 people), allowing seniors and veterans living with disabilities to age safely and affordably in their own homes.

From July 2025 to June 2026, Aging in Place served **75 households** -- *53% more than the year prior* -- reflecting the growing need for critical home repair assistance in our community.



Val (left) sought help for her friend Annette (right) who wanted to age in place in the home she has owned for over 40 years

eligibility

Aging in Place applicants must meet these criteria:

- be a Pierce County resident
- own and occupy the home they live in
- intend to remain in the home for at least three years
- be age 60+ or a disabled veteran of the US Military
- have a household income at or below 80% of the area median
- have an assessed property value under \$530,000
- be current on mortgage, property taxes, and homeowner's insurance
- demonstrate a need for home repairs or modifications deemed critical for health and/or safety

repair needs increase as housing stock (and homeowners) age

According to the Harvard Joint Center for Housing Studies, older homeowners--who typically own older homes--are seeing more frequent, more expensive, and more complex repair needs due to systems obsolescence (furnaces, water heaters), material deterioration (roofing, siding), and accessibility needs (ramps, handrails). This trend is expected to grow as both the population and housing stock age.

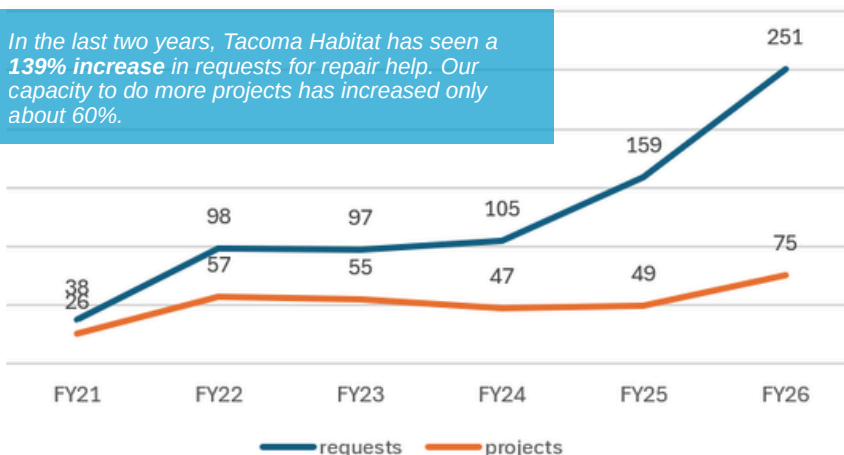


average age of homeowners seeking help from Tacoma Habitat's Aging in Place program: **73.9 years**



average age of their home: **60 years**

In the last two years, Tacoma Habitat has seen a **139% increase** in requests for repair help. Our capacity to do more projects has increased only about 60%.



stories of impact

Diana - Two years ago, Diana (68) was forced to retire from a job she loved – lobbying on behalf of people with developmental disabilities for The Arc of Washington State. Diana battled cancer and a rare condition that required neck surgery. The surgery left her with no feeling on her left side, tremors, and unable to stand or walk. Diana's daughter built her a wooden ramp to her front door, but reached out to Tacoma Habitat upon realizing the ramp transition posed a fall hazard. The Aging in Place team fixed the transition and added handrails along the ramp for stability. They also replaced Diana's bathroom floor and widened doorways, making it easier for her to navigate her home.

"I'm grateful to be able to get outside and garden. It's my favorite thing next to having my grandkids visit." ~ Diana



Lillie - 77-year-old Lillie grew up working in the cotton fields of rural Georgia. She moved to Tacoma in the 1970s and raised her son on her own. Lillie has rheumatoid arthritis and has had multiple hip replacements. Her neighbors built her a ramp to make it easier to access her home, but the old walkway it sat upon started to crack. When Lillie fell after losing her footing on the cracked cement, she reached out to Tacoma Habitat's Aging in Place program who built her a new, safer walkway that's wide enough to accommodate a wheelchair should she eventually need one.

"I was a single mom who went to school full time and worked two jobs. I'm not used to asking for help." ~ Lillie

Israel - Israel is a 65-year-old Air Force veteran who served as a C141 mechanic at McChord Air Force Base in the 1980s and raised three kids on his own. With his roof "leaking and rotting" Israel applied to Tacoma Habitat's Aging in Place program. Thanks to funding from Home Depot Foundation's Repair Corps grant, Tacoma Habitat was able to help Israel get a new roof, including replacing plywood in the eaves which had visible rot.



"I didn't have the resources to replace my roof. I was just happy for the help. But the final product ... Oh my goodness!" ~ Israel

AGING IN PLACE

BY THE NUMBERS

July 2026

IMPACT

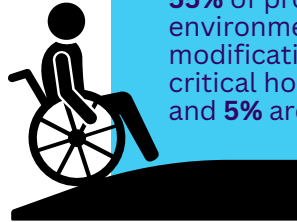
Aging in Place has served **286 households**, impacting **592 people**, since the program began in 2020. The program grew by 53% last year, serving **75 households**.



PROJECT TYPE

Accessibility ramps are involved in over **40%** of all Aging in Place projects.

55% of projects are environmental modifications, **40%** are critical home repairs, and **5%** are both.



AVERAGE AGE

The median age of Aging in Place clients is **74**.



FEMALE HEAD OF HOUSEHOLD

57% of Aging in Place clients are senior women living independently



RACIAL DIVERSITY

32% of Aging in Place clients are BIPOC



VETERAN STATUS

17% of Aging in Place clients are Veterans



thank you, funders!

Thank you to these organizations who have provided support to Tacoma/Pierce County Habitat for Humanity's Aging in Place program this year:

- Cambia Health Foundation
- City of Lakewood
- Gary E. Milgard Family Foundations
- Gesa Credit Union
- Home Depot Foundation
- Kiwanis Club of Tacoma
- McKinney Trailer Rentals
- MultiCare Health System
- Our Savior Lutheran Church
- Pierce County
- Puyallup Tribe of Indians
- Rotary 8 of Tacoma
- Washington Trust Bank
- William Kilworth Foundation

questions

General information about Tacoma Habitat's Aging in Place program can be found on our website: <http://tpc-habitat.org/habitat-programs-repair>. You may also email aip@tpc-habitat.org or phone 253-627-5626 x 129 for additional assistance.