



A 501(C)3 NONPROFIT ORGANIZATION · DOYLESTOWN, PA

The Affordability Gap Is Only Half the Problem.

The Other Half Is a Cliff.

EXECUTIVE SUMMARY

The housing landscape for adults with Intellectual and Developmental Disabilities (IDD) and Autism in the United States has reached a critical inflection point. For the 7.3 million adults with IDD, the affordability crisis is not a temporary market fluctuation — it is a permanent structural exclusion. However, an even more severe demographic certainty is approaching: **The Caregiver Cliff.**

By 2035, an estimated 700,000 to 1,000,000 autistic and IDD adults will lose their family-based housing as aging caregivers pass away or become incapacitated. Simultaneously, this demographic is vastly over-represented in the cognitive-impairment homelessness population. Traditional tenancy programs and state-funded group homes cannot scale to absorb this unfunded liability. **Front Porch Cohousing (FPC)** provides the institutional-grade, by-right real estate infrastructure necessary to convert this looming crisis into stable, community-integrated homeownership.

THE WAITLIST CRISIS

700,000+ adults with IDDs are on waitlists for residential services today.

The average wait is **6 to 10 years**. This is not a pipeline problem — it is a supply problem. The housing infrastructure for this population has never been built at scale. Front Porch Cohousing is building it.

Source: NASDDDS / Kaiser Family Foundation, 2023

700K+
ON RESIDENTIAL WAITLISTS

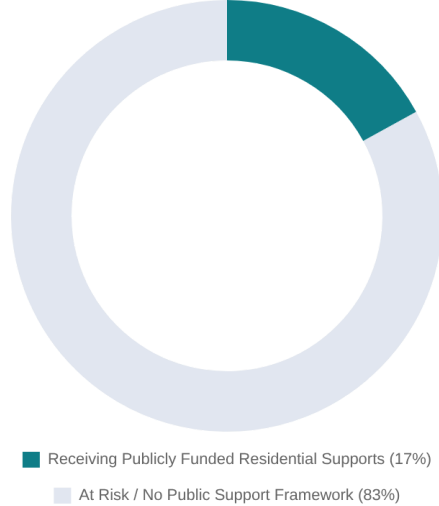
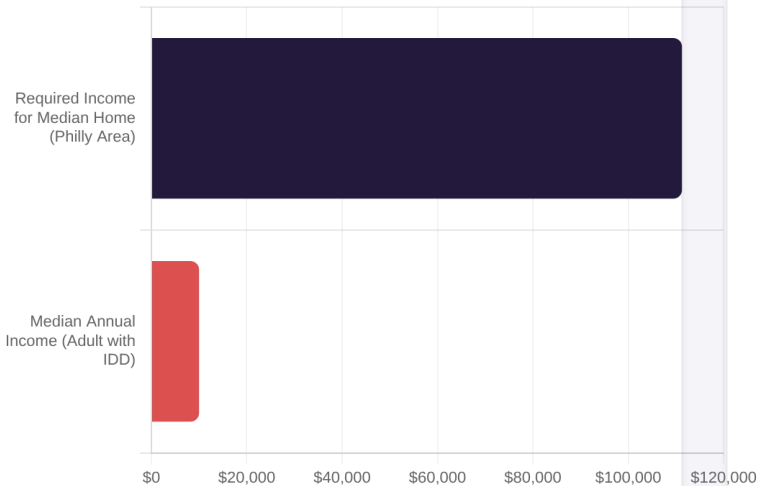
6-10 yrs
AVERAGE WAIT TIME

Structural Exclusion

In the Philadelphia metropolitan area, a household income of **\$111,252** is required to afford a median-priced home. The median annual income for an adult with an IDD is between **\$8,000 and \$12,000**. This is not a gap that can be bridged by conventional rental assistance.

The Caregiver Deficit

Over **1 million adults with IDDs** currently live with caregivers over the age of 60. Nationally, only **17%** of those in need receive publicly funded residential supports, leaving the vast majority completely exposed to housing instability as parents age.



CRITICAL RISK

The Accelerating Homelessness Threat

There is no precise national count of autistic individuals experiencing homelessness, but recent studies reveal a disproportionate crisis. While individuals with IDD make up approximately **5% of the U.S. population**, they represent an estimated **30% to 40% of the homeless population experiencing cognitive impairments**.

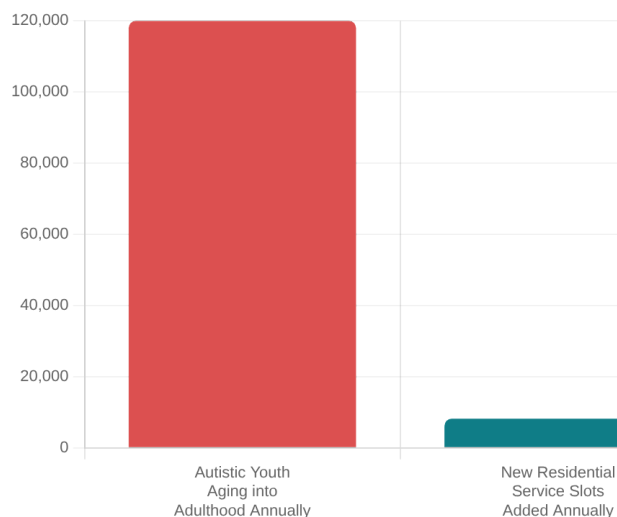
1M+

IDD ADULTS WITH CAREGIVERS AGE 60+

30-40%

OF COGNITIVE HOMELESS POPULATION

ANNUAL SUPPLY VS. DEMAND DISCREPANCY



The national housing gap grows by more than 110,000 individuals annually.

THE SOLUTION

The "By-Right" Answer

Front Porch Cohousing is not waiting for the market to solve this. We operate an institutional-grade strategy that decouples housing provision from service delivery.

THE OPERATIONAL FIREWALL & THE PORCHSM FRAMEWORK



The Welcome Mat

AGES 18-25

Transitional living — young adults building independence on smaller residential parcels.

The Front Porch

AGES 26-60

The core FPC model — equity-based Coliving in a Neuroinclusive Planned Community.

The Hearth

AGE 60+ / AS NEEDED

Neuroinclusive memory care — residents age within their community, not away from it.

ENTITLEMENT RISK ELIMINATED

Most neuroinclusive housing projects fail due to entitlement risk — facing 36-month timelines and community opposition. Our strategy acquires B-1 RR zoned parcels and surplus state facilities where use-class precedent is already established. **No variances. No board hearings. No political risk.**

POLICY ALIGNMENT

State Capital Is Now in Play

Governor Shapiro's proposed **\$1 billion Critical Infrastructure Investment Fund** for housing development aligns perfectly with our model. The Commonwealth maintains a surplus property disposition process for decommissioned institutional buildings — precisely the Parkland Manor-type assets FPC needs for full-lifecycle communities.

The Commonwealth has the properties. We have the model.



Partnership Ready

2024 Candid Platinum
Transparency Seal Recipient

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CONCLUSION & NEXT STEPS

The affordability gap is real, but the deeper systemic failure is that IDD housing has been treated as a social services problem rather than a real estate and infrastructure problem. Front Porch Cohousing reframes the challenge: by acquiring by-right parcels, deploying an equity-based ownership model, and licensing the PORCHSM Framework to partners nationwide, we are building a scalable solution that does not depend on perpetual government subsidy.

A resident holding a legal equity stake possesses housing security that is not contingent on state budgets. We are not waiting for the market — we are building ahead of the cliff.

Jim Richardson

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[Initiate Partnership →](#)