

An Introduction to Housing for Individuals with Intellectual & Developmental Disabilities



Presented By:

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Housing

- Within the next decade, more than 500,000 to 800,000 individuals with autism and other developmental disabilities will transition to adulthood. That number is staggering across all disabilities.
- 80% of individuals with disabilities are not able to move out of the home upon exiting the school system, simply because there aren't enough options. Therefore, 7 out of 10 young adults remain in their parent's home.
- Adequate living, employment, recreational and social options don't nearly cover the numbers of adults in need.
- Aging parents cannot provide the quality of life adults deserve – including employment, recreation, social and creative living experiences.

Housing

- Information on transition options is confusing and hard to understand within a bureaucracy of red tape and funding loopholes.
- Only 44% of intellectually disabled adults are in the labor force, either employed or looking for work, while just 34% are actually working, according to a survey by Special Olympics & conducted by Gallup & the University of Massachusetts at Boston.
- Upwards of 70% of adults with special needs report isolation and depression and over 50% of parents report clinical depression.
- **Parents in core groups need to take the lead and help create international communities having the family member with special needs being integral part of the process.**

Housing

According to the United States' Congress (in PL.101-136: The Americans with Disabilities Act of 1990):

- “Historically, society has tended to isolate and segregate individuals with disabilities, and, despite some improvements, such forms of discrimination against individuals with disabilities continue to be a serious and pervasive social problem.”
- “The Pendulum Swing” Increasingly advocates and legislators are pushing to end any kind of housing and service options that resemble a restrictive or isolative environment. While we would all agree adults with disabilities shouldn't be isolated or “institutionalized” there is much disagreement on what these terms mean and what program/housing options lead to isolation.

Housing

Community Living and Participation for People with Intellectual and Developmental Disabilities: What the Research Tells Us. Date: July 24,2015

- As a society we have moved from providing residential supports for people with intellectual and other developmental disabilities in the large, segregated, isolated institutions of the first half of the 20th century – such as Willowbrook in New York state and the Pennhurst center in Pennsylvania – to smaller group homes, shared apartments, and individually-owned or rented houses or apartments.
- It is clear from decades of studies that people with IDD have happier, healthier, and more independent lives when they live in smaller community-based residences than in larger institutional settings.
- While such challenges exist, the solution is not to revert to building large congregate settings that segregate people with IDD from their communities. Fifty years of studies and research, and the voices of people with disabilities themselves, make the solutions clear.

Special Needs Housing Check List

what needs to be done &/or be aware of before the focus on housing

- Government/State Benefits
 - Limit assets in child's name to \$2000 or less
 - At 18, apply for SSI/Medicaid and HOC housing voucher
 - Apply for DDA for supports after the age of 21
- Legal Factors
 - Create &/or review your estate plan
 - Guardianship vs Guardianship Alternatives
 - Establish a special needs trust, if applicable

Special Needs Housing Check List

what needs to be done &/or be aware of before the focus on housing

- Family and Support Factors
 - Know the level of support
 - Have an independent evaluation to determine your child's skills & abilities
 - Letter of Intent
 - Hire an agency, Maryland Self-Directed or Private Pay
 - Engage Siblings
 - Social, recreational, hobbies/interest, employment supports

Special Needs Housing Check List

what needs to be done &/or be aware of before the focus on housing

- Emotional Factors
 - Ready to let go – you and your child
 - Communicate a clear vision for your child's future
 - What does your child want to do
- Financial Factors
 - Parent's – Complete a financial special needs plan
 - Child's – benefits, vouchers, earnings, supplemental special needs trust

Where Do Families Start?

- Take inventory: do the housing and support services self-assessment
- Prepare for independence skills – have an assessment done. Hire supports
- Consider who your child's good friends are:
 - can you see them living together in the future?
 - do you get along well with their families?
 - if yes to both, start the conversation:
 - *Here's my vision for my child's future home...*
 - *Where do you see your child living in the future?*
 - *What does home look like?*
 - If there are common themes, explore whether these families would be interested in working toward a common, shared housing opportunity.

Different Housing Options

In addition to the standard rental or purchase of a home, there are the following options:

- Inclusionary Zoning - Moderately Priced Dwelling Units (MPDU)
- Affordable Housing for Rent (project-based voucher)
- Affordable Rentals (housing choice voucher program)
- Group Homes (4-6 individuals – provider owned/operated unit. Funded by DDA)
- Alternative Living Unit (1-3 individuals provider owned/operated unit. Funded by DDA)
- Independent Living Programs & Independent Apartment Communities (mostly private pay)

Separating Services and Supports

- What do you think of when people talk about housing for adults with intellectual and developmental disabilities?
- Why Move from “Residential Programs” to Housing + Services?
 - So individuals who choose to change service providers don't have to change housing
 - So individuals who change housing don't have to change service providers
 - So service providers don't have to be housing developers, planners and builders
 - So housers don't have to be social workers, case managers, therapists and counselors
 - So funding sources don't get hopelessly entangled and we get the best bang for our buck

Sustainability Considerations

- Create a circle of support and designate roles/responsibilities for today and when you are not here
- Set up a Special Needs Trust
- Set up an ABLE account once they become available
- Create your own model
- Align yourself with a non-profit that provides support coordination and builds community networks
- Integrated Living Opportunities (ILO) www.ilonow.org

Integrated Living Opportunities

Vision

ILO is committed to empowering adults with disabilities in the Greater Washington, DC metropolitan area to live their dreams as fully integrated, contributing and participating members of their communities.

Mission

ILO will help families to create intentional communities to facilitate networks of support for adults with disabilities to enable them to live independently. We will do this by developing teams of paid and unpaid individuals for our self-advocates as they move out of their family houses and into their own homes. These teams will help the individuals maintain their skills and develop new ones, maximize self-direction, and be full participants in the wider community.



Integrated Living Opportunities

- ILO helps participating families find appropriate, independent housing with the necessary services and supports to create a full life for a family member with a developmental disability.
- ILO will have five main activities. All services are focused on assisting individuals with developmental disabilities (self-advocates) to successfully live independently in their communities with their families' support.
- ILO is not an agency nor the owner of real estate.
- Participating Families will be creating and maintaining the communities for the self-advocates, and all Families Members are involved creating a full life for the self-advocate.

Sample of Innovative Housing Project By State

California • Sunflower Hill, Pleasanton, CA • Sweetwater Spectrum, Sonoma, CA

Virginia • Vanguard Landing, Virginia Beach • Faison Residence, Richmond, VA

Florida • Loveland Village, Venice, FL • The Villages at Noah's Landing, Lakeland, FL • Promise, West Melbourne, FL • The ARC Jacksonville Village, Jacksonville, FL

Pennsylvania • Heidelberg Apartments, Pittsburgh, PA

New York • Pathfinder Village, Edmeston, NY

Mississippi • The Baddour Center, Senatobia, MS

Georgia • Annandale Village, Suwanee, GA •

Massachusetts • Cape Cod Village, Orleans, MA

New Hampshire • Visions for Creative Housing Solutions, Enfield, NH

South Carolina • Osprey Village, Bluffton, SC

Publicly Financed Apartment Communities

- United Cerebral Palsy, Los Angeles – 11 affordable housing apartments in the Los Angeles county, about 40 Southern California.
- Jack Capon Villa – Alameda, CA (opened in 2014)
- Noah's Landing by Noah's Ark – Lakeland FL (opened in April)
- The Arc Jacksonville Village by the Arc of Jacksonville, FL (opened in April)
- Loveland Village - Venice, Florida (opening on May 16)
- Promise in Brevard –West Melbourne, Florida (under construction)
- The Arc of San Francisco – San Francisco, California (under construction)

Resources

- Glen Lazovick, CMPS Sr. V.P. Business Development Apex Home Loans 240-238-2424 direct 301-520-7241 cell glazovick@apexhomeloans.com www.GlenLends.com
- Housing Opportunities Commission of Montgomery County <http://www.hocmd.org> - administers a variety of housing programs in its quest to provide subsidized (housing to low & moderate income individuals and families)
- Department of Human Resources Project Home <http://www.dhr.state.md.us/> (information on Project Home)
- DDA Individual Family Care <http://dda.dhmf.maryland.gov> (private single family residence which provides a home for up to three individuals with developmental disabilities, who are unrelated to the care provider)
- Madison House Autism Foundation <http://www.madisonhouseautism.org>
- Jubilee Association of Maryland, Inc. www.jublieemd.org Model Housing Partnership Program
- Moving Out A Family Guide to residential Planning for Adults with Disabilities by Dafna Kruok-Gordon and Barbara D. Jackins.



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