

Welcome to today's panel!

- **First time using Webex?**

- You can communicate with other attendees or the host in the **Chat Box** and seek technical assistance if needed.

- You can type questions about the material presented in the **Q&A** section.

- Today's webinar will be **recorded and shared publicly**. Please keep this in mind when sharing information and experiences during the webinar.

Supporting People with I/DD to Identify Appropriate Housing

Diane Dressler, Senior Associate, Community Life Resources

Cathy Yadamec, Director of Training & Certification, CQL



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USING PERS OUTCOME MEASURES®

TO EXPLORE HOUSING & SUPPORT
OPTIONS

onal
Cathy Yadamec
Director of Training & Certification



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PERSONAL OUTCOME MEASURES®

WHAT'S SO DIFFERENT?

- Outcomes are defined **by the person** and their preferences and personal context.
- Outcomes spotlight what is most important **for the person**
- Outcomes direct the services and supports to what makes the most sense to and for the person.



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WHAT MATTERS TO YOU?

1. Think about things that matter most in your life
2. Write these down on a piece of paper





YOU MAY HAVE SELECTED

FAMILY

SUCCESS

HOME

WORK

MONEY

FUN

SPIRITUALITY

LOVE

HEALTH

FRIENDS



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PERSONAL OUTCOME MEASURES®



MY SELF | Who I am as a result of my unique heredity, life experiences and decisions.



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MY SELF

- People are connected to natural support networks
- People have intimate relationships
- People are safe
- People have the best possible health
- People exercise rights
- People are treated fairly
- People are free from abuse and neglect
- People experience continuity and security
- People decide when to share personal information

CQI™ PERSONAL OUTCOME MEASURES®



MY WORLD | Where I work, live, socialize, belong or connect.



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- People choose where and with whom they live
- People choose where they work
- People use their environments
- People live in integrated environments
- People interact with other members of the community
- People perform different social roles
- People choose services



PERSONAL OUTCOME MEASURES®



MY DREAMS | Discovery, choice and self-determination
How people want their lives
(self and world) to be



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- People choose personal goals
- People realize personal goals
- People participate in the life of the community
- People have friends
- People are respected



MY FOCUS | What is most important
to me right now



PERSONAL OUTCOME MEASURES®

Discover what really matters...

- Conversation with the person
- Spending time with the person
- Conversations with people who know the person and their supports well

The person's perspective



IMPORTANT CONSIDERATIONS

People Choose Where and With Whom They Live

By asking questions, we learn about

each person's preferences for a place to live.

- In the local community
- Near family or friends
- In the city or in the country



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IMPORTANT CONSIDERATIONS

People Choose Where and With Whom They Live

Just as important, we discover with whom the person might like to live

- Live alone
- Sharing your home
- With how many people



IMPORTANT CONSIDERATIONS

People Choose Where and With Whom They Live

Education, Exposure and Experience

- Visiting houses, apartments and other living situations
- Need to meet potential roommates to learn about who they are



IMPORTANT CONSIDERATIONS

People Choose Where and With Whom They Live

Conversations

- What do you like about your home?
- What options and experiences did the person have in order to make choices?
- How do you learn about the person's preferences for where and with whom they live?



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IMPORTANT CONSIDERATIONS

People Choose Where and With Whom They Live

Help us learn what's important

- What do you do for work?
- What do you do for fun?
- How do you get to there?
- Who do you things with?
- What keeps you from doing what you want?



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“I want to move **from** the
group home.”

It's more than changing your address...

What will help you be successful?

- What supports are needed?
- What will you miss about the group home?

CHANGE

“We cannot become
what we need
by remaining
what we are.”

- John C. Maxwell



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www.c-q-l.org

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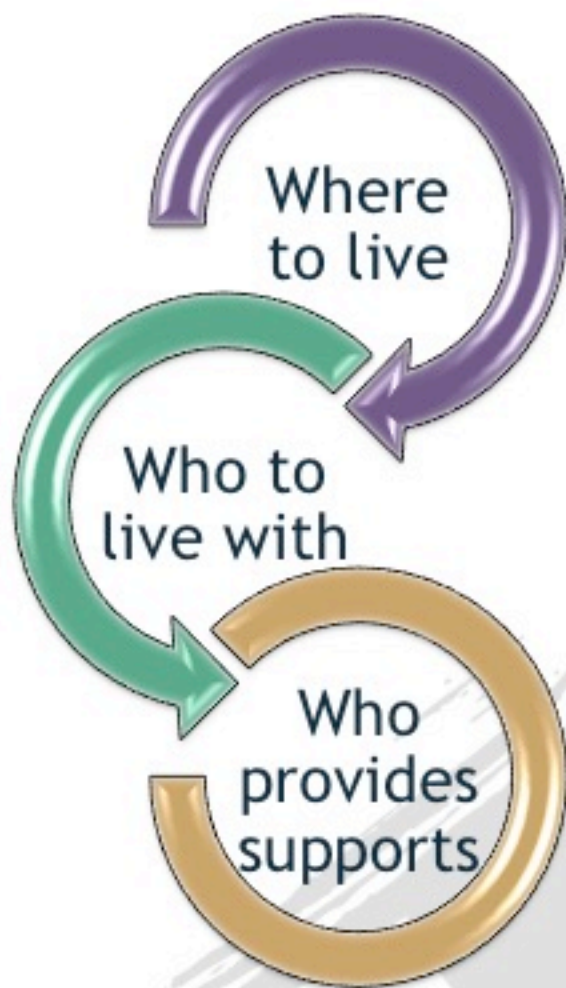
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Exploring Housing Options



Housing Choice and Control



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Issues to Consider

Personal housing needs and desires

Coordinating supportive services

Housing affordability and need for financial assistance to pay rent/mortgage

Creating a household budget

Credit

Criminal background

Financial responsibility and rent/mortgage payment plans

Creating a housing back-up plan

Maintaining a healthy environment

Emergency preparedness



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Creating a Person-Centered Individual Support Plan Including Housing Strategies

A viable plan considers housing needs and resources:

- Personal resources including income, trusts, family support, rental assistance, etc.
- Available housing options such as independent renting, homeownership, group living
- Available rental or home buyer assistance through local or state resources
- Accessibility needs
- Support needs, including consideration of need for periodic hospitalization
- Preferences for where to live and with whom to live
- Transportation needs
- Employment
- Social networks
- Community resources such as shopping, medical services, etc.



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Housing Strategies

Bundled housing and services

- Group home
- Shared living - host home

Group Home

Often available through the state - Medicaid waiver

Services are funded by the waiver - housing is NOT

Must be eligible, waitlists are common

Housing is controlled by service provider

Choice limitations

- Where to live
- With whom to live



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Shared Living - Host Home

May be available through Medicaid waiver

Person lives with a caregiver in the caregiver's home

Caregiver is trained to provide supports

Similar to adult foster care

Housing Models



Housing Separate from Services: Independent Housing

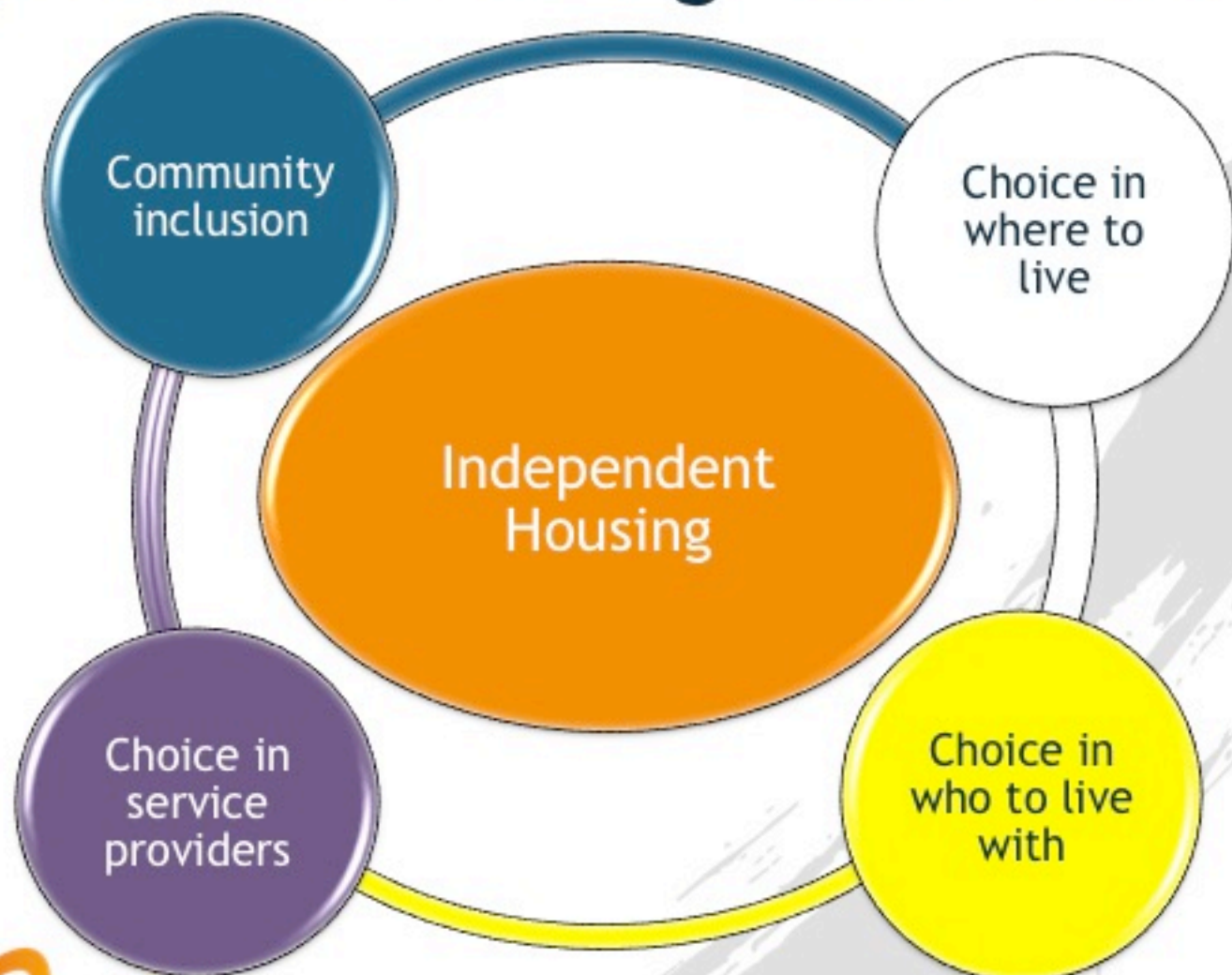
- Family home
- Renting: apartment, room or house
- Homeownership
- Shared living - companion



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Independent Housing: Core Concepts



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Renting



A person can rent an apartment, house or room

A lease is generally required, and is recommended to provide rights to the tenant

More than one person, with or without a disability, can rent together to share expenses

Most states have service options that enable people to receive services in a home that they rent independently



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Rental Housing Affordability for People with Disabilities: *Priced Out* in 2014

STATE	Number SSI Recipients	Avg. SSI Monthly Payment (2014)	SSI as % Median Income	% SSI for 1-Bedroom	% SSI for Efficiency Apt.
NATIONAL	4,933,731	\$750	20.1%	104%	90%

According to *Priced Out in 2014* from the Technical Assistance Collaborative, Inc. To view the full report, visit: [Priced Out in 2014](#)

What is a Rent Subsidy?



- Tenant's share of the rent + utilities equals 30% to 40% of household income
 - Tenant's share of the rent increases/decreases with income
- Subsidy pays remaining rent
- Subsidy comes from state or federal agency through a local housing provider such as a public housing agency (PHA)



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What is a Rent Subsidy?



Applicant's income per month = \$733
30% of income = \$220 per month (rent paid by consumer to landlord)

Apartment rent = \$900 per month
Applicant's share = -\$220 per month
Subsidy = \$680 per month (rent paid by govt. to landlord)



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Types of Rent Subsidies

- Project-Based Rental Assistance



- Tenant-Based Rental Assistance



Publicly funded programs can provide a “reasonable accommodation” for a live-in aide for a person with a disability.



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Documents Needed to Apply for Housing

- Income and Asset Verification
 - SSI/SSDI
 - Proof of Pension/VA benefit
 - Recent checking/savings account statement
- Proof of Citizenship/Age
 - Birth Certificate
 - Passport
- Proof of Identification
 - Drivers License
 - State ID
- Social Security Card

Rental Housing Documentation Checklist

Birth certificate – official copy -

http://www.vdh.state.va.us/vital_records/

Government issued photo ID (passport or state ID)

Proof of current address

Social Security card

Marriage license/divorce decree or separation agreement

Court documentation showing custody or guardianship

Benefit letter from SSI, SSA - www.ssa.gov

Recent bank statements

Account statements for IRAs, annuities, stocks 401(k) accounts

Receipts/statements showing medical and pharmacy bills paid during the last 12 months



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Homeownership

- A person with a disability can own a home. Owning a home does not affect SSI or SSDI benefits - the home is not counted as an asset.
- A home can be owned a special needs trust. Check with your trust attorney regarding this strategy.
- Some Medicaid waivers can count a home as an asset when determining financial eligibility. Check with your state waiver authority.



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Shared Living - Companion

Individual shares a rented or owned home with a companion who provides support

- Companion may be paid to provide supports
- Companion may provide supports in lieu of room and board
- Companion may provide supports and pay reduced room and board
- Department of Labor (DOL) rules can affect how companions need to be paid. More information can be found on the following DOL fact sheet: <https://www.dol.gov/whd/regs/compliance/whdfs79g.htm>

Some Medicaid waivers pay for live-in caregiver rent



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SSI Living Arrangement Rules

- SSI monthly payments can be reduced if someone else pays for any room and board expenses on behalf of the SSI recipient. This is called “in-kind support”.
 - Room and board includes rent, mortgage, food and utilities (such as gas, electric, water)
- Currently, the “presumed maximum value” of in-kind support is \$264.33
- Information from Social Security on living arrangements: www.ssa.gov/ssi/text-living-ussi.htm
- ABLE accounts might be a resource for housing costs, however, the rules have not been finalized and may vary in each state. It is important to be aware of the rules where you live.



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Establish credit



Open a checking/savings account

Apply for credit card, personal loan

Open a cell phone account

Pay for room and board with a check,
obtain a receipt and track payments



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Resources for Establishing Credit



Helpful websites for learning to establish credit:

Federal Deposit Insurance Corporation: [Establishing Credit](#)

Wells Fargo: [How to Establish Credit](#)



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How to Overcome Credit Issues



Help the person to:

1. Obtain a free copy of his/her credit report and understand this information
2. Access legal services if needed (e.g., local Legal Aid Society)
3. Identify community resources to assist with paying outstanding debt (e.g., faith-based organizations)
4. Contact a previous landlord or creditor to request a waiver or reduction in payment of debt
5. Determine if a disability or medical issue impacted a person's ability to maintain good credit
6. Write a letter requesting a reasonable accommodation from the landlord regarding disability-related credit issues



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Criminal Background Screening Criteria

Who screens?

- By PHA for voucher and public housing
- By property manager or landlord for other rental situations

MUST DENY: Two “never” convictions for federally-assisted housing

- Lifetime sex offense registration requirement
- Methamphetamine production on federally-assisted housing property

MAY DENY: Other federally-assisted housing restrictions

- Currently engaging in illegal drug activity, fugitive felon, parole violator, evicted from federally-assisted housing due to drug-related criminal activity within last 3 years
- Reasonable cause to believe person is a danger



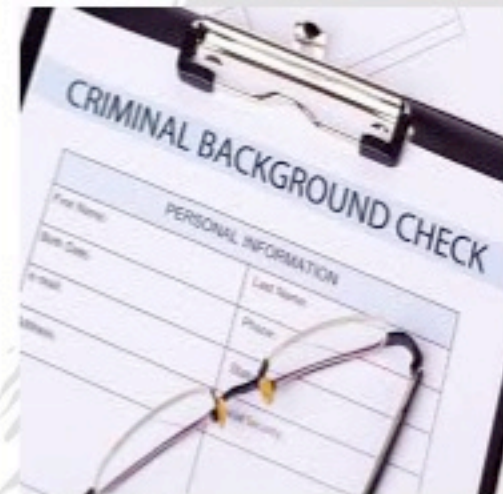
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How to Overcome Criminal Background Issues

Help the person to:

1. Explore past activities that may impact ability to obtain housing
2. Verify that information is accurate
3. Understand housing program rules/policies re: criminal activity
4. Seek legal counsel to remove open warrants or expunge record
5. Determine if a disability-related situation influenced criminal behavior
6. Request reasonable accommodations from the property owner/manager regarding disability-related criminal background
7. The Arc's NCCJD can be a resource



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Other Screening Issues

Applicants can be denied if rental history demonstrates inability to uphold a lease.

- Disturbing the neighbors
- Destroying property
- Poor housekeeping
- Non-payment of rent
- Misrepresenting information on application
- Discharged from federally assisted housing in the past
- Fraud, bribery, or any other corrupt or criminal act related to any Federal housing program



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Supporting Successful Tenancy

This may include

- Providing assistance with understanding lease and tenant responsibilities
- Developing rent and utility payment plans
- Maintaining contact with property manager
- Monitoring for possible lease violations
- Providing assistance with resolving tenant issues
- Providing assistance with ending tenancy
- Implementing the housing back-up plan



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Housing Back-up Plan

WHAT IS A HOUSING BACK - UP PLAN?

- A set of strategies for acquiring alternative safe, decent, affordable housing if the current independent housing situation ends

WHEN IS IT NEEDED?

- In the event of eviction, loss of rent subsidy, owner decision, etc.

WHERE IS IT DOCUMENTED?

- In the Person-Centered Individual Service Plan



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Finding Affordable Housing

- Go Section 8

www.gosection8.com

- State Affordable Housing Registry

- <http://www.socialserve.com>
- Available in 34 states and Washington, DC

- Realtors, newspapers, Craig's List

- Public Housing Authority office (if person has a voucher)



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Finding Affordable Housing

- HUD Multifamily Inventory of Units for the Elderly and Persons with Disabilities

[http://portal.hud.gov/hudportal/HUD?src=/
program_offices/housing/mfh/hto/
inventorysurvey](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/hto/inventorysurvey)

- HUD Low Rent Apartment Search

www.hud.gov/apps/section8/index.cfm



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Form a circle of support

- Invite family, support staff, friends and supports coordinator
- Meet regularly to create a person-centered plan and to talk about how things are going
- Use the circle to problem solve
- Keep notes about decisions and check with the circle to make sure tasks are accomplished



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Contact Information

Community Life Resources



Community Life Resources

757-774-8580

6 DRUMMOND COURT

WILLIAMSBURG, VA 23188

DIANE@COMMUNITYLIFERESOURCES.COM

DIANE L. DRESSLER

SENIOR ASSOCIATE

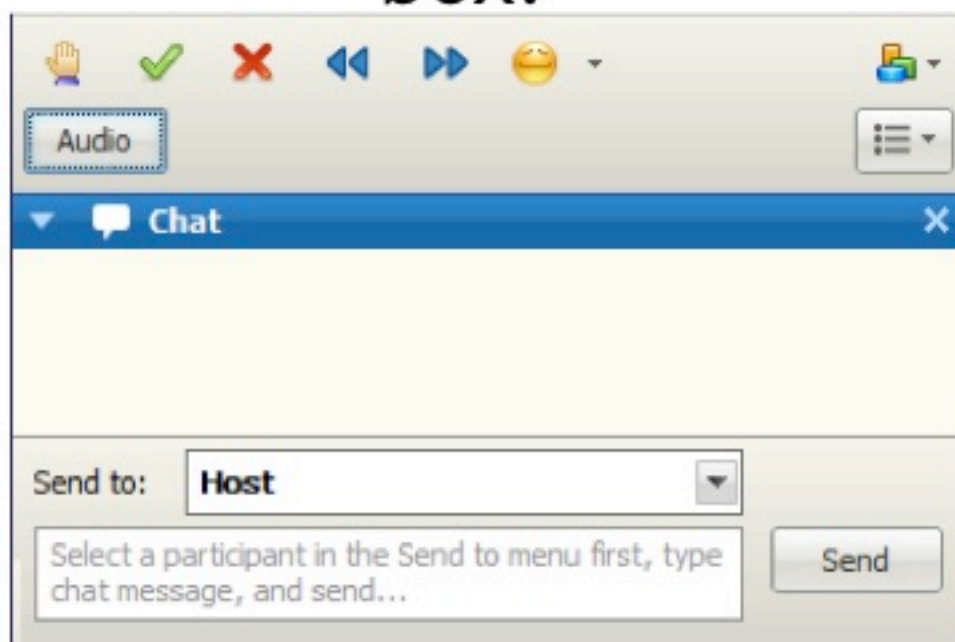


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Questions?

Please raise your hand and we will call on you OR type your question into the chat box.





Next Webinars

Developing Positive Relationships
Tuesday, November 15 at 2pm EST

<https://thearc.webex.com/thearc/k2/j.php?MTID=t2bc7783c9e0b50d190cb7a960144ddc5>

Tips to Interact Effectively with Law Enforcement
Tuesday, February 7 at 2pm EST

<https://thearc.webex.com/thearc/k2/j.php?MTID=t75562b8a5d640502efb61f8544fb70c4>

If you have any questions, please contact us at
futureplanning@thearc.org

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