Growing Partnerships to Improve Housing Options for People with Disabilities

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APRIL Conference

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Administration for Community Living (ACL)

Established in April 2012 by combining the Administration on Aging, the Office on Disability, and the Administration on Developmental Disabilities.

In following years, additional programs transferred to ACL from other agencies. The Independent Living programs transferred in 2014.

ACL is responsible for increasing access to community supports, while focusing attention and resources on the unique needs of older Americans and people with disabilities across the lifespan.
Mission
Maximize the independence, well-being, and health of older adults, people with disabilities across the lifespan, and their families and caregivers.

Vision
All people, regardless of age and disability, live with dignity, make their own choices, and participate fully in society.
Racial Equity

• Is at the center of the agenda with a whole of government approach to embed racial justice across Federal agencies, policies, and programs. The administration is working to deliver criminal justice reform, end disparities in healthcare access and education, strengthen fair housing, and restore Federal respect for Tribal sovereignty.
Setting the Stage

1. Overview of IL Programs Established by Title VII of the Rehab Act
2. HHS and HUD Partnership
3. Resources
Overview of IL Programs Established by Title VII of the Rehab Act

- Centers for Independent Living (CILs)
- Independent Living Services (ILS)

Other IL Services:
  - Transportation: 63,981 Requested and 60,855 Received
  - Housing: 57,285 requested 50,197 received

Information from CIL PPRs for FY18 (PY19)
Current Housing Landscape

HHS and HUD Partnership

• Announced in July 2021
• Partnership aims:
  – To coordinate and align each Department’s respective resources and build and strengthen partnerships between HHS and HUD networks and grantees at the state and local levels
• View the Fact Sheet at:
  [https://acl.gov/sites/default/files/ada/HHS-HUD_HousingFactSheet.pdf](https://acl.gov/sites/default/files/ada/HHS-HUD_HousingFactSheet.pdf)
Current Housing Landscape
HHS and HUD Partnership

- Enable more people with disabilities, older adults, and people experiencing homelessness to maintain or obtain accessible, affordable housing and the community services they need and choose so they can thrive in their communities.

- Advances key priorities of the Biden-Harris Administration, including expanding accessible, affordable housing; addressing homelessness; expanding HCBS; and addressing the institutional bias in America’s long-term care system.

- Help states and communities take full advantage of the opportunities in the American Rescue Plan Act of 2021 (ARP) that support community living including the historic investments in housing assistance and the investments in HCBS.
Current Housing Landscape

Initial Partnership Priorities

• Assisting people with disabilities of all ages who want to transition out of institutions into their own homes or other integrated housing in the community

• Helping people with disabilities and older adults age-in-place and avoid admission in an institution

• Supporting people with disabilities or chronic conditions and older adults to exit homelessness and obtain and maintain stable housing
Resources

The links on the slide are available in the chat box.

- https://acl.gov/ils-programs
- https://equalrightscenter.org/our-programs/disability-accessibility/
- https://www.hud.gov/topics/rental_assistance
Dual Challenges: The Need for Accessible & Affordable Housing


- Lack of affordable and accessible housing, including housing choice vouchers, is biggest barrier to transitions reported by states.
- MFP has been catalyst for interagency collaboration between health and housing to help individuals in institutions to locate and secure affordable and accessible housing, a key achievement of this demonstration.
- Many MFP grantees extended interagency collaborations started under the MFP demonstration to HUD’s Section 811 Project Rental Assistance.
Dual Challenges: Affordable Housing

“Priced Out:” Affordable Housing is In Scarce Supply

- Per the Technical Assistance Collaborative’s 2017 *Priced Out Report*, in 2016, there was **no housing market in the United States** where a person with a disability whose sole source of income was SSI could afford a safe, decent rental unit.

- **The national average rent for a studio/efficiency unit in 2016 was $752**, equal to **99% of a monthly SSI payment**.

- According to HUD data, one in eight (1/8) renter households (13%) with “worst case needs” include people with disabilities under age 62.
Dual Challenges: Accessible Housing is in Scarce Supply

• A 2015 HUD’s Policy Development and Research study, “Accessibility of America’s Housing Stock: Analysis of the 2011 American Housing Survey,” examined the prevalence of features to make units accessible for people with physical disabilities in US housing stock. HUD found “US housing stock is not well equipped to accommodate people with disabilities…” even as that need is growing.

• PD&R classified units into 3 categories of accessibility: Potentially Modifiable, Livable for Individuals with Moderate Mobility Difficulties, and Wheelchair Accessible.
  – About one third of units are “Potentially Modifiable”
  – Less than 5% accommodate individuals with moderate mobility disabilities
  – **Less than one percent** are **wheelchair accessible**

• Regional variations: Newer, multifamily housing, as well as housing in the West, South and Midwest is more likely to be wheelchair accessible or accommodate moderate mobility disabilities.
Dual Challenges: Accessible Housing is In Scarce Supply

• A few years ago, a whistleblower revealed that Los Angeles had falsely represented that its housing was complying with Fair Housing Act requirements, leading to a 2017 lawsuit by DOJ and Disability Advocates.

• Similarly Access Living has sued Chicago in May alleging that several city agencies have failed to comply with the ADA, 504 and FHA.

• With major cities and metropolitan areas not complying with the minimal legal requirements, and wheelchair accessible housing stock at less than 1% of the overall supply, it is fair to say there is a CRISIS in the supply of accessible, affordable housing for people with disabilities.
Availability of Affordable, Accessible Housing

Brucker, Helms & Souza (2018)

- Based on HUD administrative data connected to NHIS data
- People with disabilities comprise a large portion of adult residents (44%) of HUD/ HUD assisted Housing —much larger than previous estimates
- Housing assistance makes housing more affordable for adults with disabilities, but assisted households still face huge challenges in finding accessible rental units
- People with disabilities in HUD housing face health disparities in relation to their peers without disabilities
Social Determinants of Health Care: A new window on why housing partnerships matter

Definition of Social Determinants of Health Care:
“The complex, integrated, and overlapping social structures and economic systems that are responsible for most health inequities. These social structures and economic systems include the social environment, physical environment, health services, and structural and societal factors. Social determinants of health are shaped by the distribution of money, power, and resources throughout local communities, nations, and the world.”

Source: Commission on Social Determinants of Health (CSDH), World Health Organization
Social Determinants of Health Care: A new window on why housing partnerships matter

Housing as a social determinant of health care:
• Research shows that barriers to access in housing contribute to social isolation, poorer health and community living outcomes. This understanding has led to increased focus on housing as health care and an increased emphasis on housing/health care partnerships.
Research: Housing Accessibility and Community Participation

*Housing characteristics of households with wheeled mobility device users from the American Housing Survey: Do people live in homes that facilitate community participation?*


- **Survey of:** Wheeled mobility device users

- **Using:** 2011 American Housing Survey: Home Modification Module
  - Accessibility features: kitchen, bathroom, wide doors, handrails
  - Accessibility of housing entrance

- **Findings:** High levels of home inaccessibility across all groups and variables. Majority of those with mobility disabilities may not be living in accessible homes.
Research: Housing Accessibility and Community Participation Findings

Greiman and Ravesloot findings:

• Renters are more likely than owners to lack accessibility features—

• Barriers especially common for home entrance, where over 50% of renters indicated they had a step to negotiate at their front door

• About 25% of rental households including a person with mobility impairment have a flight of stairs to enter or exit the housing unit

• 50-65% of homes with wheeled mobility users did not have an accessible kitchen, and 40-60% did not have an accessible bathroom
Implications of Housing Inaccessibility

• Threat to health and well being due to risk for injury:
  – Stairs
  – Inaccessible kitchens, bathrooms and more (e.g. grab bars)

• Threats to health and safety exacerbated for people who use wheeled mobility devices

• Threat to employment and community participation
Social Determinants of Health Care: A new window on why housing partnerships matter

- **Housing as a hub for health, community services, and upward mobility**
  - Source: Stuart Butler and Maria Cabello (2018)

- **Recommendation 3**: Experiment with different models to organize, manage and expand housing-based supportive services demonstration pilots for elderly households
Social Determinants of Health Care: A new window on why housing partnerships matter

• **Housing as a hub for health, community services, and upward mobility**
  – *Source: Stuart Butler and Maria Cabello (2018)*

• **Recommendation 4:** Strengthen housing-health partnerships
  – Federal government should expand housing-health partnerships for elderly and disabled, including the Money Follows the Person and HCBS waivers.
  – Medicaid should aggressively & creatively use HCBS waivers to add flexibility and permit approaches that help people with chronic conditions to be established in housing, using their housing as a hub & reducing health costs.
Social Determinants of Health Care: A new window on why housing partnerships matter

- **Social Determinants As Public Goods: A New Approach To Financing Key Investments In Healthy Communities**
  - Len M. Nichols and Lauren A. Taylor (2018)
- “Few payment reform options can rival the cost-saving potential of squarely addressing the deficits in social determinants of health that constrain health and drive spending trajectories for many low-income Americans.”
  - Analyzes challenges and barriers preventing such collaborations, including lack of trust and collaboration between health care organizations & community based providers, such as CILs and ADRCs.
  - Identifies financing model supporting investment in social determinants interventions out of self interest.
ACL Housing Collaborations Work: 811 Project Rental Assistance

Frank Melville Supportive Housing Act of 2010 revitalizes and reforms Section 811 Supportive Housing for Persons with Disabilities

- Creates stronger incentives for financing thru LIHTC, HOME& bond financing
- Authorizes **Project Rental Assistance** to help systematically create integrated, scattered-site, affordable supportive housing units, with tenant rights protections & voluntary supportive services. No more than 25% of units in any development for supportive housing.
- Goal is to expedite and facilitate getting affordable housing to the people who need it including the homeless, and those returning to the community under MFP, Community First Choice and other Olmstead implementation efforts.
ACL Housing Collaborations Work: 811 Project Rental Assistance

811 Project Rental Assistance NOFA jointly drafted by HUD and HHS.

• Reflected considerable input into NOFA by CMS/DEHPG and ACL staff
• Required joint application and coordination between State Housing and Health/ Human Services Agencies
• Required careful planning as to how State would ensure appropriate recruitment/ referrals for landlords and tenants as well as put in place strong infrastructure for service coordination
• Featured Selection Panels comprised of HUD and HHS staff to ensure thoughtful reviews of health and human services coordination with housing.
• Money Follows the Person participants and others transitioning to community are priority populations included by States.

Three funding Rounds Awarded:

• In **February 2013**, HUD awarded first PRA round totaling **$98 million to 13 states** to assist about 3,350 units.
• In **March 2015**, HUD awarded a second PRA round of about **$150 million to 25 states**.
• In **November 2020**, HUD awarded a third PRA round of around **$40 million to 7 states**.
ACL Housing Collaborations Work: 811 Mainstream Housing Vouchers

Funding: Over $500 million authorized between FY 2017 & FY 2019 Appropriations.

– First $230 million resulted in 27,000 vouchers for 435 Public Housing Authorities. $87 million more distributed by CARES Act.

Goals: Provides funding to assist non-elderly persons with disabilities who are:

– Transitioning out of institutional or other segregated setting
– At serious risk of institutionalization
– Homeless, or
– At risk of becoming homeless

Helps further the goals of the Americans with Disabilities Act (ADA) by helping persons with disabilities live in the most integrated setting.

Encourages partnerships with health and human service agencies with a demonstrated capacity to coordinate voluntary services and supports to enable individuals to live independently in the community.
ACL Housing Collaborations Work: 811 Mainstream Housing Vouchers

- HUD partnered with HHS to design this NOFA, with representatives from the Center for Medicaid and CHIP Services (CMCS), the Administration for Community Living (ACL), and the Assistant Secretary for Planning and Evaluation (ASPE).

- Relevant subject matter experts had networked and collaborated in recent years as a part of the HUD-HHS-USDA partnership and facilitated collaboration.

- Ratings Criteria largely drawn from an ASPE-HHS evaluation of the NED-2 program.

- Fine tuning of NOFA reflected lessons learned from NED-2 and 811 PRA implementation to ensure partner health and human services agencies and disability organizations had demonstrated experience in referral and application processes. In the past some housing agencies had not done full due diligence in vetting partners, and some partners were unable to fulfill what was expected.
Audience Q&A
Overview of the IL-NET Housing Learning Collaborative

Conducted March 2019 through September 2019
Facilitated by Ann Denton and Karen Michalski-Karney
A learning collaborative (LC) is designed to allow in-depth exploration of topics by a small group, focused on specific goals.

LC members develop working relationships with each other – that you will call upon and help each other long after the formal group events are over.

Timeline
- Kick-off Meeting
- Monthly Calls and Assignments
- Final Presentations
- Beyond the Collaborative...
Participating Centers for Independent Living

- The Ability Center of Greater Toledo, Sylvania, OH
- Center for Independence, Inc., Grand Junction, CO
- Center Toward Self-Reliance (formerly Center for Disabilities), Pueblo, CO
- Central Coast Center for Independent Living, Salinas, CA
- The Disability Network, Flint, MI
- Empower Tennessee, Nashville, TN
- The Independence Center, Colorado Springs, CO
- Resources for Independent Living, Sacramento, CA
- Southern California Resource Services for Independent Living (SCRS-IL), Los Angeles, CA
- Southwest CIL, Springfield, MO
- Superior Alliance for Independent Living, Marquette, MI
- The Whole Person, Kansas City, MO
Outcomes from the Learning Collaborative

- Signing a memorandum of understanding with Habitat for Humanity Housing;
- Solidifying partnerships with developers and advocating for affordable housing options;
- Creating a community of visitable tiny homes for low-income individuals to have a chance at home ownership;
- Offering community housing meeting to discuss new housing projects and upcoming legislation;
- Hosting a landlord appreciation event; and
- Developing curriculums to prepare consumers to rent.
A Closer Look at One CIL from the Learning Collaborative: The Ability Center of Greater Toledo

• Short Term Goal 1: Continue to Provide Housing Vouchers (providing Non-Elderly Disabled (NED) 2 and Mainstream vouchers)

• Short Term Goal 2: Bluff Street Tiny Home Village
  – Fully integrated and accessible community
  – Residents own the homes after 7 years of paying rent and participating in the programming
A Closer Look at One CIL from the Learning Collaborative: The Ability Center of Greater Toledo, cont’d

- Long Term Goal 1: Universal Design Ordinance for Lucas County – legislation to incentivize building accessible homes
- Long Term Goal 2: Integrated Permanent Supportive Housing (PSH)– shifting PSH from single-site to community integrated options
- Long Term Goal 3: To Establish a Developer Resource Network – increase supply of accessible housing
A Closer Look at One CIL from the Learning Collaborative: Empower Tennessee

- Continuum of Care meetings – part of committees and can vote on issues and new board members
- Metropolitan Development Housing Agency - receive Mainstream housing vouchers for individuals who have a disability
- Housing Development Agency - begin understanding funding for our consumers and to create a homeownership partnership program
- Next Day Access - project with a contractor who designs and modifies homes and businesses
- Habitat for Humanity
- Hosts ADA event with Frist Art Museum
- Continue referrals to agencies like Urban Housing Solutions, Woodbine Community, Catholic Charities, and the Salvation Army whom all have extensive housing programs
- Mayoral Advisory Council
COVID-19-Related Needs of CILs, CIL Staff, and Consumers Survey Findings

- ILRU and the Collaborative on Health Reform and Independent Living (CHRIL) conducted a survey to better understand how the pandemic impacted CILs and consumers
  - Survey conducted in April and May of 2020
  - 144 completed and non-duplicative surveys from CILs
  - Results showed that food and housing were primary concerns for consumers in addition to health and healthcare, personal assistance, income and benefits, and social isolation
- Conducted another survey specific to transition in March and April of 2021. Results will be reported.

IL-NET Attribution

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CENTRAL COAST CENTER FOR INDEPENDENT LIVING (CCCIL)
Rapid Re-Housing, Homeless prevention and IL Services

Presented by: Georgina Alvarez,
Associate Director
CCCIL Board Support For Housing Services Expansion

• One of the 28 CILs in CA

• IL Services

• Rapid-Rehousing Services

• Homeless Prevention Services
Development and Strengthening of Partnerships with the Housing Sector

- Continuum of Care
- Coalition of Homeless Providers
- Housing Authority
- County and City Officials
- Local Foundations
- MOUs with other Homeless Providers
- Partnerships with Property Managers
Training, Tools, and Practices

• Housing First Model

• IL

• Person Center

• HUD Trainings
COVID-19-Related Challenges and Opportunities

• Opportunities
  – Development of the Emergency Voucher Program
  – Part of Project Roomkey and HomeKey
  – Expansion of Assistive Technology Department
  – Explore the options to convert to an electronic format

• Challenges
  – Lack of affordable and accessible housing
  – Housing barriers
  – Lack of access to internet services
Tips for other CILs

• Establish local relationships with public health, social services, and housing authorities
• Become a member of the Continuum of Care
• Outreach and education to local property management companies
Questions/Comments?

Thank you!