Housing Issues Facing Persons with Developmental Disabilities

CA State Council on Developmental Disabilities

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Introduction - The Housing Crisis

Persons with developmental disabilities are facing a housing crisis in California.

- Shortage of appropriate & affordable housing
- Shortage of funds to pay for housing
- Shortage of appropriate supports
- A system that stifles innovation

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The Need for Housing – By the Numbers

Where People Live

Residence Profile - CA DDS Consumers

Date	Dec. 2002	June 2015	Change	% Change
# Consumers				
Autism	16,322	79,030	62,708	384%
No Autism	133,929	168,688	34,759	26%
Total Active Consumers	150,251	247,718	97,467	65%
Residence Type				
Home/Parent/Guardian	97,093	185,126	88,033	91%
Community Care	24,019	26,486	2,467	10%
Indep. Living	15,920	24,940	9,020	57%
ICF	7,179	7,295	116	2%
Devt Center	3,590	1,079	-2,511	-70%
Skilled Nursing	1,444	1,111	-333	-23%
Other	1,006	1,681	675	67%
Total Residences	150,251	247,718	97,467	65%

Note : Active consumers only - excludes Early Start ages 0-5.

The Need for Housing – By the Numbers

Shortage of Housing

There are over 6,000 persons with developmental disabilities turning 18 each year. For the past 13 years, less than 1,000 new beds have been added each year in California – this includes persons finding their own homes.

Average Outside Beds Added / Year 2002-2015	
Community Care	190
Indep. Living	694
ICF	9
Other	52
Total	**944**

Avg Annual Beds Needed 2016-2019 *(Consumers Turning 18 years old)*	**6,029**

The Need for Housing – By the Numbers

Housing By Age Group 18-21

91% of consumers between the ages of 18-21 live at home with their parents or guardians. More importantly, **for the past 13 years, 100% of persons entering his age group are now living at home.** THERE IS NO NEW HOUSING FOR THIS AGE GROUP.

Age Group	Age 18-21				Net Change	
Date	Dec. 2002	% of Total	June 2015	% of Total	2002-2015	% of Total
Autism	1,118	7.7%	8,445	34.1%	7,327	70.8%
No Autism	13,328	92.3%	16,353	65.9%	3,025	29.2%
Total Active Consumers	14,446	100.0%	24,798	100.0%	10,352	100.0%
Home/Parent/Guardian	11,800	81.7%	**22,603**	**91.1%**	**10,803**	**104.4%**
Community Care	1,551	10.7%	1,351	5.4%	-200	-1.9%
Indep. Living	419	2.9%	393	1.6%	-26	-0.3%
ICF	387	2.7%	193	0.8%	-194	-1.9%
Devt Center	109	0.8%	22	0.1%	-87	-0.8%
Skilled Nursing	27	0.2%	4	0.0%	-23	-0.2%
Other	153	1.1%	232	0.9%	79	0.8%
Total - Residence	14,446	100.0%	24,798	100.0%	10,352	100.0%

The Need for Housing – By the Numbers

Housing By Age Group 22-31

76% of consumers between the ages of 22-31 live at home with their parents or guardians. More importantly, **for the past 13 years, 88% of persons entering his age group are still living at home.**

Age Group	Age 22-31				Net Change	
Date	Dec. 2002	% of Total	June 2015	% of Total	2002-2015	% of Total
Autism	1,562	6.0%	9,519	19.8%	7,957	36.1%
No Autism	24,507	94.0%	38,564	80.2%	14,057	63.9%
Total Active Consumers	26,069	100.0%	48,083	100.0%	22,014	100.0%
Home/Parent/Guardian	17,034	65.3%	**36,311**	**75.5%**	**19,277**	**87.6%**
Community Care	3,689	14.2%	4,750	9.9%	1,061	4.8%
Indep. Living	3,542	13.6%	5,443	11.3%	1,901	8.6%
ICF	1,126	4.3%	912	1.9%	-214	-1.0%
Devt Center	404	1.5%	134	0.3%	-270	-1.2%
Skilled Nursing	63	0.2%	35	0.1%	-28	-0.1%
Other	211	0.8%	498	1.0%	287	1.3%
Total - Residence	26,069	100.0%	48,083	100.0%	22,014	100.0%

Funding for Housing

What Exists?

Development

- Fundraising (nonprofits)
- Foundation Grants (nonprofits)
- Bank Loans
- HUD 811 Loans
- Low Income Housing Tax Credits
- Community Development Funds
- Investors
- Families

Operating

- Fundraising
- Regional Center (staffing)
- Rent
- CA Dept. of Rehab
- Families

Resident (Rent)

- Supplemental Security Income (SSI) - $874/mo.
- Disabled Adult Child Benefits -Social Security
- HUD Section 8 Voucher
- Set-aside Units
- LIHTC Projects
- HUD Project-based
- Families

Funding for Housing

Where Are the Gaps?

The focus of public policy is to separate housing from services. CA has shifted the burden of finding housing to the consumers – in the most expensive housing state in the USA.

- The DDS is underfunded and Regional Center caseworkers have unsustainable caseloads (up to 90 clients each)
- Reimbursement rates for adult residential facilities (group homes) have been essentially frozen for the past – group homes are closing throughout CA
- Rental support for consumers is difficult to access – long/closed waiting lists for HUD section 8 vouchers, competition for affordable units is stiff, etc..
- CA rent is so high that someone on SSI income cannot afford to rent their own residence (even sharing with housemates)
- Nonprofit providers cannot fill the gaps alone

Providing Appropriate Supports

Housing cannot be examined without looking at support services, as well. Staffing is 75% of the battle.

- Support staff is underpaid and undermanaged
- Reimbursement rates do not provide for adequate training or oversight of on-site staff - mid-level managers are not in the budget for most providers
- In high cost areas, support staff cannot afford to live near their job – long commutes and transportation costs hurt motivation
- Long-term supports do not exist after parents are gone

The Need for Innovation

One size does NOT fit all !! CA needs alternative housing options and service delivery systems.

- Funding mechanisms (Medicaid, HCBS waivers, etc..) favor small housing options – apartments or single-family homes
- A majority of consumers prefer small "community" housing as an option (per Autism Speaks studies) – clustered housing, etc…
- Consumers transitioning from developmental centers receive preferential funding but few options in housing type
- Consumers need to demand their right to CHOOSE

Summary

Immediate Needs

- Support & commitment from CA politicians
- Education & advocacy around rights and options
- Assist families with planning for the future
- Pilot projects with innovative funding
- Rental vouchers (and more rental vouchers)

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