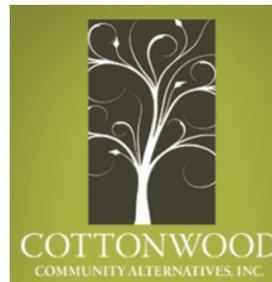


Data Driven Housing Development for People with Autism and other Intellectual/ Developmental Disabilities (I/DD)

Prepared and presented by:



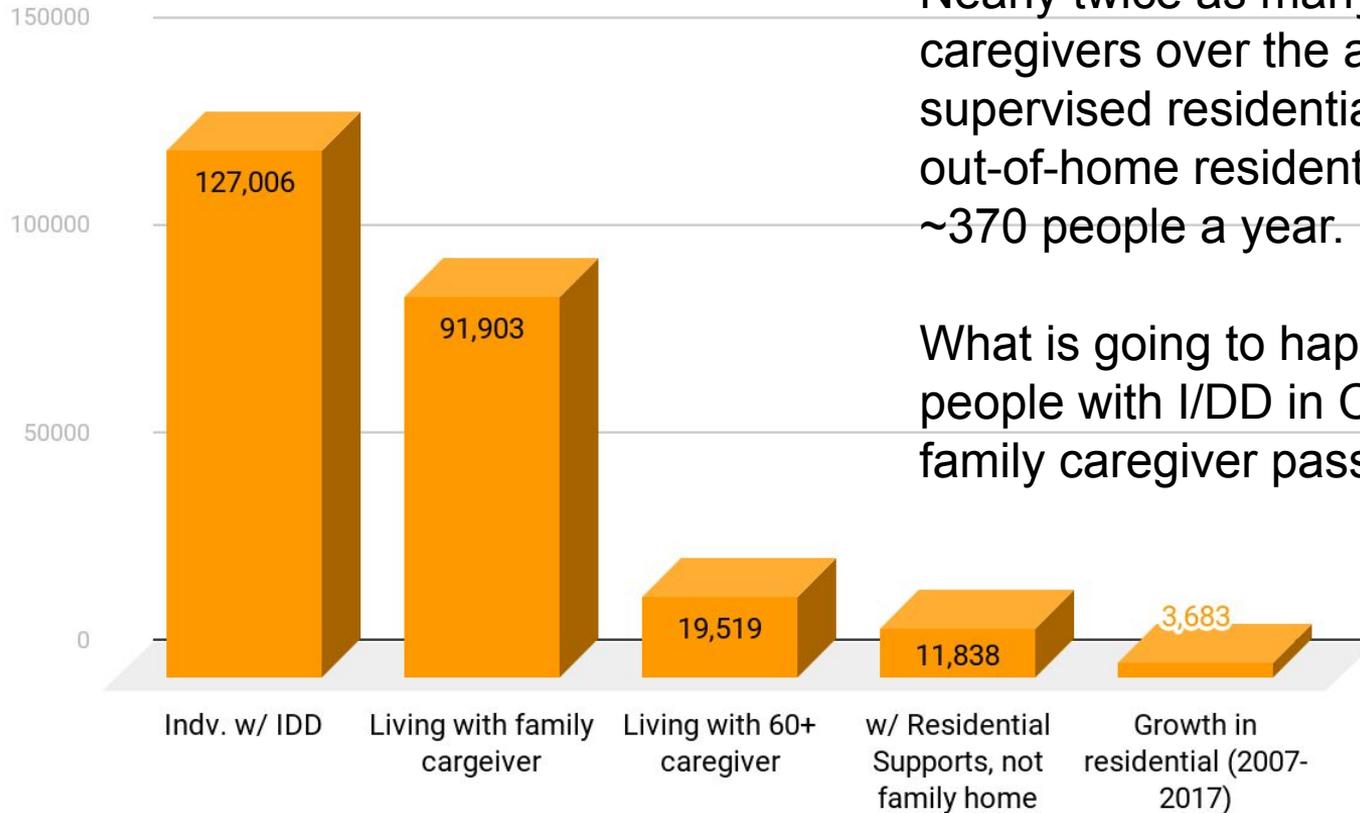
Desiree Kameka
AHN Director



Cindy Opheim, CEO
*Cottonwood Community
Alternatives*

**Alliance Housing Committee*

Why Data-Driven Housing Development?



Nearly twice as many people live with caregivers over the age of 60 than in supervised residential settings. Growth of out-of-home residential supports averages ~370 people a year.

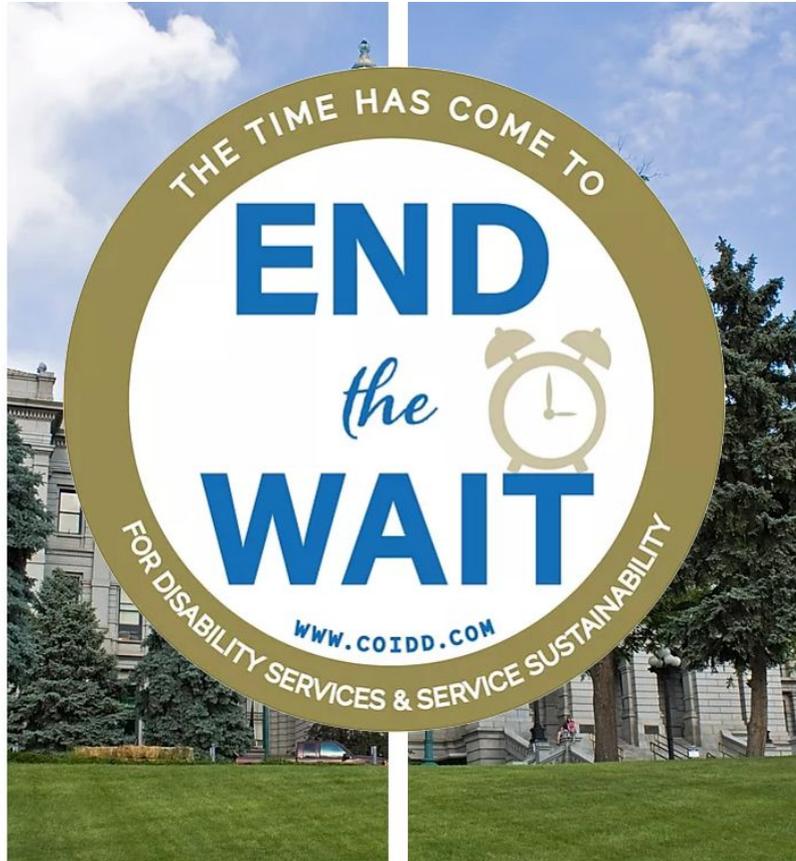
What is going to happen to the 20,000 people with I/DD in Colorado when their family caregiver passes away?

Source:



STATE OF THE STATES
IN DEVELOPMENTAL DISABILITIES

Why Data-Driven Housing Development?



Without being able to afford housing, individuals with I/DD are:

- 1) forced to live in a provider-controlled setting which may be **more restrictive** and/or **more expensive** than needed.
- 2) **at risk of displacement** from their community, thus loss of job, friends, healthcare providers and natural support system.

Why Data-Driven Housing Development?

Alliance Housing Committee Purpose:

research and examine housing solutions and make recommendations for how to implement them, including options for partnering with other housing groups.



Priorities:

- Providing and ensuring affordable choice of living situation for individuals' in HCBS services that are the least restrictive, with cost effective measure to possibly meet needs with lower waiver costs.
- Partnership with other groups working to development affordable consumer controlled housing options with Office of Fair Housing and Equal Opportunity (FHEO), Public Housing Authority (PHA), Colorado Housing and Finance Authority (CHFA), Colorado department of Local Affairs (DOLA), as well as local planning and zoning commissions.
- Two priorities were addressed through the committee- one for future options and the second how to address currently enrolled DD individuals in need of housing support.

Why Data-Driven Housing Development?

Alliance Housing Committee Purpose:

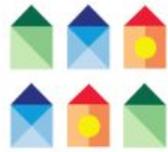
research and examine housing solutions and make recommendations for how to implement them, including options for partnering with other housing groups.



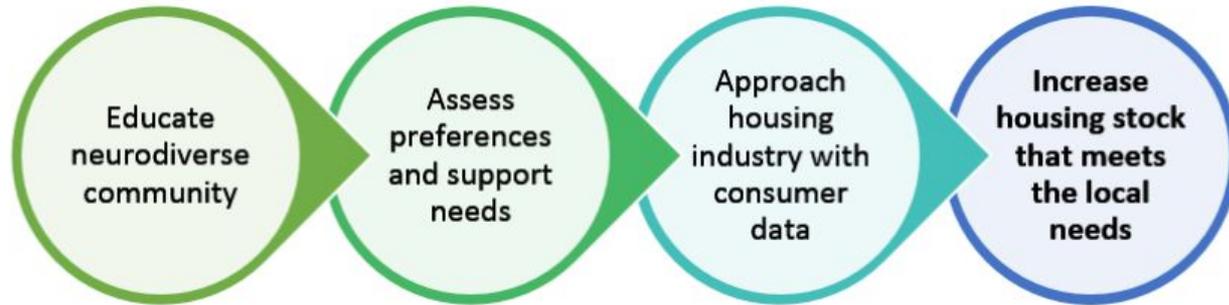
Additional Potential Efforts:

- Cost for housing support in addition to HCBS services. Annual Housing Choice Voucher max is \$10,000.00. If a person could be supported on SLS rather than DD waiver, significant saving to possibly assist with addressing waitlist or workforce issues.
- Current HCV Federal definition of a “landlord” does not include the rep-payee, this would limit individuals from using HVC for housing/apartment settings that do not accept voucher programs. Individuals with previous and/or current Federal HVC voucher or on the waitlist and how to support choice of residential location with the landlord voucher issue. Currently, if someone moved or wants to move to a location that best meets their needs and is in the area they prefer, if the setting does not accept vouchers, the person forfeits that support.
- PHA currently allows voucher’s in certain situation for use to purchase a modest home. This application of housing support would allow for individuals or families who want consumer controlled settings to not require long term housing support.

Why ECI? First Step is Identification and Data



Empowering Communities Initiative

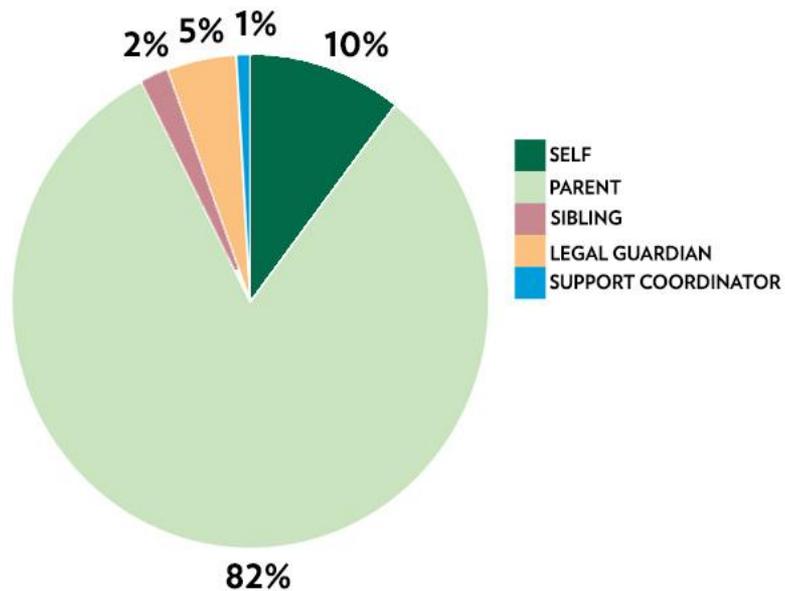


- Initiated by volunteer housing taskforce, sponsored by Developmental Pathways
- Four in-person presentations in 3 locations, plus virtual
- 100+ respondents who went through training
- Two Local Leaders Workshops
- Report with data and next steps

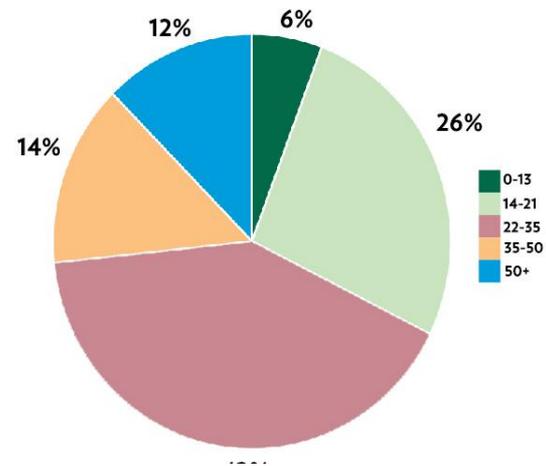
ECI: Survey Results



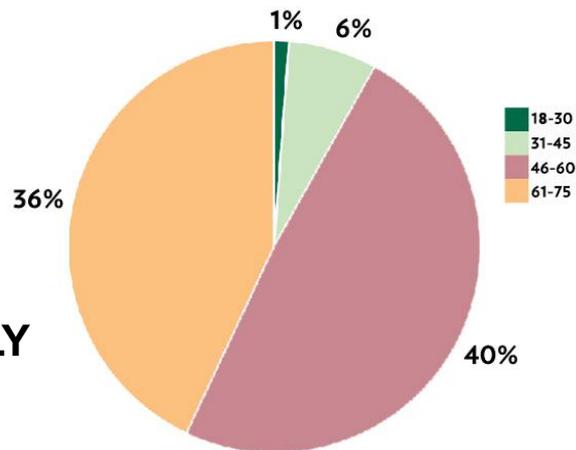
PERSON COMPLETING SURVEY (Relationship to Resident with I/DD)



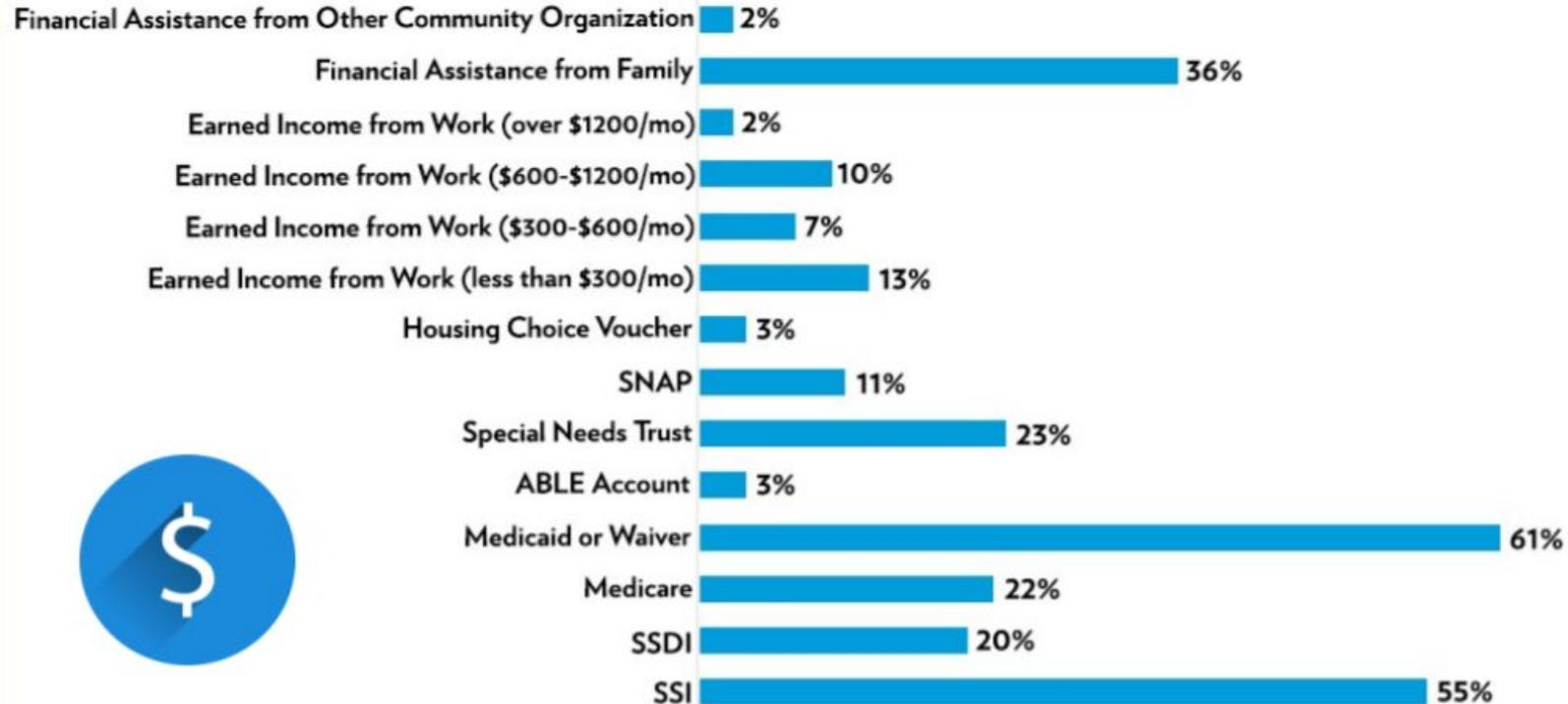
AGE OF INDIVIDUAL WITH I/DD



AGE OF FAMILY CAREGIVER



Respondent Income Sources and Public Benefits Utilized





Need daily on-site support to check in



Need scheduled support staff

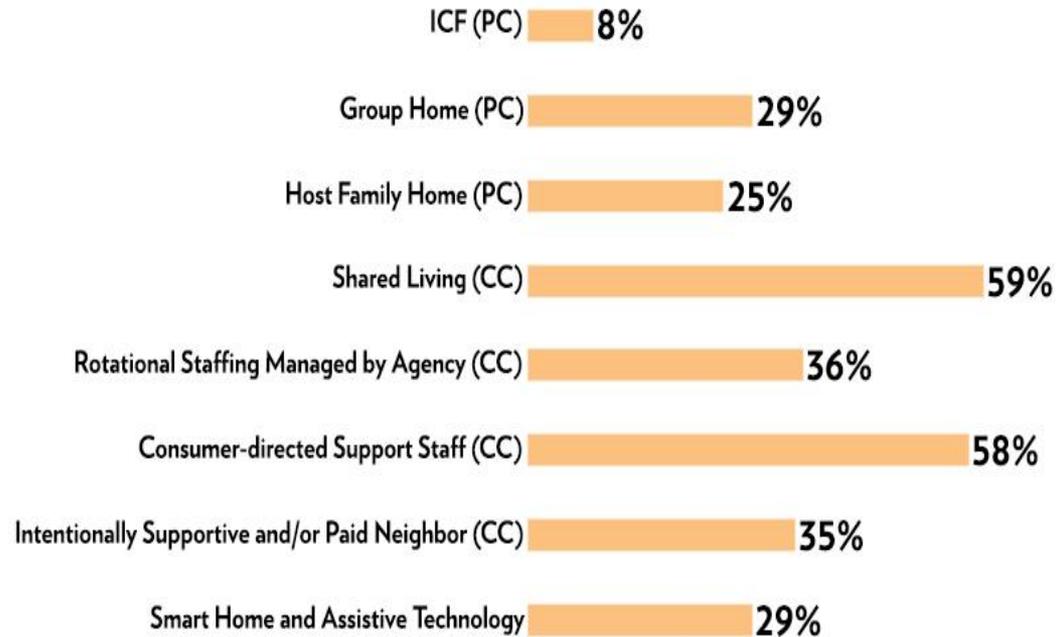


Need 24-hr direct support



Need 1:1 Support

SURVEY RESPONSES FOR PREFERRED DELIVERY MODELS



ECl: Survey Results



70% Prefer to Buy

58% Prefer to Rent

14% Prefer to Bequeath

PREFERRED PROPERTY TYPE:

52%

Cohousing Community

42%

Current Family Home

31%

Scattered-site
Apartment

25%

Scattered-site
Single-family Home

62%

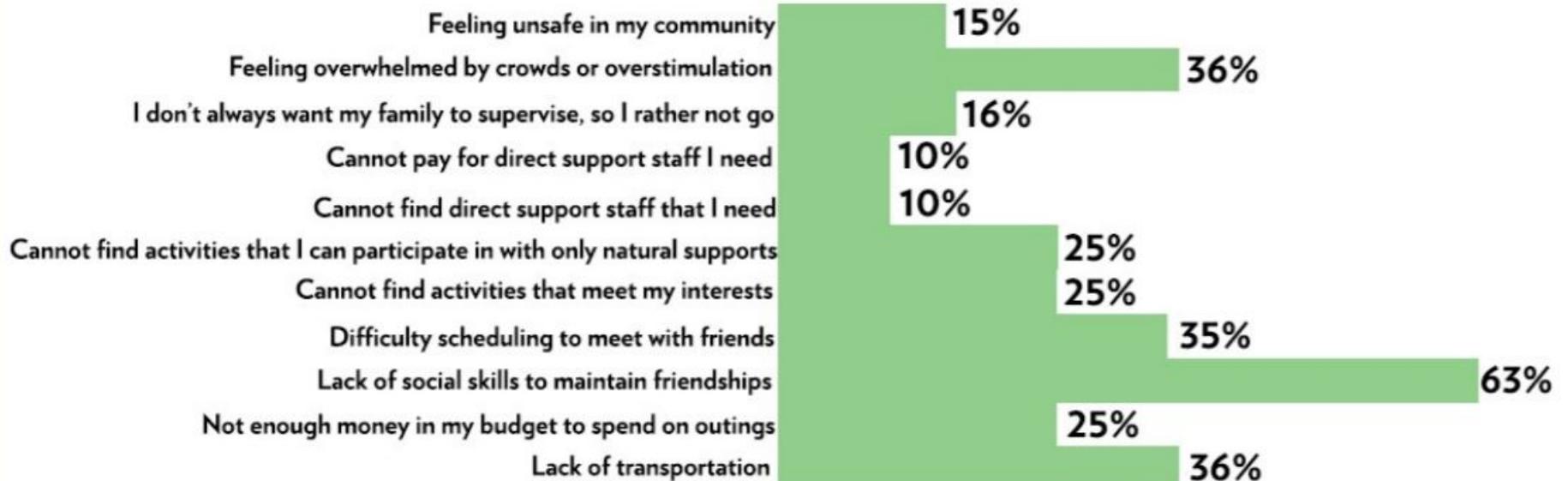
Planned Community
w/built-in supports

17%

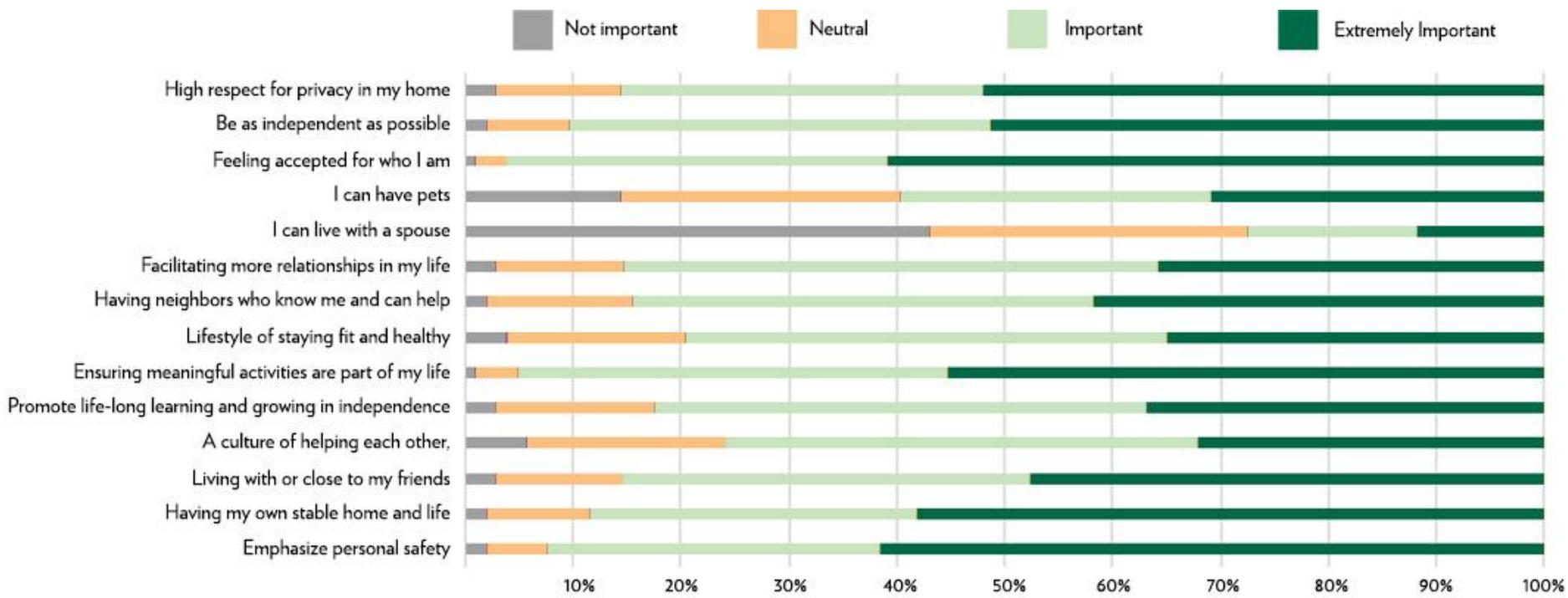
ADU/Tiny Home



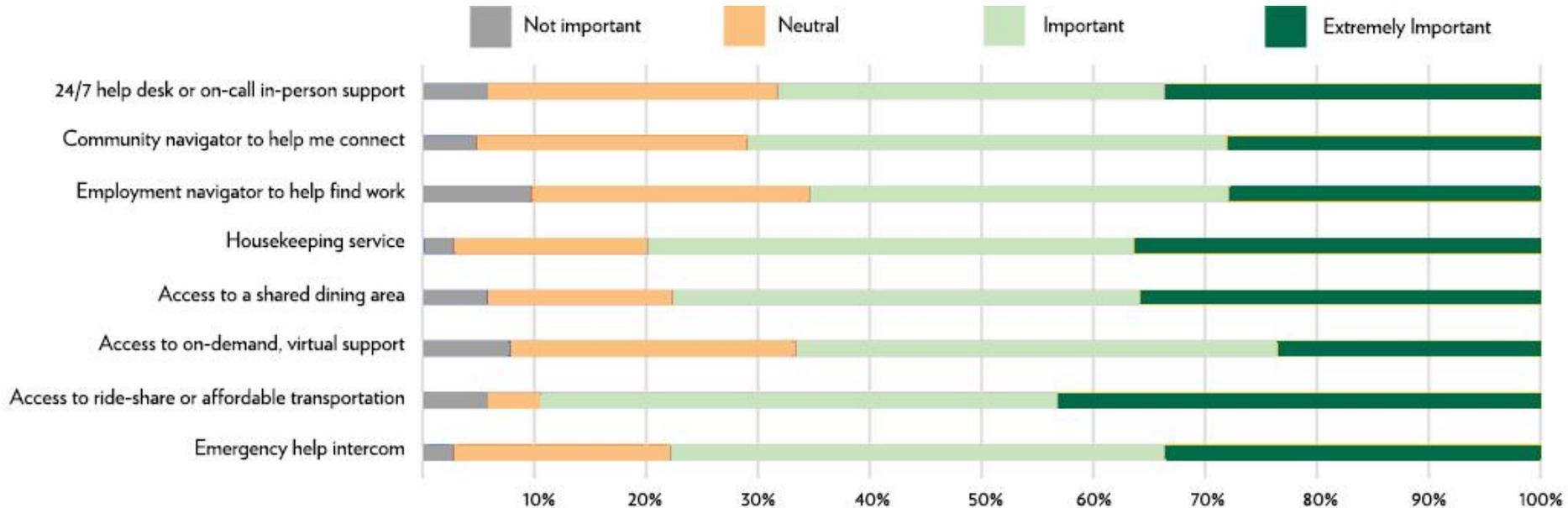
What are the barriers to friendship and access to the community?



FUTURE RESIDENTIAL SUPPORTS?



WITHOUT CONSIDERING COSTS, WHAT TYPE OF BUILT-IN SERVICES WOULD YOU LIKE IN A FUTURE HOME?



ECI: Survey Results

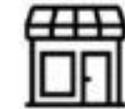
COMMUNITY SPACES DESIRED WITHIN WALKING DISTANCE



Theatre room



Dog park



Community Building



Grocery Store



Restaurants



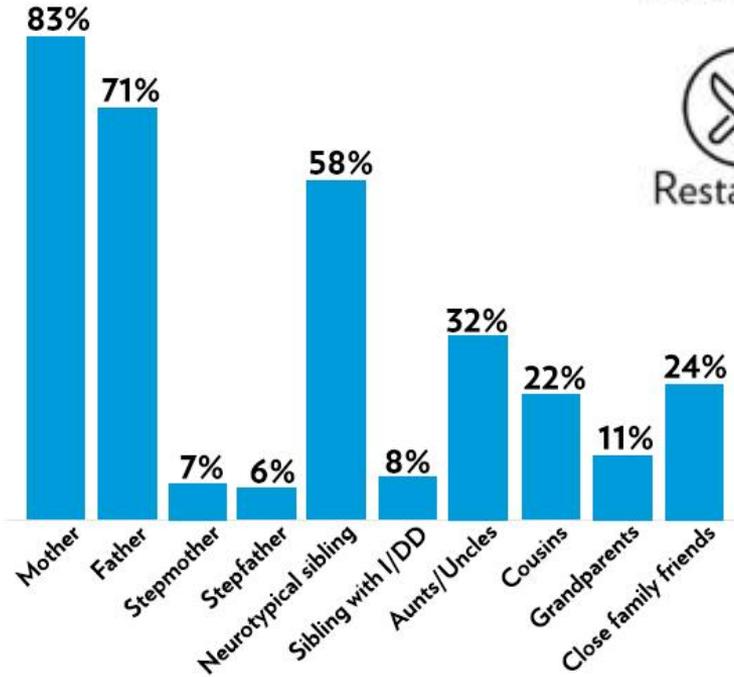
Gym



Pool



Walking Path



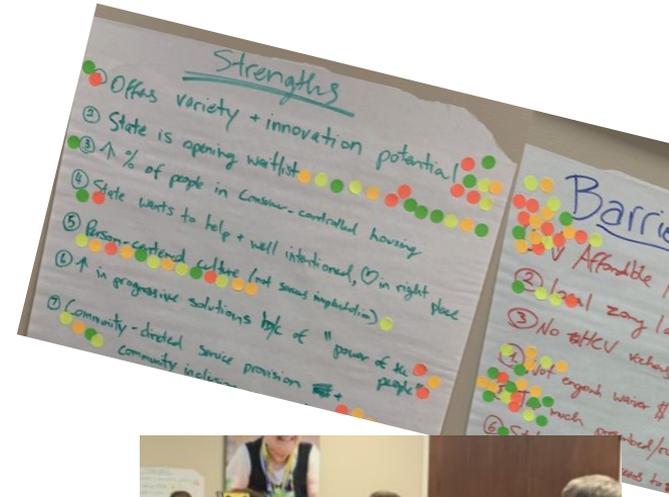
FUTURE NATURAL SUPPORTS

ECI: Local Leadership Workshop

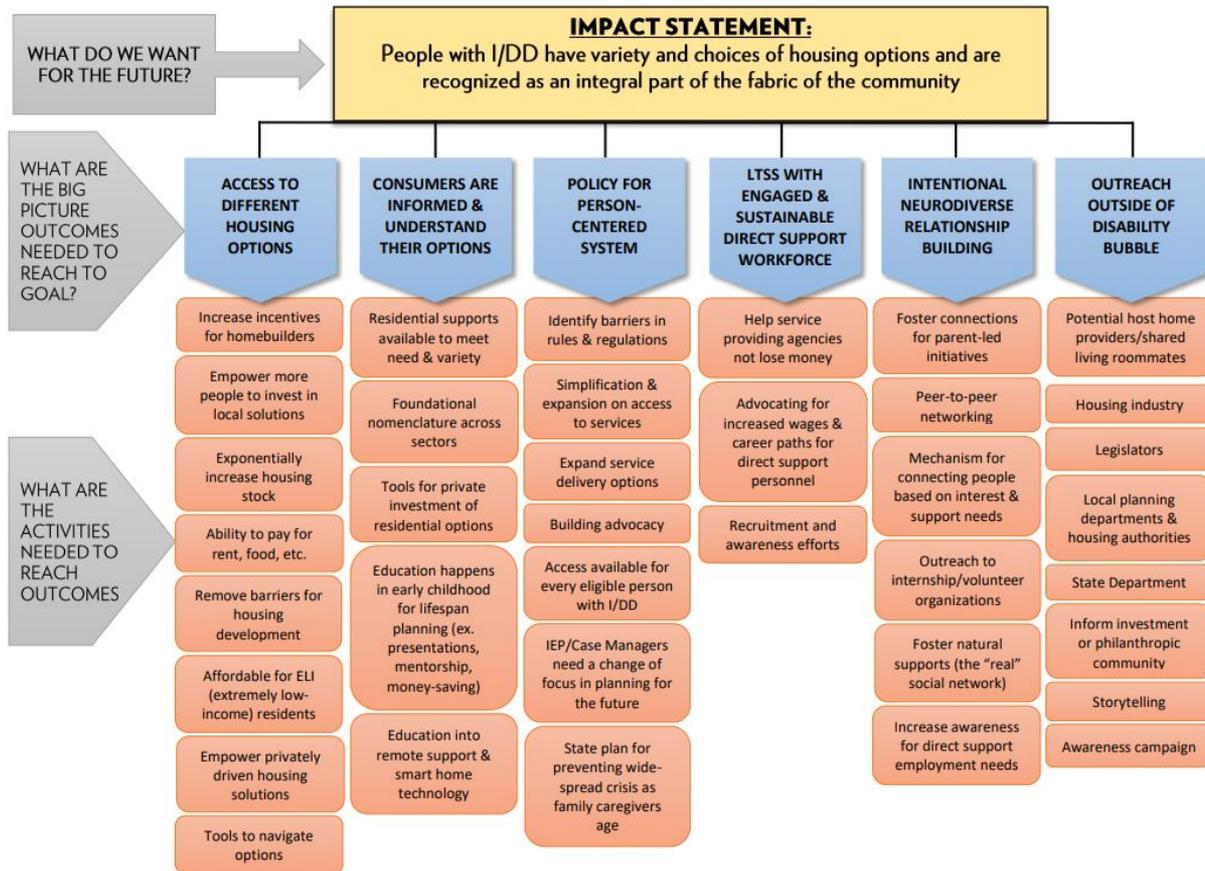


We gathered affordable housing, service providers, case managers and self-advocates:

- Affordable housing is out of reach
- Individuals with I/DD are forced to remain in their family home or placed into a provider-controlled setting
- Person-centered support is not truly person-centered by limitations of funding restrictions and regulations
- Not all desired service delivery options are available in Colorado
- Stakeholders feel their choices are limited by neurotypical standards of residential development and not reflecting what people with I/DD actually want or need
- Local city planners and the housing industry are largely unaware of the unique housing needs of residents with I/DD



LOGIC MODEL FOR NEURODIVERSE COMMUNITY DEVELOPMENT



NEW
 Inclusive Housing Coalition formed to start working collaboratively on these issues. Email us to join.

Summarized Top 5 Next Steps from ECI:

1. An increase in affordable, neuro-inclusive housing stock is desperately needed; barriers to development must be removed and incentives created to meet demand.
2. Individuals with I/DD and their families want to be able to invest in a home for their future stability; support should be put in place to help make this happen.
3. Barriers of service provider ability to offer individualized long-term services and supports must be removed and diverse service delivery models fully funded; a person-centered plan is useless if the system cannot deliver flexible reimbursement for person-centered supports.
4. Many are still “unsure” as to what they may or may not prefer in a long-term support system, thus continued education and storytelling are needed.
5. Intentional spaces and opportunities are needed to foster neurodiverse friendships and community connections beyond family members for increasing access to meaningful community inclusion and develop circles of natural support.

What are your thoughts?

Keep in Touch



→ Link to full ECI Report:
<http://www.autismhousingnetwork.org/data-driven-housing-development-for-people-with-autism-and-other-intellectual-developmental-disabilities/>

→ Link to sign up for publication of the A Place in the World report:
aplaceintheworld.org

→ Email Desiree to be connected to the Inclusive Housing Coalition.

→ Email Desiree to discuss a proposal for an ECI in your community!

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Facilitator of the Empowering Communities Initiative
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