



Inclusive Housing Options for People with Intellectual and Developmental Disabilities



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GSHA Supportive Housing Conference

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Overview

- Housing Challenges for those with Intellectual and Developmental Disabilities (I/DD)
- Housing Needs of People with Intellectual and Developmental Disabilities
- Proposed Project
 - Concept
 - Benefits to Residents
 - Advantages for Decatur
 - Why the former UMCH property?
- Other Inclusive Communities
- How can we move forward to create more housing options that include people with I/DD?

Our Personal Story

Meet Christine:



Christine and her beloved canine companion, Nathan

- She participates in a Young-Adult-in-Transition Program at the Threshold Community Program in Decatur
- Works part-time at a childcare center as a teacher's aide and volunteers in the community
- She represents Decatur in the Special Olympics and recreates at the YMCA
- She currently lives with her parents, but as they age, her future is uncertain

Meet Liz and Joe Walsh, and Carol Hopkins



“People live richer, fuller lives when they are connected to others.”

As we age we want to continue to grow, and there is no better way to do that than to encounter other people. Living intentionally in a diverse community allows you the incremental, small interactions that build real relationships: running into a neighbor when getting the mail, dropping by a friends' house for a spontaneous cup of coffee, making a meal with someone else ... the moments that are increasingly rare in our busy, individualistic world.

- Liz



What is a Developmental Disability?

- A cognitive or physical impairment or a combination of both, continues indefinitely, manifests before the age of 22 and results in limitation in three of the following life areas:
 - self-care
 - receptive/expressive language
 - learning
 - mobility
 - self-direction
 - capacity for independent living
 - economic self-sufficiency



The I/DD Housing Landscape

161,000 people in Georgia with I/DD

60% living with a family caregiver under age 60

14% living with a family caregiver age 60 or older

8% living in a supervised residential setting with 6 or fewer people (mainly supported living)

1% living in a supervised residential setting with 16 or more people (mainly nursing homes)

16% living alone or with a roommate



Source: Braddock et al., “The State of the States in Intellectual and Developmental Disabilities.” Coleman Institute and Department of Psychiatry, University of Colorado, 2016. <http://stateofthestates.org>

Why is There a Housing Crisis for Persons with I/DD?

- Institutional care common throughout much of the 20th century
 - Few housing options (little existing non-institutional infrastructure)
- *Olmstead v. LC* Decision
- People with disabilities living longer
- Restrictions imposed by CMS rules can also limit housing options
- Local zoning regulations/NIMBYism
- Lack of funds dedicated to building communities that include people with and without I/DD

Adults with I/DD Living with Parents

- Socially isolated, leading to loneliness and depression
 - 85% of young adults with I/DD say they feel lonely most days
- Hinders individuals from living independent lives in the community
- At risk for being institutionalized when parents die





"Through all these trials and tribulations, we are raising two girls who continue to be loving, kind, caring, and all around wonderful people who would befriend every person they meet... Their challenges are not due to anything they have done wrong or chosen to have...it's all just an unforeseeable and unfortunate genetic abnormality. They rarely complain about the limitations they recognize in themselves and move through life with a sort of stumbling grace I envy. I am their father and I love them and hope we as parents can put things in place to assure reasonably full and meaningful lives for them."

Bob (Mae's and Lena's dad)

Current Living Options

- Group homes
 - Licensed homes that provide housing and support services for up to four individuals with I/DD who require intense levels of residential support
 - Qualifies for HCBS funding
- Host homes
 - Owner-occupied home that provides housing, food and support services to one or two individuals
 - Qualifies for HCBS funding
- Campus settings with combined housing and services
 - Typically does not qualify for HCBS funding
- Farmsteads
 - Typically does not qualify for HCBS funding

What is Needed to Live an Integrated Life in the Community?



Support Services for Individuals with I/DD

- The Center for Medicare and Medicaid Services (CMS) is the primary source of funding for supports
- In 1980, Medicaid established the “home and community-based services” (HCBS) waiver system
 - People could then be supported in their family home or another setting of their choice.
- Georgia has several Medicaid waiver programs which are funded through the state and federal governments
 - The **NOW** provides up to \$39,000 a year and is intended for people who need less intensive services.
 - The **COMP** pays for services that exceed \$39,000 a year and is intended for those who need a full range of out-of-home services or intensive in-home services.

Services Provided Through Medicaid Waiver Funding



- Services provided through a Medicaid waiver include, but are not limited to:
 - Home and community living support
 - Supported employment
 - Behavioral support
 - Adult day health services
 - Case management
 - Occupational and physical therapy
 - Transportation
 - Specialized medical equipment and supplies
 - Respite care

People Living with an I/DD Need a Safe Place to Live

- 70% of people with I/DD are victims of abuse
 - 57% of these victims said they had been abused on more than 20 occasions
 - 25% sexually abused
 - 46% do not report abuse
 - Abuse occurs in the home, outside the home, on the job, and on transportation systems

Source: Baladerian, Coleman and Stream, Abuse of People with Disabilities: Victims and Their Families Speak Out. Spectrum Institute, 2013. www.disabilityandabuse.org

Barriers to Living in the Community

- Lack of Affordable Housing
 - SSI (\$771.00/month) used to pay monthly living expenses
- Decreased availability of other residential options
- Limited funding for support services
- Critical shortage of direct support professionals
- Decreased access to amenities
 - Transportation, job opportunities, shopping, and places to recreate
- CMS regulations can limit choice of residential settings
 - Will not pay for supports in settings that look like or function like an institution

Better Living Together

- Better Living Together (BLT) is a diverse group of parents, caregivers and individuals with disabilities in the greater Atlanta area. We have come together to address a critical need for affordable housing solutions that include people with and without intellectual and developmental disabilities (I/DD)



BLT: Our Vision and Mission

- **Vision:**

Friends and neighbors experience meaningful interconnected lives

- **Mission:**

To create a sustainable community where people with and without disabilities live and thrive together

Our Goal

- Demonstrate the Feasibility of *Inclusive Communities* that:
 - Include people with and without disabilities
 - Are multi-generational
 - Serve a range of income levels
 - Bring together individuals who want to be connected to one another
 - Offer affordable choices
- This new housing model is starting to emerge in other parts of the U.S.



Our Home – Portland OR

- Co-housing model
- Conventional ownership of individual units
- Located in an urban neighborhood
- 22 universally designed homes
 - 1, 2, and 3-bedroom condo units
 - 20-25% of units for families/individuals experiencing disability
 - Mostly market rate, but will include some subsidized units
- \$1M subsidy from a private foundation



Main Street – Rockville, MD

- 70-Unit Apartment Complex
 - All units are rentals
 - 25% of units designed and designated for individuals with disabilities
- Transit Oriented Development
 - Short walk to DC Metro station and amenities
- 75% of units will be affordable (well below market rate)
- Funded by Low-Income Housing Tax Credits and Capital Grant from Maryland Dept. of Health



The Kelsey – San Jose, CA

- 115 universally-designed apartments
 - Mix of 2-bedroom and studio units
 - All units are rentals
- Serving range of incomes
 - 23% market rate / 29% at 80% of AMI / 30% at 60% of AMI / 18% at 20% of AMI
- 25% of units for people with I/DD
- Two Inclusion Concierges™ connect residents to each other, the community, and services
- Adjacent to a light rail station
- \$5.3M low-interest loan from Google and support from the Chan Zuckerberg Initiative



North Street Neighborhood – Durham, NC



- 13 quadraplexes in a distressed neighborhood close to downtown
- Group of parents purchased buildings and renovated them
 - Buildings re-configured in a variety of ways: duplexes, combo of home and 1-2 apts., 4 apts. per building
 - Initial cost of \$375K per renovated building in 2012 – now sell for about \$400K
- Formed a community that includes two “friendship houses” in the neighborhood

BLT Demonstration Project

- “Pocket Neighborhood” with 24-30 cottages, including 1, 2 and 3-bedroom homes
 - Some units may have ADUs for caregivers or to generate an income for residents
 - Will renovate existing building to serve as a common house for group activities
 - Could include a renovated building with shared housing
- Intended to serve those earning up to 100% of Atlanta Metro AMI
 - Planning for 25% of units to be occupied by residents with I/DD
 - Another 25% for seniors or other vulnerable populations
 - Likely preference to city workers and school employees
- Conventional ownership of units
 - Unit owners could rent rooms to housemates

The Legacy Park Opportunity

Better Living Together plans to bid for the right to build our envisioned community at Legacy Park, the site of the former United Methodist Children's Home, in Decatur

- 77-Acre parcel that includes:
 - Greenspace
 - Recreational facilities (pool, gymnasium)
 - Direct access to MARTA bus lines and PATH trail
 - Less than one-mile walk to Avondale MARTA station
- Master Plan for development that includes affordable housing
 - Land trust will issue 99-year leases that allow housing to remain affordability in perpetuity and makes *land cost essentially zero*

Legacy Park Master Plan

Two Areas for Affordable Housing

- North Village
- South Village

We are targeting the North Village

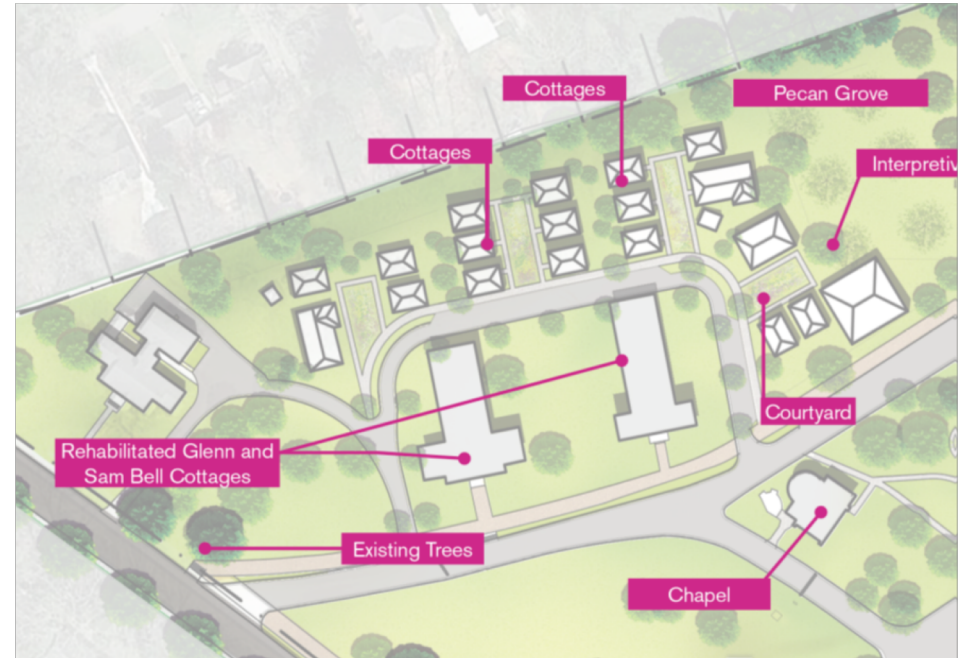
- Due to limited land area, ideal for a smaller development where parking is on the perimeter



North Village in the Legacy Park Master Plan

Cooper Cary conducted a *Legacy Park Housing Study* for the City Commission

- Refined concept for North Village
 - Calls for renovating two existing buildings and adding about 20 new units
 - “The current assumption is that the new units will address the needs of specific population(s) that often finds appropriate housing difficult.”



BLT Legacy Park Concept



Affordable Housing Math

- Almost by Definition, Affordable Housing Development Requires a *Subsidy*
 - Low-income housing tax credits
 - Very competitive, only for rentals, typically for projects with 60+ units
 - Historical tax credits
 - Limits modifications, requires income stream to apply credits to
 - State and local government subsidies
 - Not much in Georgia
 - Private philanthropy
 - Typically provide “gap” funding, not “first-dollar” funding
 - Most likely for renovation of existing buildings; “no one wants to subsidize a sewer line”

Affordable Housing Math

- Ways of Reducing Costs (we're looking at all of them)
 - Increase density
 - Potential opposition from neighbors if reduce setbacks or otherwise increase number of units
 - Reduce size of units
 - “Tiny houses” may not work well for seniors, people with physical disabilities
 - If units are too small, may not attract long-term residents that build “community”
 - Build “up” (multi-story dwellings)
 - Can create mobility issues, potential neighborhood opposition
 - Modular (built-off-site) housing
 - Not a huge cost saver, particularly for small-scale developments
 - Income streams to reduce net cost to residents
 - Within-unit rentals (housemates), ADUs, Airbnb suites, rent office space to nonprofits
 - Allow some market rate units that do not require subsidies

A Piece of the Puzzle

- We recognize that one small project alone will not solve the crisis
 - Need lots of innovation
 - There is no “one size fits all”
 - Plan is to produce a model that can be replicated elsewhere
 - Will share what we have learned with groups in other communities seeking inclusive housing solutions for people with I/DD
- Housing crisis is complicated and will require collaboration to address the challenges
 - Changes in public policies
 - Philanthropic seed funding
 - Private and public partnerships

Next Steps

- Work with a development consultant to put together a development team and commitments from social-impact investors
- Develop detailed feasibility study including funding sources
- Communicate our vision to the broader community (including potential residents and funders)
 - Holding potlucks every 6-8 weeks (come join us!)
- Prepare for anticipated RFP from the City of Decatur in mid-2020

Q & A

- Questions?
- Discussion
 - How can we engage other organizations to come together to generate innovative solutions to address the affordable housing crisis for individuals living with an I/DD?