



The Arc[™]

Arapahoe & Douglas Counties

Step Up! Into Life after High School Session 9

Where Will I Live? A look at
housing options, Vouchers and
SLS.



FOR PEOPLE WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Achieve with us.

What You Will Learn

- Housing: Affordability - Availability - Accessibility
- House Choice Vouchers (Section 8)
- What a PASA is.
- HCBS-SLS Waiver Housing Options

Housing Barriers

- Affordability
- Availability
- Accessibility

Affordability

- A person whose sole source of income is Social Security Insurance would need to pay around 120% of their income to rent for a one-bedroom apartment (nationally).
- Barriers like security deposits, rental history, and moving expenses impact people in securing housing.

Availability

- For every 100 extremely low-income renter households, there are only 30 affordable and available rental units.
- Federal programs such as public housing, transitional housing and section 8 are often “full” or “waitlisted”.

Accessibility

- Nationally, 44% of all housing discrimination complaints were connected to alleged disability inequity.
- Individuals with disabilities, when able to find affordable housing or appropriate subsidies, often face discrimination.

What can we do?

- Do not be discouraged there are options for support and ways to make the system loved one.
- Support laws that bring/encourage low income housing programs in your area.
 - Myths about low incoming housing:
 - Low incoming housing programs are bad for property values, bring crime and “I don’t want it in my backyard”
 - Repeated research shows affordable housing has no negative impact on home prices or on the speed or frequency of sale of neighboring homes. According to the National Low Income Housing Coalition, 85% of affordable housing meets or exceeds federal quality standards and over 40% of this housing is considered “excellent.” That means affordable housing is likely either on-par with its surrounding neighborhood or in even better condition than its neighbors!(the researchers noticed no crime impact). Habitat for Humanity 2019

What are low income housing programs?

House Choice Vouchers (Section 8)

Federal
&
State

House Choice Vouchers (Section 8)

- Is an income-based program
- Helping very low-income families, the elderly, and people with disabilities afford rental housing in the private market.
- About 1 in 3 households using Section 8 vouchers are headed by a non-elderly (under age 62) person with a disability.

House Choice Vouchers (Section 8)

One will need to have all of the following to apply:

- Disability
 - Verification of a disability is done once someone gets a voucher (SSI award letters work best for this verification)
- Low Income
 - Tenants must be low-income, and typically pay 30 percent of their income for rent.

House Choice Vouchers (Section 8)

Finding a home:

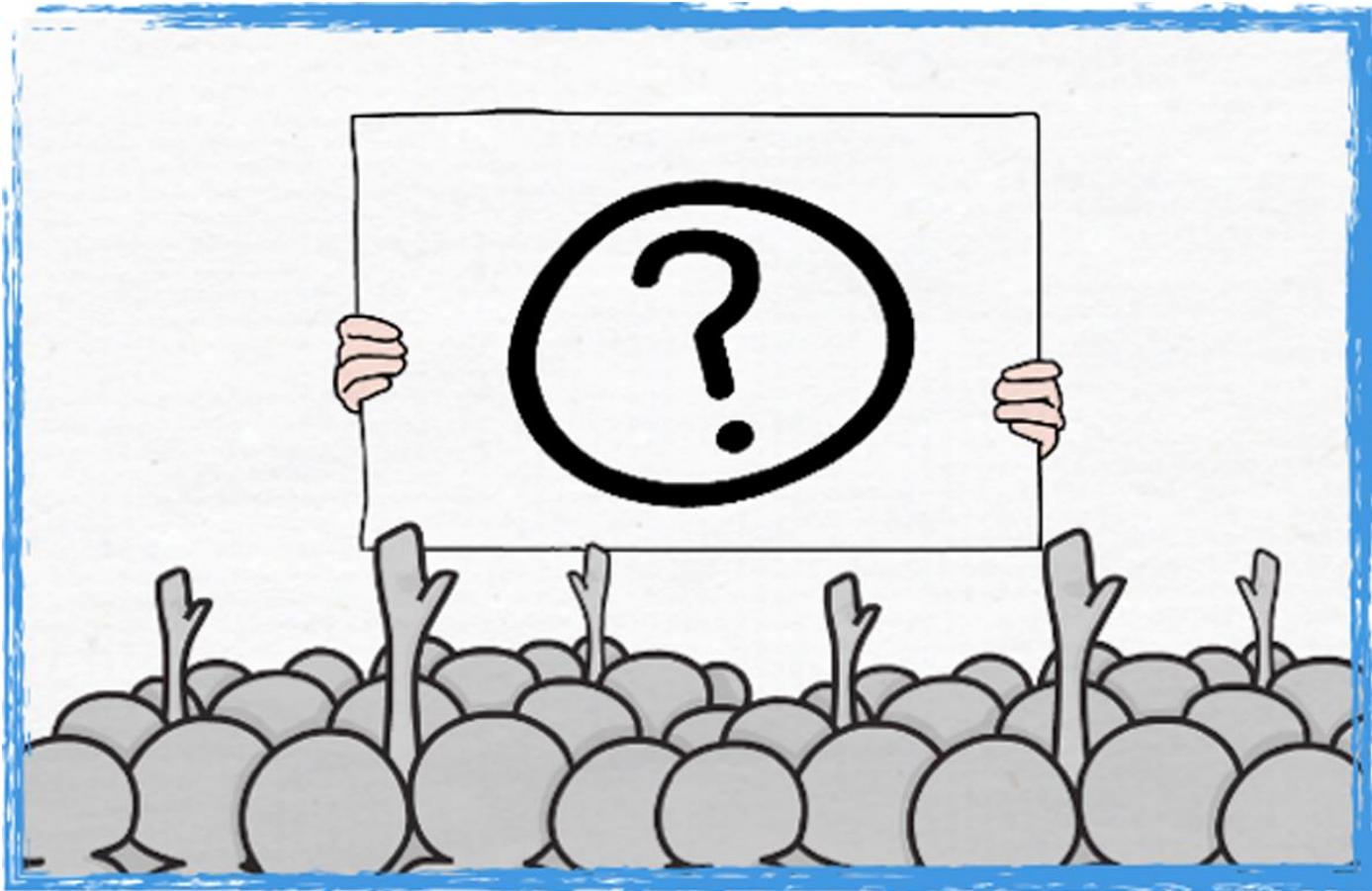
- Participants must find their own housing but can choose any housing that meets the requirements of the program.
 - No real list of places, it is based on if a landlord will accept
 - Landlords can get a tax benefit for accepting and guaranteed rent
- Due to limited funding and high need, most parts of the country have long waiting lists for Section 8 vouchers.
- Waitlists open at random times, but are publicized all over (by law)
- Can request accommodations related to disability (such as 1st floor...)

House Choice Vouchers (Section 8)

Link to the Colorado Division of Housing website, and you can click around to learn about the various housing programs.

- <https://www.colorado.gov/pacific/dola/housing-choice-voucher-program>
- <https://www.colorado.gov/pacific/dola/housing-voucher-programs>

Questions



What is a PASA?

A Program Approved Service Agency (PASA)

- Is a provider that is approved by the State of Colorado and are required to be licensed by the Department of Public Health and Environment and/or The Department of Health Care Policy and Financing (HCPF).
- You and your loved one choose a provider that fits their needs, strengths, values and norms.
- They provide all services under that waiver programs from Respite, to day program, to Supported Employment to Residential services (Service availability are based on which waiver program your loved one is enrolled in).

What is a RFP?

Request for Proposal (RFP)

- A basic ad for you loved one to connect to a PASA
 - PASAs respond to RFPs they feel they can work with.
 - Case managers give you the results
- Is written and sent out by a case manager
- You and your loved one have the right to review the RFP before it is sent, we recommend you do so.
- An RFP should highlight the pros and cons about your loved one.
- Is there other ways to find providers?
 - The CCBs and the State have a list of all PASAs, you can review that
 - Ask other families you see at IDD events
 - Ask an Advocate with The Arc

Waiver Housing Options

- **HCBS-SLS Waiver Housing Options**

HCBS-SLS Waiver Housing Options

- Apartment/Condo/townhome
- Family Home
- Home Ownership/Rental
- Family Owned PASA

*Can use a House Choice Vouchers (Section 8) if living in their own Apartment/Condo/townhome or Family owned PASA

**Cannot use a House Choice Vouchers (Section 8) if living in the family home in SLS

SLS Family Owned PASA

- The **Family Owned PASA** is an agency created by family members or guardians that is incorporated in the State of Colorado to provide services to persons with a I/DD. AKA Microboard.
- If your loved one lives in the SLS Family Owned PASA setting you can expect:
 - They may live in either a place of their own (perhaps with a section 8 voucher or a place purchased by them or a family member) or with family.
 - They could have a housemate, too. It's really open for a lot of creativity.
 - However, it is a lot of work.
 - The family PASA is really no different than utilizing another agency PASA because all the same rules must be followed for running a business and being certified by Medicaid.
 - But as a family PASA, there is often less overhead for the agency (depending on how it is structured), leaving more financial resources for support needs.
- Plus, since you own the business, you get to make person centered decisions that more closely meet the needs of your loved one.
- There will be people/providers to support them, depending on the SIS level.
- However, there are examples of people living in a townhome with support staff coming and going as needed.
- One might need to be creative to make it work within the budget.

Questions?





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