

# Office of Developmental Disabilities Services-Housing Program Overview

## Ways and Means Presentation, 4/15/2015

Don Erickson, Chief Operating Officer  
Aging and People with Disabilities and  
Intellectual and Developmental Disabilities  
Department of Human Services



# Office of Developmental Disabilities Services-Housing Program Overview

## I/DD Housing Options:

- Community Integration Program (CIP)
- Rent Subsidy
- K-Plan Home Modification

# Office of Developmental Disabilities Services-Housing Program Overview

## CIP Homes:

When the Fairview State Training Center closed in 1999, the Community Housing Section, in partnership with Oregon Housing and Community Services and private non-profit housing developers, constructed or remodeled **200** homes to provide housing for Fairview residents and those misplaced in nursing homes. This was called the **Community Integration Project or CIP**.

# Office of Developmental Disabilities Services-Housing Program Overview

## Mission:

The primary mission of Community Housing (DHS) is overseeing the CIP Group homes, making sure that the homes are kept in good working order so that the most vulnerable of Oregon's citizens receiving 24 hour support live in a safe environment they can call home.

The homes were funded by general obligation bonds sold by the Oregon Housing and Community Service Department.

# Office of Developmental Disabilities Services-Housing Program Overview

- CIP homes are owned by **16 non-profit housing providers** with a maximum capacity for 871 individuals.
- Housing support services for our members are provided by a variety of DD provider agencies. Rent is paid by residents with a few receiving DHS housing vouchers to supplement costs.
- Community Housing (I/DD) continues to provide annual **maintenance assessments** for each home in addition to **maintenance and repair** as needed to keep the homes structurally sound, safe and comfortable for our members.

# Office of Developmental Disabilities Services-Housing Program Overview

## Care and Custody:

When a home has a vacancy, Community Housing supplements the home owner (agency) for the vacancy to keep the home financially viable for the home owner.

# Office of Developmental Disabilities Services-Housing Program Overview

**Community Housing** expanded and adapted homes for children and adults in crisis. Those homes are managed by our Stabilization and Crisis Unit (SACU)

At present, there are 10 children and 98 adults living in 23 SACU (CIP) homes. This is considered temporary housing. The Unit is charged with and is very successful in finding long term homes when the crisis subsides.

Both children's and adults programs have capacity to accommodate needs. This is an intentional "buffer" to insure availability of this service.

# Office of Developmental Disabilities Services-Housing Program Overview

## Current Issues and Trends with CIP Homes:

- Gradual shift from housing needs for adults to housing needs for children. Average age of residents today is 61.5.
- Lower number of people per home with higher needs. Most homes have a 5 person maximum. Increasingly, 3 people with higher needs per home.
- The move to fewer residents per home has created vacancies based on the number of residents *allowed* per home. That said, this reduction has been intentional as noted above. The program continues to have adequate capacity.

# Office of Developmental Disabilities Services-Housing Program Overview

## Mortgages are beginning to reach maturation in 2017. What does this mean?

- When mortgage is paid, owner no longer has an obligation to contract with DHS,
- DHS is no longer obligated to provide annual and ongoing maintenance for homes,
- The home owner no longer receives care and custody payments for vacancies.
- DHS may have an obligation to restore homes to market condition.
- SB 617 would establish a task force to review housing.

# Office of Developmental Disabilities Services-Housing Program Overview

## Rent Subsidy:

Rent Subsidy (DD 56) is financial assistance for rent and/or other allowable housing-related costs (which includes electricity, natural gas, water and sewage only) to providers for Individuals receiving certain Department of Human Services (DHS) funded intellectual/developmental disability (I/DD) residential services. Rent Subsidy is 100% GF.

# Office of Developmental Disabilities Services-Housing Program Overview

## DD 56 Services may be provided when:

1. An eligible Individual's room and board costs exceed the amount that can be billed to the Individual's federal Supplemental Security Income (SSI) or equivalent funds available to the Individual for these costs; and
2. Other resources, such as federal housing subsidies, are either unavailable or insufficient to cover the Individual's household expenses (room and board costs)

# Office of Developmental Disabilities Services-Housing Program Overview

## Rent Subsidy:

- DHS provides rent subsidy vouchers to 327 adults and 40 children. A recent grant award from HUD will add 40 vouchers to our program.
- Rent subsidy vouchers are used to pay for or supplement group homes as well as private homes and apartments.
- All individuals receiving rent subsidy must also apply for Section 8 housing. When they become eligible for Section 8 housing, the voucher is made available to another individual.

# Office of Developmental Disabilities Services-Housing Program Overview

There continues to be a waitlist for housing vouchers ranging between 50 and 60 at any given time. The new HUD grant will provide I/DD with an **additional 40 vouchers which will be available in early 2016.**

Those unable to obtain a voucher are counseled on alternatives; CIP/group homes and in-home support coupled with K-Plan home modifications.

The rent voucher program is our only under-resourced housing option.

# Office of Developmental Disabilities Services-Housing Program Overview

## K-Plan:

K-Plan provides funding for home modifications. The intent is to insure that children and adults can remain in their family home whenever possible.

Examples of home modifications include, ramps, handrails, fencing, bath transfer chairs, roll-in wheelchair showers, interior door widening.

# Office of Developmental Disabilities Services-Housing Program Overview

K-Plan home modifications are available to all Medicaid eligible consumers.

Modifications must meet a set of K-Plan standards and there is a \$5,000 per year limit.

There is no annual budgetary limit on this service overall.

# Office of Developmental Disabilities Services-Housing Program Overview

K-Plan home modifications and expanded in-home support services represent the evolving effort to support choice for adults and children living in their family home and/or to live as independently as possible.

Our hope is to continue to expand opportunities that support community-based, in-home services.

# Office of Developmental Disabilities Services-Housing Program Overview

## Summary:

I/DD offers 3 housing-related programs; CIP homes (group homes), Rent Vouchers and K-Plan home modifications.

Of the three options, the Rent Voucher Program is the only one that currently does not meet the demand. The addition of 40 vouchers in 2016 will mitigate most of the current need.

The K-Plan home modification program is a strong step in the direction of providing greater independence and choice. Because there is no annual restriction on the use of this option, it does not allow for precise annual budgetary planning.

# Office of Developmental Disabilities Services-Housing Program Overview

Thank you!

Questions?