

Housing (non-institutional)

1. Definition

Housing is one of the most basic needs for every person. Stable, safe, and appropriate housing is critical to a person's health and well-being, ability to gain employment, and participation in community life. The waitlist for services provided through the Maryland Developmental Disabilities Administration (DDA) recognizes the critical nature of housing as the criteria for Crisis Resolution included being homeless or will be homeless within 30 days and the criteria of Crisis Prevention also includes having a caregiver who is 65 years or older.

Office of Legislative Oversight Report 2017-13, *Housing for Adults with Developmental Disabilities*, estimated that 48% of County adults with I/DD age 18 and over live with their family, 33% live alone or with a roommate, and 19% live in a supervised residential setting. (OLO page 19)

OLO found that about 88% of County adults eligible for DDA services received them in a family home or a home owned or leased by the individual.

OLO noted that in 2014 in Montgomery County there were 444 people living in 117 group homes and 408 people living in 194 alternative living units. This was about 40% of the 2,165 County adults receiving home and community based services through the Medicaid Waiver.

The Center for Medicare and Medicaid Services (CMS) is requiring states to implement the "Settings Rule" which is focused on self-determination and the most integrated setting. The individual selects from housing options, there is a right to privacy and freedom from coercion, and independence should be optimized. The individual has a lease or other similar protections, their unit should have lockable doors, they have a choice of roommates, and freedom to decorate and furnish their unit. The individual controls their schedule, including access to food. They may have visitors at any time. The setting must be physically accessible. The individual must be able to make separate decision on service providers for services such as employment and community supports.

DDA list the following as its "Guiding Principles" for housing:

- Housing is separate from services.
- New homes are built using universal design principles.
- Individuals live in homes designed to meet their needs throughout the aging process.
- Individuals/families receive services they need where they live.
- Density of homes designed specifically for individuals with disabilities will be considered in the planning of new development.
- Individuals/families are integrated into their communities.
- Individuals/families participate in designing their own homes.
- Individuals/families live in communities that are safe.
- Individuals/families live in homes they can afford.
- Individuals/families make informed choices about purchasing or renting their homes.

- Individuals/families are in control of their home environments.

2. Eligibility

<input type="checkbox"/> Infants and Toddlers	<2 yrs	<input checked="" type="checkbox"/> Young Adults	18–25 yrs
<input type="checkbox"/> Pre-K	3–4 yrs	<input checked="" type="checkbox"/> Older Adults	25–49 yrs
<input type="checkbox"/> K-12	5–18 yrs	<input checked="" type="checkbox"/> Seniors	50+ yrs

3. Description of Programs and Services

DDA Services

Individuals who are eligible for and are receiving funding for residential services can be served through several models:

Supportive Living: Up to 4 individuals can share a residence with up to 4 roommates in a private home or apartment.

Shared Living: An individual and a companion share a residence in either the individual's or the companion's home. Enhanced supervision and supports can be provided in the home. Shared living can also be in a host home. No more than 3 waiver participants may reside in one home. Shared living must be provided for at least 6 hours per day.

Community Living in a Group Home or an Alternative Living Unit: An Alternative Living Units provide services for individuals needing specialized living arrangements which are licensed residential services providing 10 or more hours of supervision per week for up to 3 people. A Group Home provides similar services but previously housed between 4 and 8 individuals with I/DD. New Group Homes will be limited to no more than 4 individuals.

The OLO Report notes that in 2014 Statewide, about 25% of individuals in Group Homes had 3 or fewer people; 50% of homes had 4 people; and 25% had 5 or more people.

For individuals in the Community Pathways waiver, the housing provider can charge an individual up to \$375 for room and board for individuals receiving SSI. If the person is optionally eligible for Medicaid and is able to earn up to 300% of SSI, the amount may be higher. Recipients of SSI can use Housing Choice Voucher or project-based Section 8 as a source of rental assistance. However, a person does not need to be receiving SSI or have an income to get a Housing Choice Voucher or a Project Based Voucher.

Rental Assistance Programs

The following are significant programs that provide rental assistance using Federal funds. Some programs target persons with a disability while the general Housing Choice Voucher does not.

Money Follows the Person Program Bridge Subsidy (State Department of Housing and Community Development (DHCD) subsidy – not Federal)

Eligibility:	Transitioning out of institutional setting (not required) 18 years or older Eligible for Medicaid Long Term Services and Supports (LTSS) Recipient of SSI or SSDI
Household Income	\$19,000 or less annual
Length of Funding	3 years then transition to local housing voucher
Individual Responsibility:	30% of income for rent and utilities

The Housing Opportunities Commission (HOC) has set aside units at Alexander House in Silver Spring for this program.

Section 811 Project Rental Assistance Program (Project Based) (Federal funds are jointly administered by DHCD for housing and Department of Health for services.)

Eligibility:	Have a Disability 18-62 years old at time of lease signing Maryland Medicaid recipient SSI or SSDI eligible Voluntary access to support services
Household Income	At or below 30% Area Median Income
Length of Funding	5 years
Individual Responsibility:	30% of income for rent and utilities

Individual must be referred to the program by a qualifying service system/provider entity in Montgomery County, Independence Now has access to the waiting list.

Housing Choice Voucher (Tenant-based and Project-based)

Eligibility:	Citizen or non-citizen with eligible status 18 years old or older Registered on Housing Path (HOC online wait list)
Household Income	Extremely Low income (\$23,200 for one) or Very Low income (\$38,650 for one) At least 75% of HCV must go to extremely low income
Length of Funding	no limit
Individual Responsibility:	30% to 40% of income for rent and utilities

**Mainstream HCV program for People with Disabilities Vouchers
Non-elderly Disabled (NED)**

All participants are taken off of the HOC Housing Path wait list. These programs have the same income eligibility criteria except that they are for non-elderly people with a disability. On June 18, 2018, HOC applied for additional NED Mainstream vouchers.

Other Affordable Housing Programs

Homelessness Services

If an individual with I/DD meets the criteria for homelessness or chronic homelessness as defined by HUD, they could be assessed by the Department of Health and Human Services, served through the County’s Continuum of Care. If eligible, the person might be served through Permanent Supportive Housing programs. HOC has 316 households of Permanent Supportive Housing funded through Federal McKinney funds or the County’s Housing Initiative Program (HIP)

Moderately Priced Dwelling Units (MPDUs)

Moderately Priced Dwelling Units are required in new residential development of 20 or more units. Rents and initial sales prices are affordable to households earning a maximum of 60% to 70% of area median incomes. HOC and qualified non-profit organizations have priority to rent or purchase a portion of the MPDUs in any development. Non-profits and HOC will purchase units that are then used as rental units to serve clients. A recently approved amendment to the MPDU law extends the priority to certain clients referred by the Department of Health and Human Services.

HUD Section 811 Projects

Woodfield Commons is 811 Project Based. It is an 84-unit mixed-income multi-family project with 14% of the units reserved for people with disabilities. It is a partnership between Conifer Realty and HOC. DHCD provides a subsidy so that the household pays 30% of income for rent.

There are 24 units currently in the HUD 811 pipeline in Montgomery County (including the 11 at Woodfield Commons.)

Weinberg Apartments (capital grants for apartment development)

Weinberg Apartments are targeted to people with a disability who are 18-62 years old and are a recipient of or applying for SSI or SSDI. Household income is 10% to 30% of Area Median Income. Individuals are responsibility for 30% of income for rent and utilities. In Montgomery County there are 10 units in Takoma Park. Two units are in the pipeline for Woodfield Commons. Flexibility allows an individual to have a live-in caregiver who is a family member and may also receive drop-in services.

Other source of development funds:

Several other sources of funding can assist with the development for affordable housing. Not all these programs are limited to households with a member that has a disability:

- Maryland Community Health Facilities Grant
- Maryland Legislative Initiative Capital Grants
- Maryland Department of Housing and Community Development Group Home Program
- Maryland Department of Housing and Community Development Homeownership for Individuals with Disabilities Program
- Federal HOME Grant
- Montgomery County Housing Initiative Fund
- Group Home Rehabilitation Program (funded by Community Development Block Grant)
- Federal Low-Income Housing Tax Credits

Additional HOC projects underway: (1) HOC is identifying 30 units for Community Choice Homes. HOC will provide units to qualified persons with disabilities for 15 years with a subsidy affordable to a household at SSI levels. (2) HOC is developing a new apartment building at 900 Thayer and has applied for Low Income Housing Tax Credits to allow a set aside for persons with disabilities.

4. Data and Trends

Updates on DDA waitlist – how many are on for housing or caregiver 65 or older

Weinberg Apartment - In 2016 there was a waitlist of 1,056 people Statewide for a Weinberg Apartment.

HOC Wait Lists (Housing Path) – There are approximately 30,000 people on the Housing Path overall. About 6,800 people age 18 to 61 qualify for NED subsidies and have a disability.

Information from Providers and Care Coordinators about wait lists

5. Gaps

[Input from DD Advisory Committee.]

Better data system on County residents with I/DD who have applied for but not been granted housing resources

Housing for people with I/DD and mental illness/psychiatric disorders

Housing for people with I/DD not eligible for Medicaid/DDA services or only eligible for supports

Senior housing for people with I/DD

Housing for undocumented residents with I/DD

Sufficient income/resources for housing expenses when individual as SSI or a very low income

6. Innovations

[Input from DD Advisory Committee.]

Integrated Living Opportunities Initiative (ilonow.org). This program helps families launch young adults with I/DD into the community. Currently there are six young men on the Autism Spectrum, two with DDA services, who are part of the Crossings-Gaithersburg group. There are four other young men moving into their own housing in Bethesda and one young lady living in her own condominium in Germantown.

New Proposed Main Street Development in Rockville

7. Recommendations – Divide into a timeline such as Year 1 and Year 2 or perhaps Years 1 and 2 and Years 3 and 4.

[Input from DD Advisory Committee.]

County should work with housing providers to make sure that housing is providers throughout neighborhood to avoid clustering of residences that could result in monopolizing street parking. This may require additional support to purchase housing in more expensive neighborhoods. Housing near public transportation networks should be prioritized.

Ensure that people with disabilities who need a 24/7 caregiver are eligible for a two-bedroom MPDU. One-bedroom MPDUs are not suitable for this population.

Develop residential programs for individuals with Prader-Willi syndrome. These people need 24/7 restricted access to food as a result of this complex syndrome. There are young adults with this syndrome in Montgomery County. Best practices and programs in other jurisdictions should be researched.