ICDR TOOLKIT

Federal Housing Resources for People with Disabilities

A Toolkit for Interagency Collaboration

ICDR

INTERAGENCY COMMITTEE ON DISABILITY RESEARCH

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Introduction

Housing is a key area for future study and innovation in disability research. Barriers to adequate housing continue to affect people with disabilities disproportionately across the United States. Despite a history of legislation designed to prevent discrimination against people with disabilities, issues related to housing accessibility, affordability, location, and supportive services persist. To address these complex needs, federal interagency collaboration in the field of disability-related housing research is essential to increase adequate housing choice for this population.

About the Interagency Committee on Disability Research
The Interagency Committee on Disability Research (ICDR) was authorized by the amended 1973 Rehabilitation Act to coordinate federal research efforts surrounding disability, independent living, and rehabilitation research, to include assistive technology research and universal design. The three goals designated in ICDR's 2018–2021 strategic plan are:

> **Goal #1:** *Improve interagency coordination and collaboration in four thematic research areas: transition, economics of disability, accessibility, and disparities.*

> **Goal #2:** *Develop a government-wide inventory of disability, independent living, and rehabilitation research.*

> **Goal #3:** *Promote ongoing stakeholder input on gaps and priorities for disability, independent living, and rehabilitation research.*

Resources in this Toolkit

The resources in this toolkit are meant to facilitate further research by federal agencies and departments, as well as interagency collaboration in the field of housing resources for people with disabilities. The toolkit provides current housing resources, examples of best practices across the United States, current federal-level research being conducted, measurement tools, web resources, and trainings. This toolkit will also present various unexplored areas related to housing resources for people with disabilities that need further research and could benefit from interagency collaboration.

Housing Options Remain Unequal for People with Disabilities

Housing discrimination occurs in a variety of ways for people with disabilities, resulting in limited housing options. A 2017 U.S. Department of Housing and Urban Development (HUD) study examined housing discrimination for people with mental illness (MI) and intellectual and developmental disabilities (I/DD) (Hammel et al., 2017). Both groups of participants were less likely to receive a response to a housing request, less likely to be informed about an available unit, less likely to be invited to reach out to the housing provider, and less likely to be invited to view a potential unit than their peers without disabilities. Additionally, people with I/DD and MI were more likely to be asked to look at a different unit than the one advertised and more likely to be treated adversely.

Accessibility

Inaccessibility creates major barriers to obtaining housing for people with disabilities. A 2011 HUD study identified three levels of accessible housing: potentially modifiable, accessible for people with moderate mobility-related disabilities, and fully wheelchair accessible (Bo'sher et al., 2015). This study found that around one-third of housing is potentially modifiable, but only 0.15% of housing is currently wheelchair accessible. Further exploring accessibility, a study of HUD-assisted households found that 92% of households that had a member with a disability did not currently live in an accessible housing unit (Dawkins & Miller, 2017). This study also found that among HUD-assisted households that requested a modification related to a disability, 70% did not receive the requested accommodations. When looking specifically at households that did not

> Only 0.15% of housing is currently wheelchair accessible.

receive requested disability-related accommodations, the study found that they resided predominately in the South and in rural areas.

When requesting reasonable housing accommodations, people are often treated differently based on their type of disability. A HUD study found that in the Chicago area, one-third of properties advertised for rent were inaccessible to wheelchair users (Turner et al., 2005). In the same study, one out of six housing providers refused to make necessary reasonable modifications for wheelchair users, and 19% refused to create an accessible parking space. A 2015 HUD study examined discrimination in the housing market against people who are deaf or hard of hearing and people who use wheelchairs (Levy et al., 2015). This study found that when well-qualified deaf or hard of hearing applicants reached out to rental providers through assistive communication, housing providers were less likely to answer their inquiry and offered fewer options. This study also found that wheelchair users were more likely than their peers who do not use wheelchairs to be denied an appointment to view a unit. In addition, this study found that following up on advertisements for rental housing resulted in less than half offering units accessible to people in wheelchairs. Regarding modifications, housing providers either denied or could not provide a clear response to more than 25% of requests. Requests for lowering kitchen cabinets or replacing carpets with hardwood floor were accepted less than half of the time. Significant issues with housing accessibility persist and must be addressed to ensure fair treatment of people with disabilities.

There was a 28% increase in housing needs from 2013 to 2017 for non-elderly households with a disability.

Affordability

Even when housing units are accessible for people with disabilities, the affordability of housing remains another major barrier. Employed people with disabilities are 1.6 times more likely than their peers without a disability to worry about being able to afford housing (Smith, 2013). The 2009 HUD report *Worst Case Housing Needs of People with Disabilities* found that households with non-elderly disabled members were more likely than nondisabled households to have extremely low incomes, spend more than half of their income on rent, and reside in an inadequate or overcrowded housing unit (Souza et al., 2011). The 2017 version of this HUD report found a 28% increase in housing needs from 2013 to 2017 for households who have non-elderly members with disabilities, a total of 1.39 million "worst case housing needs" for this population (Watson et al., 2017).

Spending more of their income on housing results in people with disabilities being unable to afford even the cheapest housing. The Technical Assistance Collaborative's 2016 report *Priced Out* found that the national average rent for a studio unit was $752 per month, which equated to 99% of a monthly Supplemental Security Income payment in 2016 (Schaak et al., 2017). This report confirmed that this affordability gap existed for non-elderly adults for disabilities across all states and D.C.

Despite the existence of many HUD programs people with disabilities qualify for, a 2015 HUD report found that a substantial amount of people with disabilities who were potentially eligible for HUD assistance did not receive it, even among households with extremely low incomes (Dawkins & Miller, 2015). This study found that more outreach about available HUD assistance for households with a member with a disability is needed in the South in suburban communities.

Location

People with disabilities also face issues related to lack of choice regarding location, housing choices in rural areas, and food insecurity. A study by The Arc and The Council on Quality and Leadership surveyed individuals with I/DD and their families, finding that only 55% of those surveyed confirmed they were able to choose their housing location, who to live with, and what neighborhood to reside in (Friedman, 2019, p. 18). A recent study of individuals with I/DD and MI looked at the location of their housing in terms of spatial dispersion, socioeconomic status of neighborhood, racial/ethnic diversity, and rural or urban characteristics (Wong et al., 2018). This study found that people with MI more frequently resided in neighborhoods with lower socioeconomic status and a higher level of racial/ethnic diversity than people with I/DD. Spatial dispersion of people with I/DD was found to be more prevalent in urban areas versus rural areas.

Housing choices for individuals with disabilities can be limited in rural communities. People in rural areas are more likely than people living in urban areas to have a disability, and people in rural areas are 24% more likely to report having three of more disabilities (Zhao et al., 2019). There are fewer renting households in rural areas than in metropolitan areas, and these households are more likely to live in housing with quality issues and high housing costs (Cooper et al., 2002). Furthermore, rural areas often lack infrastructure, such as transportation, recreational activities, or access to commercial services (Cooper et al., 2002). Lack of public transportation services makes finding housing, getting to a job, or attending medical appointments extremely difficult for people with disabilities (Cooper et al., 2002).

Location of housing for people with disabilities also impacts access to food. A study by the U.S. Department of Agriculture found that adults with disabilities have a higher chance of residing in households that are food insecure (Brucker & Coleman-Jenson, 2017). This study also found that working-age adults with disabilities are

more likely to be food insecure than young adults with disabilities. However, data from the 2011–2014 National Health Interview Survey shows that young adults with I/DD experience food insecurity at higher rates than young adults who do not have a disability (Brucker & Nord, 2016). Additionally, people with disabilities who are employed are 1.9 times more likely than those without a disability to worry about being able to afford healthy food (Smith, 2013).

Supportive Services

Supportive services are essential for many people with disabilities to live independently in their communities. Section 1915(c) allows parts of the Medicaid statue to be waived in favor of providing home and community-based services (HCBS) to individuals rather than providing institutional care (National Council on Disability, 2015). This program allows funding for community-based services for people with disabilities and has grown greatly since its inception in 1981. Although it was originally created to address the needs of people with I/DD receiving institutional care, it now serves people with mental health disabilities, physical disabilities, and people who are aging. However, due to eligibility for types of services varying greatly by state, HCBS services are sometimes described as a "patchwork of services," with the same individual not eligible for the same services across states (Meucci et al., 2018). A study in Massachusetts of HCBS recipients found that around two-thirds of individuals surveyed reported at least one unmet need, and 25% of participants reported four or more unmet needs (Mitra et al., 2011). Some of the most cited unmet needs in this study included "the need for information for disability-related services and legal rights, need for primary, specialty, and mental health care, case management services and IADL services." Furthermore, waiting lists for HCBS can be long, and in 2017 the average wait time was 30 months (Musumeci et al., 2019).

While many people with disabilities currently receive HCBS, limited research exists on the availability of these services. A study of Medicaid long-term services and supports users found that those residing in rural areas were more likely than

people in urban areas to use nursing homes instead of HCBS (Coburn et al., 2016). This study suggests that state policies and distribution and supply of nursing homes and HCBS service providers could be potential explanations for this difference. Another study looking at nursing home closures in rural areas found that the availability of community-based services was not keeping up with the rate of the nursing home closures (Tyler & Fennell, 2017). More research is needed on availability of various types of HCBS in rural versus urban areas, as this is largely unexplored in current research.

Housing Impacts Health, Employment, And Community Integration

Access to secure housing significantly impacts other vital elements of well-being. When examining housing options for people with disabilities, it is important to consider how housing interacts with other complex systems. In addition to the accessibility, affordability, location, and supportive services of housing, it is important to consider how adequate housing can affect an individual's health, employment status, and integration in their community.

Housing and Health

Access to secure housing is a recognized social determinant of health. Lack of adequate housing can result in poor health outcomes. People who are housing insecure are about twice as likely to have poor or fair health status, poor mental health, or limited daily activity caused by poor health (Stahre et al., 2015). A study of people with chronic illness found that concerns about affording food or housing are associated with reduced access to health care and overall poorer health (Charkhchi et al., 2018). Residing in stable, supportive housing is associated with better health and often with lower utilization of costly emergency services. Additionally, a supportive housing program in Denver found that 50% of enrollees had improved health status, 43% had better mental health outcomes, and 15% reduced their substance use (Perlman & Parvensky, 2006). This program also saw significant reductions in utilization of inpatient services, detox programs, emergency shelters, and the emergency room.

Housing and Employment

Stable housing is an important factor for job retention. A Harvard study shows that workers experiencing a forced move were 11% to 22% more likely to experience job loss (Desmond & Gershenson, 2016). Housing security influences employment retention for low-income workers. Research regarding employment outcomes of supportive housing programs remains largely unable to show clear improvements. A study of Atlanta's HOPE VI program, intended to revitalize public housing in the city and create mixed-income housing, shows that it had a positive effect on participants when compared to those remaining in traditional public housing programs (Anil et al., 2010). Therefore, traditional public housing options are likely not the best solution for gaining and retaining employment.

Housing and Community Integration

People with I/DD living in community settings, compared with those living in nursing homes, have higher levels of community integration and adaptive behavior (Heller et al., 2002). Additionally, housing situations with more attractive physical environments are associated with greater opportunities to make choices and higher rates of adaptive behaviors (Heller et al., 2002). Allowing people opportunities to make more choices is associated with greater community involvement and integration (Heller et al., 2002). Furthermore, length of time at current residence is associated with improved community integration for people with psychiatric disabilities (Yanos et al., 2012).

History of Legislation Related to Housing for People with Disabilities

Fair Housing Act (Civil Rights Act of 1968)

The Civil Rights Act of 1968, Title VIII, is known as the Fair Housing Act of 1968 and prohibits housing discrimination based on race, religion, national origin, and sex (HUD, n.d.a). This law covers the selling, renting, and financing of housing. However, disability and family status were not added to this law's protections until the Fair Housing Act was amended in 1988.

Architectural Barriers Acts of 1968

The Architectural Barriers Act of 1968 created standards for the built environment to ensure that people with disabilities have equal access (U.S. Access Board, n.d.). This law states that all facilities using federal funds built after August 12, 1968, or leased by the federal government must be accessible to people with disabilities. Facilities built prior to this law are typically not covered; however, if a federal lease begins after this date the law typically applies. The U.S. Department of Defense, HUD, the General Services Administration, and the U.S. Postal Service all enforce the Architectural Barriers Act. The details provided in the Architectural Barriers Act require certain standards and specifications to be met for elements such as ramps, parking spaces, bathrooms, fire alarms, signs, etc.

Section 504 of the 1973 Rehabilitation Act

Section 504 of the Rehabilitation Act of 1973 protects individuals from discrimination based on their disability and applies to any employers or organizations that receive federal funding of any kind (U.S. Department of Health and Human Services [HHS], 2006). This law prevents employers and organizations from excluding people with disabilities from any of their program benefits and services.

Fair Housing Amendments Act of 1988

The Fair Housing Act was amended on September 13, 1988, to prohibit discrimination based on disability and family status when seeking housing (U.S. Department of Justice [DOJ], 2020a). This law covers all private and public types of housing, as well as both selling or renting housing. Discrimination is also prohibited in housing-related activities, including zoning practices, new housing construction, housing advertising, and financing for housing. Landlords and owners are required to implement "reasonable accommodations" to ensure equal access for people with disabilities, to include any modifications to the living spaces and common use spaces; however, the owner is not required to pay for the modifications. The amended Fair Housing Act states that new multifamily housing must be accessible, including accessible common areas, wheelchair-accessible doorways, and bathrooms and kitchens you can navigate in a wheelchair.

Americans with Disabilities Act of 1990

The Americans with Disabilities Act (ADA) of 1990 provides protection against discrimination for people with disabilities in various arenas, including employment, government activities (to include Congress), commercial facilities, transportation, telecommunications, and public accommodations (DOJ, 2020a). The ADA does not list the specific conditions or impairments covered under "disability," but it defines a disability as a "physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such impairment, or a person who is perceived by others as having such an impairment."

Olmstead v. L.C.

After two women with developmental disabilities and MI were confined in an institution for years, even when initial treatment was complete, they filed a lawsuit under the ADA in order to be released from the mental institution (DOJ, n.d.). In 1999 the U.S. Supreme Court declared that segregating individuals with disabilities unjustly violates Title II of the ADA. The *Olmstead* decision also states that public

entities must provide community-based services when appropriate and preferred by the individual with a disability and when these community-based services can be reasonably enacted with the public resources available.
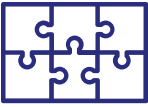
Recent U.S. Department of Justice Lawsuits against Disability-Related Housing Discrimination

DOJ enforces compliance with laws related to the fair treatment of individuals with disabilities in the housing market. Two recent lawsuits illustrate DOJ's role of enforcement when housing owners neglect to follow the Fair Housing Act. On March 5, 2020, DOJ announced that an Ohio housing developer agreed to settle a federal lawsuit against them for failing to ensure the accessibility of their 32 different multifamily properties (DOJ, 2020b). The developer had constructed these condominium properties with steps only, making them completely inaccessible for people with disabilities. On March 12, 2020, DOJ announced filing a lawsuit against a Philadelphia condo association that is alleged to have shown a pattern of refusing service animals, attributing the denials to their "no pets" policy (DOJ, 2020c). The complaint also alleges that when residents were granted reasonable accommodations for a service animal, they were required to purchase a $1 million insurance policy that also named the housing owner as one of the covered entities.

Promoting Effective Interagency Collaboration in Disability-Related Housing Research

Interagency collaboration is essential when addressing complex issues, such as the affordability and availability of housing for individuals with disabilities. Successful collaborations between HUD and HHS led to the implementation of the Section 811 housing program to encourage housing development for people with disabilities. It is important that federal agencies avoid duplication of programs and work together to find creative solutions to this issue. Federal agencies should seek to collaborate on some of the areas explored under best housing practices for people with disabilities or research areas that have yet to be explored.

Key Features and Considerations for Interagency Collaboration

Key features		Key Considerations
	Outcomes and accountability	Have short-term and long-term outcomes been clearly defind? Is there a way to track and monitor their progress?
	Bridging organizational cultures	What are the missions and organizational cultures of the participating agencies? Have agencies agreed on common terminology and definitions?
	Leadership	How will leadership be sustained over the long-term? If leadership is shared, have roles and respon-sibilities been clearly identified and agreed upon?
	Clarity of roles and responsibilities	Have participating agencies clarified roles and responsibilities?
	Participants	Have all relevant participants been included? Do they have the ability to commit resources for their agency?
	Resources	How will the collaborative mechanism be funded and staffed? Have online collaboration tools been developed?
	Written guidance and agreements	If appropriate, have participating agencies documented their agreement regarding how they will be collaborating? Have they developed ways to continually update and monitor these agreements?

(Source: https://www.gao.gov/key_issues/leading_practices_collaboration/issue_summary)

The U.S. Government Accountability Office (2005) recommends the following eight ways to enhance and sustain collaborative efforts:

1. Define and articulate a common outcome.

2. Establish mutually reinforcing or joint strategies.

3. Identify and address needs by leveraging resources.

4. Agree on roles and responsibilities.

5. Establish compatible policies, procedures, and other means to operate across agency boundaries.

6. Develop mechanisms to monitor, evaluate, and report on results.

7. Reinforce agency accountability for collaborative efforts through agency plans and reports.

8. Reinforce individual accountability for collaborative efforts through performance management systems.

Federal Housing Programs for People with Disabilities

U.S. Department of Housing and Urban Development Section 8 Housing Choice Vouchers

The Section 8 Housing Choice Vouchers Program assists very low-income families, elderly adults, and adults with disabilities with affordable housing that is safe and clean in the private market (HUD, n.d.b). Housing vouchers provide a subsidy directly to the landlord by a local public housing agency (PHA), which receives funds from HUD. The household with the voucher pays the difference between the listed rent and the subsidy. To qualify, the household's income must not be greater than 50% of the median income in the county or metropolitan area. Once the family receives a voucher, they are responsible for finding suitable housing where the landlord participates and can select a single-family home, townhouse, or apartment.

U.S. Department of Housing and Urban Development Non-Elderly Disabled Vouchers

There are two main categories of vouchers for non-elderly people with disabilities. The first category is for non-elderly people or families with disabilities to afford housing in the private market (HUD, n.d.c). In this first category, there are certain development vouchers and designated housing vouchers. A certain development voucher allows non-elderly households with a disability to receive housing assistance in certain developments that show preference to or restrict to elderly families only. These households are not required to be on the public housing agency's waiting list in order to receive a voucher. Alternatively, designated housing vouchers allow non-elderly households with a disability who are eligible for public housing, to receive rental assistance when a unit or project is restricted to elderly families

only due to a Designed Housing Plan. Designated housing vouchers also allow non-elderly disabled families to move from a designated housing project if they choose. The household does not need to be on the public housing agency waiting list for this program either. The second category of vouchers is for non-elderly people currently living in institutions to be able to afford to transition to living in the community. Applicants must use the funds to transition from a nursing home or other institution (excludes board and care facilities) in order to obtain necessary services to live independently in the community.

U.S. Department of Housing and Urban Development Section 811

The Section 811 program fulfills two main functions: (1) provide nonprofit housing developers interest-free capital advances to create affordable housing for people with disabilities, and (2) fund state housing agencies with project rental assistance that can be applied to new or existing housing developments and funded through various means (HUD, n.d.d). This is the only HUD program that is specifically created for people with disabilities as the main target population.

Process Evaluation of Section 811

Section 811 Case Studies

U.S. Department of Housing and Urban Development Section 202

The HUD Section 202 program is designed to ensure affordable housing with supportive services for older adults (HUD, n.d.e). It allows very low-income older adults options that allow them to reside on their own, but with supports such as transportation, cooking, cleaning, etc. Very low-income older adults with disabilities are eligible for this program.

Disabled Veteran Housing Assistance

The U.S. Department of Defense and U.S. Department of Veterans Affairs (VA) offer disability housing grants for veterans and service members who have service-related disabilities (VA, 2020). This allows them to buy a home or modify a home to meet their disability-related needs and live independently.

U.S. Department of Agriculture Section 515

The U.S. Department of Agriculture offers Section 515 loans through the Rural Development Housing and Community Facilities Programs Office (Housing Assistance Council, 2011). Based on a needs assessment in each state, various communities with high needs are identified as eligible to apply for these loans. The loans can be used to "purchase buildings or land, to construct or renovate buildings, and to provide necessary facilities such as water and waste disposal systems" (Housing Assistance Council, 2011, p.1). For-profit developers who receive these loans agree to operate on a limited-profit basis. Tenants eligible to live in Section 515 housing must be very low-, low-, and moderate-income families, older adults, or people with disabilities. Priority for Section 515 housing is given to people currently residing in substandard conditions.

State-Level Housing Resources

The National Housing Trust Fund — This fund is run by the National Low-Income Housing Coalition and provides funding to states in order to "build, preserve, and rehabilitate housing for people with the lowest incomes." In 2018, $267 million was available to states through this fund.

HCBS Medicaid 1915(c) Waiver Programs — This funding is through states' Medicaid programs; it typically requires the same eligibility as Medicaid, but not in all states. These waivers allow states to provide HCBS to individuals who need nursing home-level care.

Federal Resources and Research Related to Housing for People with Disabilities

U.S. Department of Housing and Urban Development

OFFICE OF POLICY DEVELOPMENT AND RESEARCH (PD&R)

HUD's Office of PD&R is funding an evaluation of John Hopkins University's "Community Aging in Place, Advancing Better Living for Elders" (CAPABLE) program. The evaluation examines whether this program creates improvements in physical functioning and decreases home safety hazards for low-income older adults after a year of intervention.

In collaboration with HHS in 2017, PD&R conducted the following study: HUD Housing Assistance Associated With Lower Uninsurance Rates And Unmet Medical Needs.

HUD is working on updating the *Fair Housing Act Design Manual* to create a second edition.

AMERICAN HOUSING SURVEY

The American Housing Survey is conducted every 2 years by HUD, and as of 2009 includes six disability-related questions. Four of the questions reference specific disabilities/conditions, and the other two questions are related to restrictions in functioning within and outside of the home. The American Housing Survey is the most comprehensive housing survey in the United States.

FAIR HOUSING CHECKLIST APPLICATION

Through a HUD grant, the Equal Rights Center has created a mobile application of the **Fair Housing Checklist** that can be downloaded in the Google Play and Apple stores. The purpose is to ensure that multifamily housing providers have all the information they need to make their buildings accessible from the start of construction.

U.S. Department of Agriculture

ECONOMIC RESEARCH SERVICE

The **Economic Research Service** conducts studies about food security and examines food insecurity amongst people with disabilities. It creates data visualizations, including one on food insecurity and disability status.

U.S. Department of Justice

CIVIL RIGHTS DIVISION

DOJ created a collection of personal stories, Faces of *Olmstead,* to showcase how individuals' lives have been changed by the *Olmstead* decision.

The DOJ Civil Rights Division is responsible for ADA enforcement and compiles a comprehensive list of ADA enforcement activities.

PAY FOR SUCCESS PERMANENT SUPPORTIVE HOUSING DEMONSTRATION

In 2016, HUD and DOJ collaborated on the Pay for Success Permanent Supportive Housing Demonstration to evaluate if permanent supportive housing within a pay-for-success framework is an effective and cost-effective way to reduce housing instability, social service use, and recidivism for people cycling between homeless services and the criminal justice system.

U.S. Department of Health and Human Services

SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION (SAMHSA)

SAMHSA's Projects for Assistance in Transition from Homelessness (PATH) program offers grant funding to all 50 states, D.C., Puerto Rico, and four territories in order to award to local public or nonprofit organizations that offer various mental health outreach, screening, rehabilitation, case management, job training, and housing services. All federal funds must be matched by the states or territories. This funding is prioritized for people living outdoors or in short-term shelters and for veterans.

> SAMHSA's Evidence-Based Toolkit for Permanent Supportive Housing

CENTERS FOR DISEASE CONTROL AND PREVENTION (CDC)

Housing Assistance Programs and Adult Health in the U.S. — A 2017 collaboration between the CDC and HUD found that housing assistance is associated with better overall health.

- Link: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5343706/

The Importance of Housing for Healthy Populations and Communities — A 2017 collaboration between the CDC and HUD reviewed three articles on housing and health, revealing the importance of housing stability to promote better health outcomes, specifically asthma.

- Link: https://journals.lww.com/jphmp/Citation/2017/03000/The_Importance_of_Housing_for_Healthy_Populations.20.aspx

Integrating Health into Buildings of the Future — This 2016 CDC-funded study discusses how buildings can be engineered to promote health.

- Link: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5784210/

ASSISTANT SECRETARY FOR PLANNING AND EVAL

Medicaid and Permanent Supportive Housing for Chronically Homeless Individuals: Emerging Practices in the Field:

- Minnesota submitted a proposal to the Centers for Medicare and Medicaid Services in 2012 for a 1115 waiver that included several changes to their Medicaid program, including a Housing Stability Services Demonstration.

    - The goal was to provide housing stability services to people with chronic medical conditions who are homeless.

    - Minnesota wanted to use this program to view the impact of housing stability and have state-level data on this issue.

    - This program was not pursued by state officials due to concerns about not meeting cost neutrality (Burt et al., 2014).

CENTERS FOR MEDICARE AND MEDICAID SERVICES (CMS)

Real Choice Systems Change Grant Program — The Systems Change grants began in 2001 with the goal of providing assistance to states with changing their long-term services to support greater use of HCBS instead of institutional care. This program is designed to help people with disabilities or long-term illnesses to be able to live in a setting of their choice, to have more control over their services, and to receive high-quality services.

- Current Systems Change grants include:

    - Person-Centered Planning

    - Person-Centered Hospital Discharge Model

    - State Profile Tool

Money Follows the Person — The Money Follows the Person demonstration supports states with rebalancing their long-term care services to facilitate choice of where to live.

- 24 states (55% of Money Follows the Person grantees) reported challenges transitioning the number of individuals they had proposed due to "insufficient affordable and accessible housing, including lack of available housing choice vouchers (the most commonly reported challenge since the inception of the demonstration" (Hargan, 2017, pp. 8–9).

ADMINISTRATION ON COMMUNITY LIVING
NATIONAL INSTITUTE ON DISABILITY, INDEPENDENT LIVING, AND REHABILITATION RESEARCH (NIDILRR)

Previous Housing-Related NIDILRR-Funded Projects:

- 2002–2005: Louisiana Community Housing Advocacy Network (LA-CHAN)

- 2009–2010: Fostering Community Integration

- 2012–2015: Virtual Home Modifications Education Assistant (VHMEA)

- 2013–2018: Linking Public Housing, Employment and Disability Benefits (funded by the RRTC on Disability Statistics and Demographics)

Current Housing-Related NIDILRR-Funded Projects:

- 2015–2020: RERC on Universal Design and the Build Environment

- 2015–2020: RERC on Wearable Robots for Independent Living

- 2015–2020: Rehabilitation Research and Training Center on Home and Community Based Services Outcomes Measurement (RRTC/OM)

- 2018–2023: RERC on Technologies to Support Successful Aging in Place with Long-Term Disability (Techsage RERC II)

U.S. Department of Veterans Affairs

Housing and Urban Development-Veterans Affairs Supportive Housing Program — This program began as a grant-funded project from 2012–2017 by the U.S. Department of Veterans Affairs that combined HUD housing vouchers with VA supportive services for homeless veterans. After the grant demonstration ended, this program continued, and it is now the largest supportive housing program for veterans in the U.S.

● Link: **U.S. Department of Housing and Urban Development-VA Supportive Housing (HUD-VASH) Program**

Innovative Case Studies and Best Practices

Visitability/Concrete Change — National Council on Independent Living
Concrete Change was an international network determined to make all new homes visitable, not just specific homes, with the goal of reducing isolation for people with physical disabilities. This program began in Georgia and eventually spread to Arizona, Illinois, Texas, and other locales. Visitability focuses on one zero-step entrance, all doors with 32 inches of space, and at least a half bath on the main floor. Visitability is now hosted by the National Council on Independent Living, which collects resources about visitability.

- Link: https://visitability.org/about-concrete-change/

Louisiana Permanent Supportive Housing Initiative
After Hurricanes Katrina and Rita in 2005, Louisiana noted that increased numbers of people with disabilities were at risk for homelessness. As a result, they launched the Permanent Supportive Housing initiative, with the Louisiana Department of Health, Department of Children and Family Services, Office of Community Development, Housing Finance Agency, homeless and disability advocacy organizations, and local service partners all working together. This program resulted in positive housing outcomes and a 24% reduction in cost; this model is now being recreated across the country.

- Link: https://www.hsri.org/project/evaluation-of-the-louisiana-permanent-supportive-housing-initiative

Station 162 Apartment — Gresham, OR

Quadriplegics United Against Dependency (QUAD), based in Portland, empowers people with severe disabilities to live independent lives in their own homes. Since their first project in 1980, their goal is to provide accessible and affordable housing for people with disabilities, with 24/7 supportive services if needed. Station 162 Apartments is QUAD's largest project with 44 units and a barrier-free design to promote independence. Shared supportive services are available that focus on an individual's needs. Station 162 Apartments won the 2018 HUD Secretary's Award for Housing Accessibility for its design.

- Link: https://www.huduser.gov/portal/casestudies/study-112618.html

Texas Home of Your Own (HOYO) Project

From 2001–2003, United Cerebral Palsy led the HOYO project in Texas focused on four communities. This comprehensive home ownership program for people with developmental disabilities focused on working with social services, lending services, and legislative systems to improve policies that foster homeownership and share information about community partnerships for homeownership. HOYO also sponsored conferences regarding increasing homeownership for people with developmental disabilities.

- Link: https://tcdd.texas.gov/projects/grants-completed-projects/united-cerebral-palsy-texas-home-of-your-own-project/

Home of Your Own — Housing Initiatives Project (University of Southern Mississippi Institute for Disability Studies)

The HOYO at University of Southern Mississippi's Institute for Disability studies started in 1997. Since its formation, it has helped over 700 families with disabilities purchase a new home in 66 of Mississippi's 82 counties. This program has also offered education on home buying to more than 5,000 people.

- Link: https://www.hudexchange.info/programs/housing-counseling/the-bridge/2018-06/disabilities/

North Carolina Targeting Program

The North Carolina Targeting Program was established in 2002 as a partnership between the North Carolina Housing Finance Agency and the North Carolina Department of Health and Human Services (DHHS). Its goal is to provide affordable housing for people with very low incomes and individuals with disabilities. Participants must be referred through local service providers who are certified by DHHS to be a referral agency. Housing properties in North Carolina that use the federal Low Income Housing Tax Credit must participate in this program by designating 10 to 20% of their units for individuals with disabilities.

- Link: https://www.nchfa.com/community-living-programs

Massachusetts Community-Based Housing Program

The Massachusetts Community-Based Housing Program creates funding for developing housing for people with disabilities, including older adults, prioritizing people who are at risk of institutionalization. Any housing developers using this funding must be certified by the Massachusetts Rehabilitation Commission. Projects that provide integrated housing options for people with disabilities within a larger building are encouraged, and while accessibility of all units is not required, visitability is highly encouraged.

- Link: https://www.mass.gov/service-details/community-based-housing-cbh

Areas for Further Research

The ICDR has identified that the economics of universal design and assistive technology are important areas for future research (ICDR, 2016). Research should be done to disprove the idea that accessibility is too costly to implement and to showcase its benefits. In addition, the ICDR identified that more research is needed on outcome measures related to community living, such as community integration and overall well-being from living in more integrated settings. More research should also be done with the Centers for Independent Living, to include the effects of their services and to gather long-term data on the populations served. Data related to HCBS quality outcomes and cost-effectiveness are still being developed, as there is no national quality dataset or system, similar to nursing homes (Avalere Health, 2007). CMS has an HCBS Quality Framework as a guideline for states to follow, but it is not a mandated reporting system. Further standardization of program outcomes and definitions needs to occur before more research can be done on the current state of HCBS for people with disabilities.

Toolkit Resources to Support Further Housing Research

Housing Accessibility Tools

ADA Centers — Offer information, guidance, and training on implementation of the ADA.

- List of ADA Centers

- ADA Information Line:
  800-514-0301 (voice)
  800-514-0383 (TTY)

Uniform Federal Accessibility Standards — Standards for buildings to adhere to the Architectural Barriers Act of 1968 so people with physical disabilities have access to them.

- Link: https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-aba-standards/ufas

National Directory of Home Modification and Repairs — Lists home modification and repair resources for each state.

- Link: https://homemods.org/national-directory/

Equal Rights Center — Provides training/testing/site surveys regarding accessibility of facilities.

- From Click to Visit: A Civil Rights Testing Investigation about Online and In-Person Housing Accessibility for People with Disabilities

- Toolkit on Reasonable Accommodations and Modifications

- Toolkit for Veterans with Disabilities

- Fair Housing Checklist

- Link: https://equalrightscenter.org/

HUD Brochure on Housing Discrimination

- Link: https://www.hud.gov/sites/documents/11AREYOUAVICTIM BROCHEN-W.PDF

Healthy Housing Reference Manual (HHS-HUD) — A 2006 interagency publication to assist with increasing housing quality.

- Link: https://www.cdc.gov/nceh/publications/books/housing/housing_ref_ manual_2012.pdf

Visitability Resources from Concrete Change:

- *Basic Access in All New Houses: 9 Myths and Facts*
  Link: https://secureservercdn.net/198.71.233.106/8md.a5e.myftpupload.com/ wp-content/uploads/2016/10/9-Myths-and-Facts-About-Visitability-2011.pdf

- *Quick Guide: Low Costs of Visitability*
  Link: https://visitability.org/quick-guide-to-low-costs-of-visitability-vs-costs- of-no-change/

Housing Location Tools

Housing Preferences Survey
- ARC Housing Survey of People with IDD — A survey that includes important information on where people with I/DD want to live and why.

U.S. Department of Agriculture Housing Locator — Shows multifamily housing rentals in rural areas.
- Link: https://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select_state.jsp

Rural Health Information Hub's Access to Care for Rural People with Disabilities Toolkit — Has program models and frameworks for implementation and evaluation.
- Link: https://www.ruralhealthinfo.org/toolkits/disabilities

The Economic Research Service's Food Environment Atlas — Illustrates important information about food access for various areas and lists proximity to grocery stores and restaurants, prices of food, nutrition programs, and other important features of the community.
- Link: https://www.ers.usda.gov/data-products/food-environment-atlas/

HUD PD&R's U.S. Housing Market Conditions — Contains housing market conditions by specific geographic areas.
- Link: https://www.huduser.gov/portal/pdredge/pdr_edge_hsg_charts.html

Supportive Services Tools

Centers for Independent Living — Regional centers that provide resources on supportive services for people with disabilities.

- Directory of Centers for Independent Living

Guide for Providers on Implementation of the HCBS Rule — Implementation guidance on the HCBS Rule from the state government of Minnesota for HCBS providers.

- Link: https://mn.gov/dhs/assets/102517-hcbs-best-practices-guide_tcm1053-318393.pdf

Research Tools

HUD PD&R USER Forum — An idea exchange between housing researchers, policymakers, housing specialists, and academics.

- HUD encourages individuals to participate to share knowledge about best practices, encourage innovative ideas, and improve policymaking related to housing.

- Link: https://forums.huduser.gov/forum/

The University of Kansas's Community Toolbox — Provides guides for how to assess communities' needs and how to formulate interventions, implementation, and evaluation.

- Link: https://ctb.ku.edu/en

EXISTING MEASUREMENT TOOLS

CAHPS Home and Community-Based Services Survey — The first cross-disability survey of HCBS beneficiaries' experiences receiving long-term services and supports.

- Link to the survey, guidelines, technical assistance, etc.: https://www.medicaid.gov/medicaid/quality-of-care/quality-of-care-performance-measurement/cahps-home-and-community-based-services-survey/index.html

NASUAD/HSRI: National Core Indicators — Aging and Disabilities™

- Link with participating states, how to participate, and implementation guides: https://nci-ad.org/

DATASETS

Population Surveys that includes disability-related questions: https://www.cdc.gov/ncbddd/disabilityandhealth/datasets.html

Disability and Health U.S. State Data from the 2017 Behavioral Risk Factor Surveillance System: https://www.cdc.gov/ncbddd/disabilityandhealth/impacts/index.html

HUD Datasets: https://www.huduser.gov/portal/pdrdatas_landing.html

Administration for Community Living's Aging, Independence, and Disability Program Data Portal: https://agid.acl.gov/

Cornell University's Online Resource for U.S. Disability Statistics provides research tools, disability statistics search tools, and status reports: https://disabilitystatistics.org/

State Data Information, a project of the Institute for Community Inclusion at UMass Boston, collects data from state intellectual and developmental disability agencies, vocational rehabilitation programs, state mental health agencies, the Social Security Administration, the U.S. Census Bureaus' American Community Survey, the National Core Indicators Project, and the U.S. Department of Labor. It includes customized and accessible charts of employment outcomes and trends for people with disabilities: http://www.statedata.info/

Interagency Pain Research Database: https://paindatabase.nih.gov/

Autism Research Database: https://iacc.hhs.gov/funding/data/

Webinar Resources

New England ADA Center Free Courses on Housing Rights: http://learn.newenglandada.org/

HUD Section 811 Webinar: https://www.youtube.com/watch?v=Sozw_g651DQ

HUD Fair Housing Curriculum and Webinars: https://www.fairhousingfirst.org/training/modules.html

Visitability Train the Trainers Webinar by Eleanor Smith of Concrete Change: https://visitability.org/visitability-train-the-trainers-webinar-presented-by-eleanor-smith/

National Low Income Housing Coalition Research and Policy Webinars: https://nlihc.org/webinars

Accessibility Webinars on Specific Facility Types: https://www.accessibilityonline.org/ao/archives/

HUD Integrated Engagement of People with Disabilities Webinar: https://www.hudexchange.info/trainings/courses/summer-smarts-series-6-integrated-engagement-of-persons-with-disabilities-webinar1/

Massachusetts Families Organizing for Change Housing Webinar Series: https://www.mfofc.org/housing-webinar-series/

CMS Housing Resources for HCBS in Rural Areas Webinar Slides: https://www.nasddds.org/uploads/documents/CMS_housing_webinar_slides.pdf

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