

Assisting Individuals in Obtaining or Maintaining Housing

Housing Goals

- Assisting member in obtaining adequate and affordable housing in most integrated environment.
- Assisting member in maintaining current housing.
- Assisting member in assuring current or future housing is accessible.

What Type of Housing Do Members Want?

- In general, people with disabilities want to live in adequate, accessible, affordable housing within the community.
- Not all housing is set up this way.....often units or housing is available in less than “ideal” manner.
- As much as is possible, members should be assisted in obtaining the type of housing they want.

Types of Housing

- Housing available (or not, for that matter) runs on a continuum from most segregated to most integrated.
- Housing, particularly affordable housing, is scarce.
- Different types of housing have different procedures for accessing.....
- Important for case managers to “map out” housing situation in the communities that they serve

Integrated Housing Continuum

- Institutions and Nursing Homes
- Assisted Living
- Group Homes
- Disability Specific Housing (includes housing for people with HIV, Deafness, and mental health diagnosis)
- Housing for Seniors and People with Disabilities
- Subsidized Housing/Communities and Supportive Housing
- Subsidized Private Apartment/Private Apt.
- Home Ownership

Assisting in Housing

- Ideally, members could choose where they want to live and it would be accessible and affordable.
- Realistically, resources are scarce, waiting lists are long, and options are not always ideal.
- Members should be aware of possible choices so that over time, and when opportunities arise, they can seize them.

Subsidized Housing

- Housing in which person pays % of income, usually around 30% in rent.
- Types of Housing vary....from government owned buildings to private buildings all subsidized to voucher programs.
- Housing can be scarce and opportunities scattered, so it is important to know resources in the community.

Resources for Obtaining Housing

- Centers for Independent Living
- Public Housing Authority
- Lists of Privately Owned Publically Funded Buildings
- Community Action Agencies
- www.socialserve.com
- www.azlinks.com
- www.cir.org

How We Monitor Housing Situation in Our Community

- *Here, we hope you will set up a procedure for monitoring opportunities in your community.....ie HUD housing grants for people with disabilities, stimulus money to assist homeless or near homeless, etc.*

Transitions Out of Nursing Facilities

- Centers for Independent Living are funded to assist individuals in leaving nursing homes and entering the community.
- These programs can be an important resource for moving people toward greater independence.
- Includes services beyond just move out to help the member prepare for and sustain community housing.

How Do CIL Transition Services Work in Our Community?

How We Incorporate These Discussions in Visits

Discussion Move to More Integrated Setting

- Is the member interested in leaving the more restrictive setting?
- Is there assistance within the family to do this?
- Or, is there assistance in the community or to do this and does he or she qualify?
- Where does the member want to live? Is it feasible and can a plan be created?
- How does any housing plan fit in with any educational or employment goals?

Procedure for Assisting Move to **More Integrated Setting**

Role Play or Case Study

- Use this time to role play a situation where somebody wants to move from assisted living into more integrated community

OR

- Review case study where your agency has moved somebody from assisted living to more integrated setting.

Discussing Housing in General

- Is member happy with current living situation?
- Would any modifications to the current residence improve the living situation?
- Where does the member want to live? Is it feasible and can a plan be created?
- How does any housing plan fit in with any educational or employment goals?

How We Assist Customers in Obtaining Different Housing

Role Play or Case Study

- Use this time to role play a situation where you assist somebody in thinking through how to obtain different housing integrated community

OR

- Review a case study where you have done this.

Maintaining Housing

- Assistance in paying rent, utilities, etc.
- Representation in eviction cases
- Credit Counseling/Modifying Mortgage
- Foreclosure assistance and representation

Assistance in Paying Rent and Utilities

- Community Action Programs
- Other Community Agencies
- LIHEAP sites (provide utility assistance through local entities)

- Advocates suggest paying utilities before rent because utility bills follow you to next housing.

Assistance We Utilize in Our Community

Eviction Assistance

- Most, but not all, evictions are for non-payment of rent.
- Legal services can assist in defending eviction or explaining rights.
- There may be defenses!
- Begin to discuss plan for moving and assistance with that move if it becomes necessary.
- www.azlawhelp.org

Who Helps with Evictions in Our Community?

Foreclosure Assistance

- Foreclosures do not happen overnight.
- Negotiation can be key to keeping people in their homes.
- Resources continually developing to assist with foreclosures because of the crisis.

Foreclosure Assistance

- o www.azforeclosureprevention.org and 1-877-448-1211
- o www.azlawhelp.org: mortgage defense
- o HUD approved counseling agencies:
www.hud.gov/offices/hsg/sfh/hcc.cfm
- o List of Shelters: www.azceh.org – check accessibility!
- o www.cir.org: Community Information and Referral

**Who Do We Use to Assist in
Foreclosures in Our Community?**

Home Modification

- ALTCS
- ABIL CIL provides services through city block grant for Phoenix, Mesa, Glendale and Peoria.
- ABIL CIL also contracts with managed care organizations to oversee modifications.
- State VR funds through Independent Living Rehab Services has some home modification but there is a waiting list.

Other Potential Home Modification Resources

- Private insurance (i.e. auto accident)
- Tax credit
- Department of Veterans Affairs
- Other non-profits

Models Used by Agencies

- Enter into agreement with Center for Independent Living to facilitate the home modification
- Case manager facilitates the home modification
- In house person (one case manager) dedicated to facilitating home modifications

Our Home Modification Procedure

Fair Housing Laws

- Prohibit discrimination
- Allow reasonable modifications
- Accessibility requirements for many newer buildings
- www.fairhousingfirst.org
- www.acdl.com/selfguides.html: self-advocacy guides

Cultural Competency

(Fill in any cultural competency components for particular populations that your agency works with that may arise in talking about education)

Internal and External Policy Change

- Are there any internal policies or procedures that will create a barrier to incorporating this into our work?
- Are there any state or federal policies that will create a barrier to incorporating this into our work?
- How can we create an open dialogue on this and a system for documenting changes needed?