

Opportunities for Affordable, Accessible, Integrated Housing

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Barriers: Priced Out

The National Fair Housing Alliance found that in 2017, 55% of fair housing complaints across the country involved discrimination on the basis of disability.

Nationally, the average rent for a modest one-bedroom rental unit was \$861, equal to 113% of the national average monthly income of a one-person SSI household. This finding confirms that in 2016 it was virtually impossible for a single adult receiving SSI to obtain decent and safe housing in their community without some type of rental assistance.

The national average rent for a studio/efficiency unit in 2016 was \$752, equal to 99% of monthly SSI.

State and Metropolitan Statistical Area	Monthly SSI Payment	SSI as % of Median Income	% SSI for 1-Bedroom	% SSI for Efficiency Apt
Madison	\$817	16.7%	100%	82%

Barrier: Homelessness

Of the 369,081 total homeless individuals living emergency shelters, transitional housing, on the streets or in places not meant for human habitation identified in the 2017 Annual Homeless Assessment Report (AHAR), 86,962 or 24% were chronically homeless. A person is considered chronically homeless if they have a disability and if they have been continuously homeless for one year or more or have experienced at least four episodes of homelessness adding up to at least 12 months in the last three years.

The reported number of non-elderly persons with disabilities living in nursing facilities is between 200,000 and 300,000.^{10 11} Mathematica's most recent annual evaluation of the Money Follows the Person (MFP)

program found almost 190,000 non-elderly people with physical disabilities, over 77,000 with intellectual

or developmental disabilities (I/DD), and over 34,000 with psychiatric disabilities living in Medicaid-supported nursing homes, intermediate care facilities for individuals with intellectual disabilities, psychiatric facilities, or long-term care hospitals for at least 90 continuous days.

Barrier: Aging in Place

The *State of the States* report cited above found that in 2015 more than 871,000 people with I/DD lived with caregivers who are 60 years of age or older. When their caregivers are no longer able to provide the necessary supports, some of these individuals can rely on siblings or other family, while others will have the means to pay for a market rate apartment and private supports. But for a great many, SSI will become their sole source of income and they will need affordable housing and supports in order to continue to live in the community rather than moving into an institutional setting.

The ADA as Civil Rights

The Olmstead Decision

Public entities such as state and local governments have a legal obligation to serve people with disabilities in the most integrated setting possible. On June 22, 1999, the U.S. Supreme Court issued its decision in *Olmstead v. LC*, a lawsuit that questioned the State of Georgia's continued confinement of two individuals with disabilities in a state institution after it had been determined that they could live in the community. The court described Georgia's actions as "unjustified isolation" and determined that Georgia had violated these individuals' rights under the Americans with Disabilities Act (ADA).

Permanent Supportive Housing

Prioritizing the housing needs of people with disabilities who are institutionalized or homeless is not only a requirement of the ADA, it is also the most cost-effective strategy for states and the federal government. Permanent supportive housing combines lease-based, affordable housing with tenancy supports and other voluntary services to help individuals with disabilities achieve stable housing and recovery in the community.

Opportunity: Increased Accessibility Requirements in City Funded Projects

- Require increase in accessible units from 2% and 5% thresholds for sensory and physical access to 5 and 10% respectively.
- Target accessibility in blight remediation use of TIF funding
- Target percentage of units in section 42 housing toward people at 20% AMI and below

Opportunity: Visitability Ordinance

- Would apply to new housing units as options to increase accessible housing stock
- Requires one no step entry, with one room, and a bathroom on the first level
- Allows for aging in place and continued access as opposed to supporting “senior” housing
- Creates more opportunity for people with disabilities to utilize the Section 8 homeownership program

Opportunity: Codify Integration Mandate

Would affect Citywide planning and put some responsibility on City agencies to participate in Nursing Home Diversion programs

Would create greater mechanisms for the modification of City Policies to encourage community living

MFP funding could support transitional housing costs and offset voucher burdens

Questions
