

# Planning for home: Family-arranged residences

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Parents

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# Questions to ask

## Where to start

- What's your timeline?
- Does my child want to live with family, alone, with 1-2 people, or in a group setting?
- What supports does she need?
- What funding sources are available and what are their requirements?
- How much time, energy and assets do I have available for a home set-up?

## Option: State-funded homes

**ICF/IDD group homes** (6 or more), Intermediate Care Facility for people with Intellectual and Developmental Disabilities

- Access Local Intellectual & Developmental Disability Authority
- These can range from very small non-profit entities to very large (200) for profit facilities.
- Regulated by the state.
- No wait list – but will remove person from their home and community waiver slot.
- Must be in compliance with new community CMS regs-  
moving more people with disabilities into the community

## Option: State-funded homes

HCS Group Homes (4 residents max),

- Only waiver to access **HCS group homes** is the HCS Medicaid Waiver.
- Currently 15+ year wait
- Residences vary widely, visit and ask questions
- One key question: what do the residents do during the day?
- Is there any ability to do self direction and person-centered activities.

## Many parents now looking for more choice/control

- Greater control over the environment leads to more choice, individuality
- Depends on keeping the number of people with disabilities low (3 max)
- If needed, build in continuity of live-in support
- Share costs and responsibilities
- Long wait list for HCS

# Use your child's Medicaid \$ creatively

- Family-run group home (home run through state contracted providers, but families arrange for input, a voice in decisions - HCS)
- Host home/companion care – HCS
- Programs provide supports in person's home or live with support person - CLASS
- Learn about the possibilities through various funding sources



## Option: Privately funded communities

Examples--

Down Home Ranch near Austin

Marbridge Ranch near Austin

Brookwood Community near Houston, new in  
Georgetown

Cornerstone Ranch in McKinney

2-3 in a small house to dorm style living

Use private pay, SSI, SSDI, earned income,  
special needs trust. Very limited basis possibly  
Medicaid Waivers (HCS)



# What is a parent-arranged residence?

1-3 people living together with supports  
as needed

In a place separate from family

Initiated by family or individual

Operated by family or individual

Set up individually or with other families



# Shared residence

- Several people choose to live together in a house or apartment as room-mates or near-by apartments
- House parent (if needed) gets free or minimal room and board
- Other care providers come and go as needed
- Several individuals rent apartments close together and share resources
- Use technology to monitor, support
  - <https://www.tn.gov/didd/for-consumers/enabling-technology.html>

# Options for parent-arranged residence

## Set up another household:

- Adult lives with another family or caregiver in the caregiver's home (HCS host home model)
- Adult lives in apartment, condo or house (family rents or buys) for 1 to 3 residents; supports—live-in or come and go.

# Co-housing

- Co-housing movement builds intentional community composed of private homes supplemented by shared facilities and activities ([www.cohousing.org](http://www.cohousing.org))
- Watch the baby boomers for more on shared resources and shared homes!

# Owning your home

- Homeownership Programs - specialized efforts are available in some local downpayment assistance programs that administer federal housing funding (See slides at end of presentation).
- Inheriting parent's home
- Building a separate apartment on same property
- Privately jointly owning a house
- Section 8 Housing and other programs, may provide assistance to 1st time buyers. (See slides at end of presentation).

# Options for parent-arranged residence

Redesign your home, lot, neighborhood:

Partitioned area for adult in your home

Home in your backyard or garage  
apartment (check zoning)

Adult inherits parent home



## How does it compare with other residential choices?

- Advantages: gives resident and family greater control over the environment and more individuality
- Disadvantages: higher overhead-- can be a big commitment of time, energy and \$; if several residents live together, family must share decision making with others



## Will – Model Moving in with Caregiver under CLASS

- Will moved into his high school teacher's home at age 20, while still in an 18+ program
- Stayed with her family for 11 years!
- After graduation, attendants picked him up there for day time activities
- Met frequently and family stayed very involved in Will's life
- Will came to family every Tuesday from 5-10pm and some weekends
- Changed the plan when she remarried 2 years ago

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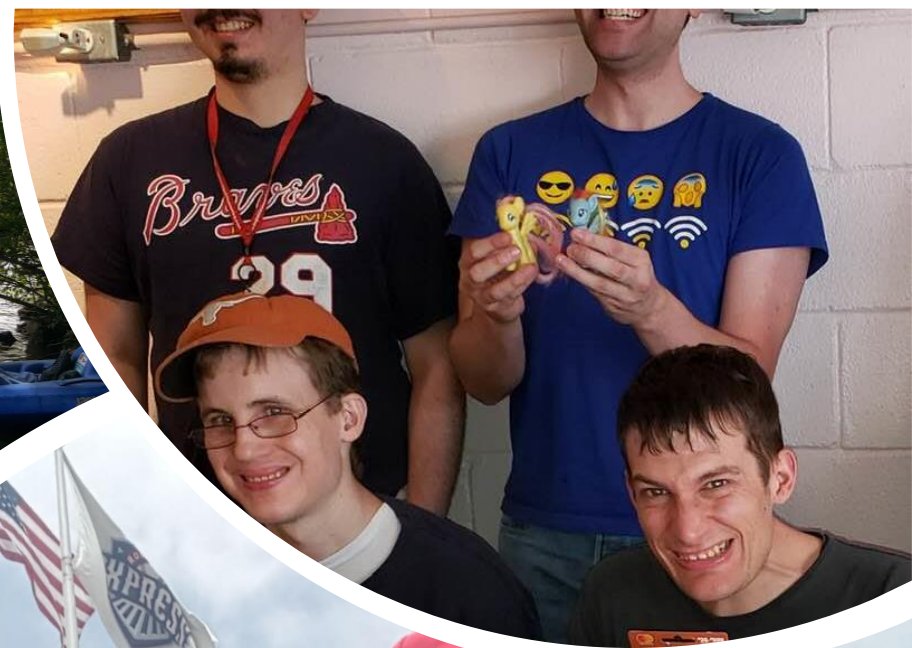
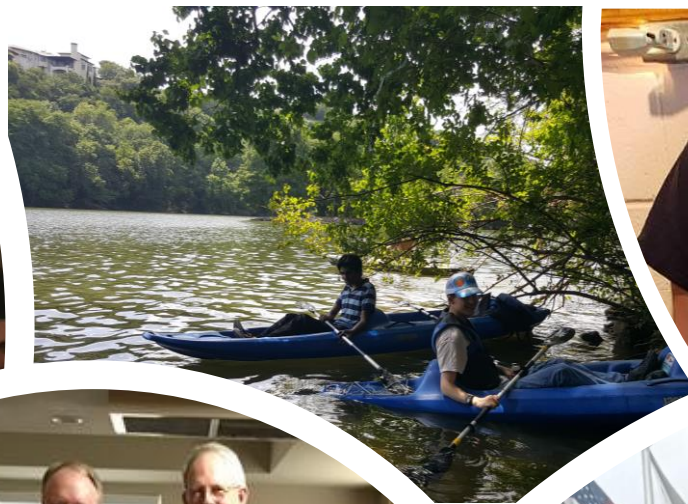
## Will – Model Will's home with live in caregiver and aides - CLASS

- Our new goal: Will's house when Will was 32
- We rented a house that suited Will best—one story, open plan, a big master bedroom/bath for a companion
- Found a person who wanted the position, a TA in school district
- They started living there in April 2014
- Will's contributes SSDI, food stamps, we supplement
- Companion gets free rent and bills paid, some CLASS hours
- Other attendants come and go for day time activities
- We all have a key to the house

### Results:

- **Positives:** stable, happy, open, close to us
- Will visits us for fun, close positive relationship
- Will has become more independent
- We are set for changes in our lives
- **Negative:** less control, Will needs to leave to give companion a break





7/15/2021



## Peter – Duplex owned by mom. Roommate with disabilities in same program - HCS

- Peter lives in a duplex, owned by mom; has a roommate (another young man with disabilities)
- He is on HCS Waiver, which requires that the care giver can't live with person.....So
- Care givers spend one-two nights each, not their primary residence
- Uses CDS Waiver option (parent=employer of attendants, chooses staff and roommates))

**Positive:** person can stay there while care givers get a break; provides parent with total control over where to live/who with/who works there

**Negative:** lots of coordinating, oversight of household

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# Brandon – Caregiver Model with aides - CLASS

- When Brandon turned 18, about to start the “Adult Transition Program” through 21
- Bought condo in mom's name, Brandon paid his fair share as required by SSI.
- Brandon and his companion moved into the condo. Transitioned for 6 months.

## Results:

### Positives:

- Brandon comes each weekend focused on fun, close positive relationship
- Brandon has become more independent Brandon make food, do laundry, independent in bathroom, more independent in routine and cleaning his room.

### Negative:

- Less control, Brandon needs to leave to give companion a break
- Less ability to monitor.

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## Brandon – Own house - CLASS

- Inherited mother's house and modified for Brandon
- Brandon started and ended days at the house with attendants, going to jobs, and other activities.
- House is next door to mine and my brother, but I cant see his house from mine.

Some features of the new house (requires some resources).

- Video surveillance with two way communication
- The house has digital entrance and digital monitoring.
- Brandon has his own large bathroom with drain.
- House flexible for up to 3 people to have their own living space.



7/15/202

## Brandon Roommate and Hybrid Model

- Brandon had a roommate (same age) with intellectual disabilities. Changed to roommate and special ed mom.
- Roommate lasted 3 year. Roommate and Mom 1 year.
- Roommate/Mom pays rent, Brandon pays his fair share.
- Attendants/job coach with Brandon all day.
- Brandon and family (mom, 2 sons) together all night.
- Use of Facetime and remote monitoring
- Developed social network in community by starting Dripping Springs Friendship Club. Around 8 to 12 young adults with disabilities.
- Roommate, Brandon, aide, and 2 other young men with disabilities formed Band and play gigs.

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# Results

## Positives

- Brandon is living like any roommate. The house is more of a home.
- Brandon lives closer to me.
- Better socialization.
- Has allowed Brandon to become more independent
- Greater control and family friendly
- Long term arrangement

## Negatives

- Parent more involved in this living arrangement, time, coordination, financial, back-up.
- Roommates provides some funding, has a disability, and has some needs (1 with no program, 1 on CLASS).
- Provide a car for arrangement to work (can write off for work reporting)

# Family consortium

Small group of parent's pool resources to manage a home for their children; group must be willing to work closely together

May buy or rent a house/condo/apartment

Must manage support services together

May create more independence and lower costs through technology

Well-documented at [www.leapinfo.org](http://www.leapinfo.org) ---> look for The ILLP (The Innovative Independent Living Project)





# Adults Independent and Motivated (AIM)





# Option: Hybrid parent-arranged and family consortium.

- ▶ Example: AIM. Adults Independent and Motivated (AIM) is a growing non-profit community of adults with intellectual and/or developmental disabilities living in an apartment complex in a vibrant, walkable neighborhood in the greater Austin area. Families are an integral part of AIM, remaining active in the life of their participant and in the AIM community.
- ▶ Different than other options because AIMers live in a regular apartment complex in which most of their neighbors do not have disabilities.
- ▶ AIM provides transportation to work as well as opportunities for fitness, fun, and learning. AIM does not provide onsite staff.
- ▶ Learn more at <http://aimtx.org/>



# Tips for setting up parent-arranged residence

Learn about the options/restrictions with Medicaid Waivers for living arrangements

Use technology to monitor safety, reduce care-giver role

Put your child's name on the waiting lists for low-income housing

Talk to your child's case manager, school transition team, LIDDA

Talk to other parents who have experience

Be flexible - things can change

# Tips for professionals

Help families and clients envision the future in concrete terms: what kind of place will work best for your client? Living with how many people? Rural or urban? Near buses, stores, work and recreation?

Look at resources and support needs

Build alliances with families and organizations focused on housing issues

Work with city and county housing resources

Help families think beyond their own lives

# Tenant Based Housing Vouchers: Subsidies that can be used at some housing developments in the community

## ► The Housing Choice Voucher Section 8

► Housing Choice Voucher Program provides rental assistance payments on behalf of low income individuals and families, including the elderly and persons with disabilities. The program provides financial assistance for decent, safe and sanitary housing to eligible households whose annual gross income does not exceed 50% of HUD's median income guidelines. HUD requires 75% of all new households admitted to the program be at or below 30% of the area median income. Eligibility is based on several factors, including the household's income, size and composition, citizenship status, assets, medical and childcare expenses. Qualified households may select the best available housing through direct negotiations with landlords to ensure accommodations that meet their needs. TDHCA pays approved rent amounts directly to property owners.

► The Department is one of several different public housing authorities that run Housing Choice Voucher Section 8 programs across Texas. Each public housing authority covers a specific service area. However, Section 8 is not available in all areas of the state. Review [HUD's list of Texas Public Housing Agencies](https://www.hud.gov/section8) (www.hud.gov) or the [Texas Housing Association's](https://www.texashousing.org/) directory for contact information for Texas PHAs. You may also call 211 for information on your local PHA. The TDHCA Section 8 program does not cover the entire State of Texas.

# Tenant Based Housing Vouchers: Subsidies that can be used at some housing developments in the community

- ▶ **INCREASE ADVOCACY** in all current housing programs for individuals with intellectual and developmental disabilities at the Supplemental Security Income (SSI) level:
- ▶ **AGENCY - TDHCA** - administered/funded through the Texas Department of Housing and Community Affairs (TDHCA);
- ▶ *Belle is able to receive Tenant-Based Rental Assistance (TBRA) set-aside for people with IDD through a local TDHCA HOME Investment Partnerships Program administrator to move into an apartment she can afford. Belle will be able to receive \$606 a month from the program to apply towards her rent of \$686. Belle must meet requirements such as have income less than 50% of the area median income, have a disability, find an apartment that will pass the housing quality standards and a landlord who will accept the housing subsidy.*



# Tenant Based Housing Vouchers: Subsidies that can be used at some housing developments in the community

## AGENCY - TDHCA

- administered/funded through the Texas Department of Housing and Community Affairs (TDHCA);
- Raise awareness of the Project Access Program to move individuals with intellectual and developmental disabilities out of institutions and establish a set-aside for TDHCA's Tenant-Based Rental Assistance (TBRA) Program that will immediately serve those on the Project Access waitlist.
- ▶ *Ariel has lived in a state supported living center for many years. She wants to move out into the community. She needs financial assistance to pay rent at the apartment community she has located and is on the TDHCA Project Access Voucher waitlist. Her services are all in place to assist her and an apartment has just come open - because a local non-profit is administering a TDHCA TBRA program, she can get the rental assistance now to move into the apartment. The rental assistance includes \$606 towards her rent of \$686 that will help her until the permanent Project Access Voucher becomes available to provide the rental assistance. In addition to the TBRA assistance, funding may also be available for utility deposits and transition funds (through her Medicaid waiver program) that can be used to purchase furniture and household items.*

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# Project Based: Housing with Subsidies Attached

## ► Section 811/202 Project Rental Assistance Program

- The Section 811/202 Project Rental Assistance (PRA) program provides project-based rental assistance for extremely low-income persons with disabilities linked with long term services. The program is made possible through a partnership between TDHCA, the Texas Health and Human Services Commission (HHSC) and eligible multifamily properties.
- The Section 811/202 PRA program creates the opportunity for persons with disabilities to live as independently as possible through the coordination of voluntary services and providing a choice of subsidized, integrated rental housing options.
- The program is available only in specific [metropolitan areas \(PDF\)](#).

# Low Income Housing Tax Credit and Bond Financed Housing

## AGENCY - TDA

- administered/funded through the Texas Department of Agriculture (TDA) Community Development Block Grant (CDBG).
- Address the housing needs of low-income persons with intellectual and developmental disabilities in rural communities with options to include assistance for the development/modifications of housing that includes 1 - 4 units.

### Examples

- ▶ *The city of Marble Falls, in partnership with Habitat for Humanity of the Highland Lakes, receives a CDBG grant from TDA to rehabilitate four duplexes and a four-plex to provide accessible and affordable housing in Marble Falls for individuals with Intellectual and Developmental Disability (IDD). Alice, Aurora, Sofia, Mulan, Johnny, Madeline, Maurice, Melody, Merlin, Oliver, Penny and Peter all move into their own apartment that they can afford.*

# Low Income Housing Tax Credit and Bond Financed Housing

## AGENCY - Grants

- Grants through financial assistance programs.
- ▶ Funding from other sources, e.g. grants;
- ▶ *Jack wants to live independently in his own home. His family is supportive of this idea and he has relatives who would like to financially make this happen for Jack. With one-time grant funds available for down payment and closing costs assistance and the contributions from his family, Jack can purchase a condo that he can afford to cover his housing expenses with his SSI income and income from a roommate. He checked into the down payment assistance programs that the City of Houston and Easter Seals Greater Houston offer. He found the house he wanted in Montgomery County so he was assisted by Easter Seals.*



# Repairs; Modifications and down payment

- ▶ **INCREASE ADVOCACY** in all current housing programs for individuals with intellectual and developmental disabilities at the Supplemental Security Income (SSI) level:
- ▶ **AGENCY - TDHCA** - administered/funded through the Texas Department of Housing and Community Affairs (TDHCA);
- ▶ Christopher Robin's family home in rural Texas is very old and in need of repair but the family does not have a lot of money to do the repairs. The family qualifies (have an income that is 80% area median income or below, have all the necessary ownership documentation and the needed repairs can be met by the funds available) for the Homeowner Rehabilitation Assistance (HRA) program that has been established with a 'set aside' for households with a member with a developmental disability and the home is repaired and brought up to housing quality standards
- ▶ Jasmine receives down payment assistance to purchase her first home through a local housing organization funded through TDHCA's HOME program that manages funds to assist individuals with disabilities to become first time homebuyers. She qualifies for this funding because her income is less than 80% area median income, she has good credit, qualifies for a mortgage loan, and the home she selected meets quality standards.
- ▶ Woody now needs to use a wheelchair and faces many barriers to accessing parts of his house. He applies for assistance from a local housing provider who administers the Amy Young Barrier Removal Program with funding from TDHCA. His home meets housing quality standards, his income is less than 80% area median family income and funds are still available to make the needed home modifications to increase accessibility and eliminate hazardous conditions in their home.

# Repairs; Modifications and down payment

## AGENCY - TDHCA

- administered/funded through the Texas Department of Housing and Community Affairs (TDHCA);
- Continue to make funds available through the Texas Department of Housing and Community Affairs for home modifications for accessibility and implement outreach for individuals with intellectual and developmental disabilities.

- ▶ *Dora can no longer walk and now uses a wheelchair. Her home has barriers to accessing parts of her house and she needs home modification assistance. She applies for assistance from her local Habitat for Humanity who administers a barrier removal program with funding from TDHCA. Program beneficiaries must include a Person with a Disability, must have a household income that does not exceed 80% of the Area Median Family Income, and may be tenants or homeowners of manufactured or stick built homes.*

# The Future - New Piloted Model

9/1/2023 - STAR+PLUS Pilot

Features:

- Ability to access Adult Foster care

- Built in housing navigator

- Payment for technology solutions

- Day habilitation in the community

- Phase 1 most likely in San Antonio

- Will test the model for 2 years

# Resources to help develop a home

- ▶ To find your local authority or LIDDA (Local Intellectual and Developmental Disability Agency):  
<https://www.dads.state.tx.us/contact/search.cfm>
- ▶ Research on the web, for example, [navigatelifetexas.org](https://navigatelifetexas.org)→**transition-to-adulthood**→**housing choices**
- ▶ The Arc of Texas webpage on housing issues and options for funding:  
<http://www.thearc.org/what-we-do/public-policy/policy-issues/housing>
- ▶ Texas Centers for Independent Living <http://www.ilru.org/projects/cil-net/cil-center-and-association-directory-results/TX>
- ▶ Information and ways to make decisions:  
[http://colemanfoundation.typepad.com/files/housing\\_support\\_options\\_people\\_w\\_idd\\_2013.pdf](http://colemanfoundation.typepad.com/files/housing_support_options_people_w_idd_2013.pdf)
- ▶ **CSH resources for persons with IDD**
  - ▶ [CSH\\_IDD\\_ResourceGuide\\_IL.pdf \(d155kunxf1aozz.cloudfront.net\)](https://d155kunxf1aozz.cloudfront.net/CSH_IDD_ResourceGuide_IL.pdf)
  - ▶ [IDD-Family-Supportive-Housing-Workbook.pdf \(d155kunxf1aozz.cloudfront.net\)](https://d155kunxf1aozz.cloudfront.net/IDD-Family-Supportive-Housing-Workbook.pdf)



# Texas Parent to Parent resources

- ▶ How-to for Setting Up a Supported Residence, by TxP2P staff  
[https://www.txp2p.org/Media/Transition/howto\\_for\\_setting\\_up\\_a\\_home.pdf](https://www.txp2p.org/Media/Transition/howto_for_setting_up_a_home.pdf)
- ▶ Pathways to Adulthood workshops around the state; register at txp2p.org
- ▶ for 1-1 assistance: [cynda.green@txp2p.org](mailto:cynda.green@txp2p.org) or Toll Free: 866-896-6001 to discuss any transition issue
- ▶ Moving Out: A Family Guide to Residential Planning for Adults with Disabilities, by Dafna Krouk-Gordon and Barbara D. Jackins, Woodbine House, 2013