



Building the Foundations

Housing. The Basics: What you need to Know to get started.

Cincinnati Children's Hospital Medical Center

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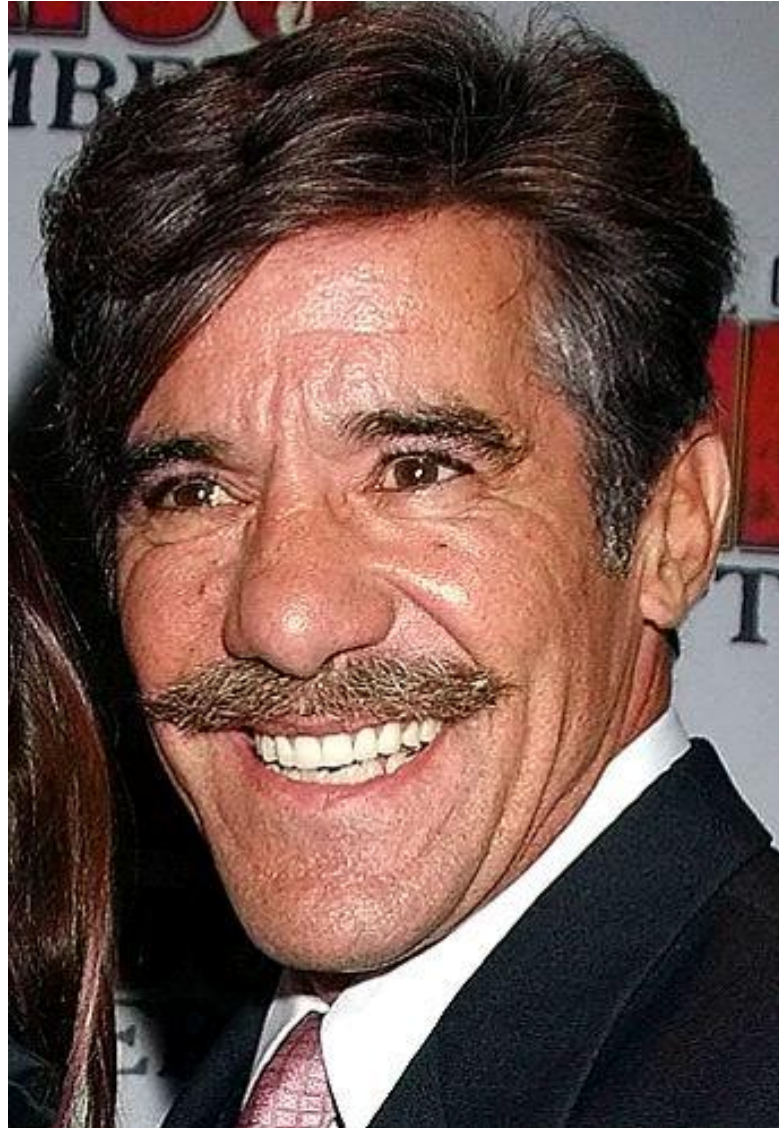


No Acronyms!

1915 /1115/SSI/HEAP/, etc.
etc.

The Basics

- History
- Policy
- Resources
- Options
 - And scary pictures.....



Human Development



Where we come from.



!974, Willowbrook. The awful place with the beautiful name.



Westchester Institute for Human Development



Where we are



Group Homes, “In the
Community” but not of it.

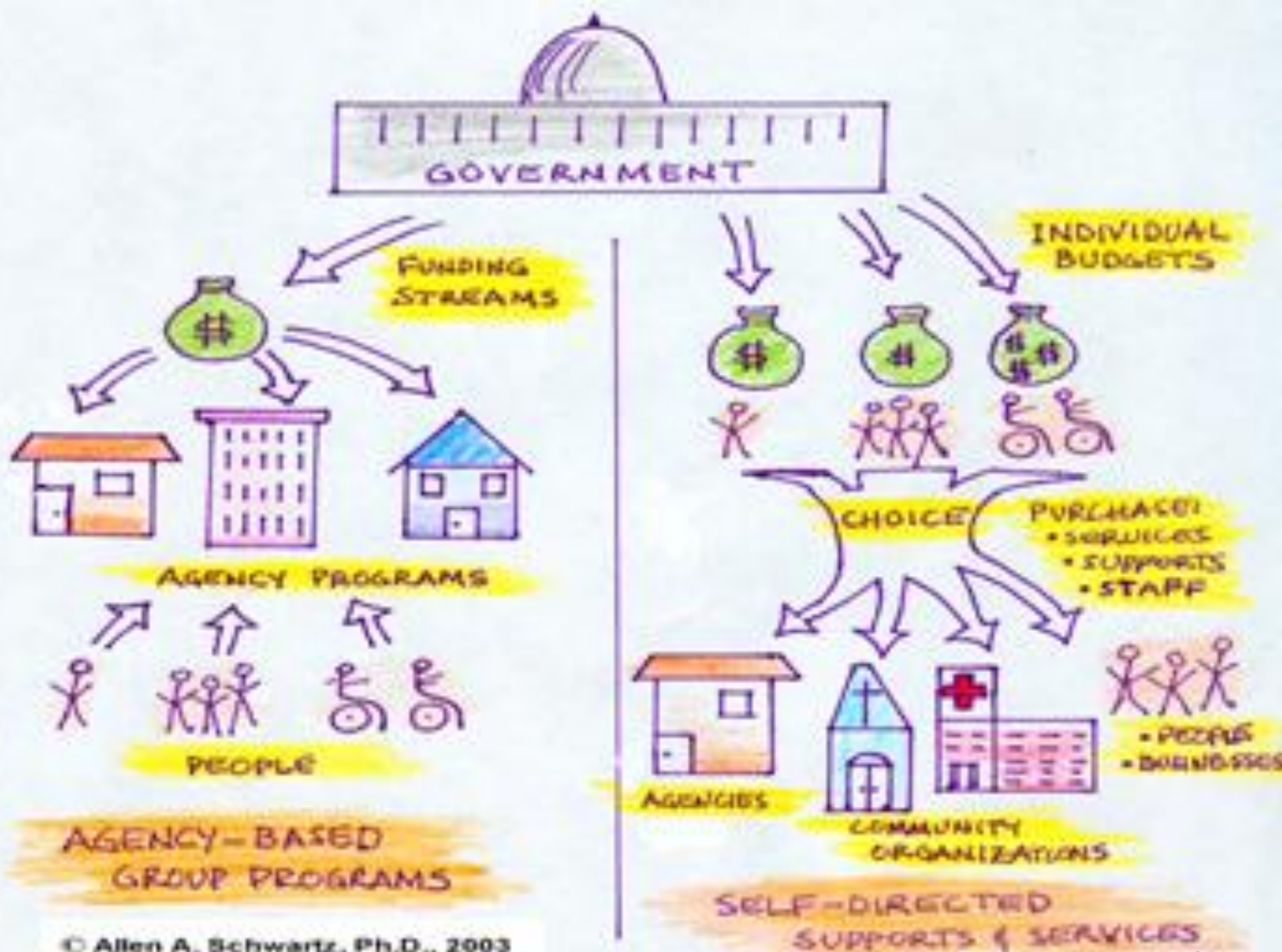
Where we are going.. It's a BIG DEAL Consumer Directed Services



The challenge of choice, risk and self
reliance

Why Consumer Directed Services?

- Institutional capacity & sustainability
- Demographic pressure
- Labor Force inelasticity
- Changing perceptions of disability
- Providers become vendors
- Regulatory simplicity.
- Cost





•“First you get the Money, then you get the power” (Tony Montana)

Money Follows the Person

- “Money Follows the Person” Deficit Reduction Act 2005. (George W. Bush).
- Olmstead 1999 - MISC
- The Developmental Disabilities profile.
- Functional needs Assessment, Disability as adaptive.
- Creating a person centered plan which will link to a person centered portable budget.
- “Providers” become “Vendors”
 - **Not Just a nice idea, but Law and Public Policy**

Centers for Medicare & Medicaid Services (CMS)

- Home and Community Based Services (HCBS)
- 1915(c) and 1115
- CMS REQUIRES,
 - Waivers to encourage Self Direction
 - Person centered Planning
 - Individualized Service Plan (ISP)
 - Individualized Budget
 - Information and Assistance in support of Self Direction
 - Quality Assurance and improvement
 - Next scary picture.....

New Administration!

- ADD becomes AIDD
- ADD becomes part of the Administration for Community Living, (ACL) along with
 - Administration on Aging
 - Office on Disability

Show me the Money!



“Put Money in thy Purse”

- Knowledge of funding streams is essential to effective systems advocacy.
- Institutional resistance to change will correlate to funding.
- If we want to foster “Money Follows the Person”, we need to understand where the money is now.
 - So what do we have?

What's in yewer wallet?

- SSI-SSDI. State & Federal in OH. = 1,180 monthly
- Food Stamps. USDA. Max approx \$200
- HEAP Income < \$21,780
- Substantial Gainful Activity \$1010
- PASS & IRWE Plans
- Local real estate tax reduction
- Employer Incentives Work Opportunity Tax credit \$2,400
- Ticket to Work.
- Voc Rehab
 - **None of these are specifically I/DD**

Watch your Assets

- Home or Home share
- Automobile (qualified)
- Small business
- Special Needs Trust
- Here's hoping - the ABLE act gets through.

Ohio. How you Spend it.

- Roughly half the size of NY State 55 %, per capita funding however = 57%
- High Local component (County)
- Inflation adjusted reduction in spending in recent years
- Still rely on DCs. \$85-148k p.a. 23% of residences.
- ICFs \$76k p.a. 10%
- 2,267 in Nursing facilities, more than any state other than Texas.
- Middleton county housing cost % of (federal) SSI = 86%
- (Westchester county =176%)
- Level 1 (1915) = \$5000 annually. Maybe seek an 1115.

Options

- Funding.
 - DD funds, 1915 waiver etc.
 - Work
 - “Secular” Budgets.
 - SSA & Programs (e.g. PASS & IRWE)
 - Family assets.
 - Tax Incentives. E.g. Low Income housing Tax credit, Federal Employer tax credit.

Options

- Allies
 - Independent Living Centers
 - Housing Discrimination Agencies
 - Mental Health & Aging agencies.
 - Local or regional Consolidated Plan
 - CDBG housing funds
 - Home Investment Partnerships

You already have a great network

Options

- Ownership. “Home of Your Own”
 - HUD (HOME Program)& USDA
 - FNMA
 - Non governmental e.g. Habitat for Humanity.
- Or Rental
 - Section 8 Rent subsidy Models
- Or Accessibility.
 - E-Mods
- In the Form of
 - Shared Living
 - Cluster living
 - Designed Communities

Personal Experience; Andrew's house

- “Self Determination” Funding 1995
- ICF level of care
- Budget transfer
- Home of Your Own 1999
- Individualized Person centered plans
- Thirteen years on....

Andrew's House

What Works

- Personal Improvements.
- Staff retention.
- Personal Equity.
- Lower Cost.
- Family Involvement.
- Risk
- Next steps

What doesn't work

- Compliance bureaucracy.
- Home Maintenance or Improvement.
- Guardianship & Succession.
- Liquidity & Mobility.

Policy Affirmation

- Support Needs Assessment
- Person Centered Planning
- Individualized Budgets
- Money Follows the Person
- Separation of Jobs and Facilities
- Separation of Home ownership and Services.

Conclusions

- We are at an historical turning point
- Political
- Demographic
- Financial
- Labor
- Education and Advocacy.
- Stay focused.

Contact Information

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Resources.

- SSI:
http://www.workworld.org/wwwwebhelp/ssi_state_supplement_oh_io.htm#OH_SSI_State_Supplement_adult_community_alt_home
- HEAP
<http://www.development.ohio.gov/community/ocs/heap.htm>
- Food Stamps.
http://www.ohiolegalservices.org/public/legal_problem/public-benefits/food/food-stamps/qandact_view
- USDA
http://www.usda.gov/wps/portal/usda/usdahome?navid=HOUSING_ASSISTA
- Independent Living Centers. <http://www.ohiosilc.org/>