

People with IDD Wait To Be Served!

Caseload Forecast DDA Services!



Housing for People with IDD: We are in Crisis!

People with intellectual and developmental disabilities (IDD) have very specific housing needs that are not currently being addressed by our state. We must plan for this Housing in the Capital Budget this biennium, because our needs are not being met in the homelessness and behavioral health housing initiatives and we have specific needs that generally cannot be met in typical housing methods.

We need \$40M this biennium with a 10 year plan to increase DD Housing.

People with IDD need to live in a small group situation because federal rules preclude living in settings of more than 4 people to receive Home and Community Based Services (HCBS) waiver supports for personal care and other residential supports needed to live successfully in the community. The Housing Trust Fund DD Set-Aside offers a trickle of funding, \$3-5 million a biennium, constructing 5-6 houses in the community at a time.

Large congregate settings, including 100-300 person apartment complexes, are not allowable or desirable for people with IDD. In addition, these smaller units and big environments often don't account for staffing needs, staff parking, more than 2 people living together, durable medical equipment, and a person's behavioral support needs. **Scattered site housing is preferable, 1-4 person homes in communities across the state** that are accessible for someone who receives State Operated Living Alternative (SOLA) services, Supported Living services, Companion Home, or Adult Family Home supports. The need also includes duplexes, triplexes, single family homes and accessible apartments that can accommodate staff support. Having bus access is also needed as most people with IDD rely on the bus.

An **October 2022 Report to the Legislature¹** on IDD housing shows that many people with IDD live at or **below 30% AMI** or on an average income of \$700-\$900/month and this will rarely change over the course of a person's lifetime because of the nature of their disability. This makes finding housing nearly impossible and makes it hard for investors to recoup their investment when financed the traditional ways.

Don't think of the need just in housing units, **real people with IDD you serve need a home**. We have people with IDD in homeless shelters where they can't comply with rules and can't communicate their needs. A mother, discharged from the hospital with her medically fragile baby is living in her car. A father with a heart condition is living with an adult son with autism in his truck.

The recently released legislative **PreDesign Study on Community-based Nursing Level Care²** says the future direction of capital investment will be community-based (not in nursing facilities) for nursing level care for people with IDD with high acuity needs.

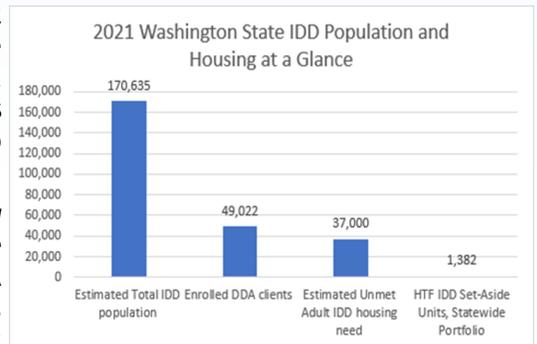
Solutions

We ask that the legislature and Dept. of Commerce begin to consider the strategic needs for housing for people with IDD to build homes that will provide affordable, safe, accessible, and supported housing for this vulnerable population. **WE NEED A LONG RANGE PLAN** that includes:

- **Scattered site housing** is needed for 2-4 person units that is accessible and on a bus line. Larger bathrooms, doorways, kitchens, noise mitigation, durable construction, and yard/parking are needed to accommodate staffing, behavior supports and medical equipment including wheelchairs.
- Housing Trust Funds are too competitive, we need technical assistance for the application process, **stop requiring "leveraged funds"**, create a **separate pool of funds for nonprofits and IDD housing developers**.
- Low income housing is organized around large tax credits which don't benefit IDD housing developments. Our developments are not big enough to benefit. We need **forgivable loans and grants** for this investment in IDD Housing.
- Commerce has adopted a policy to require developers to repay awarded funds. There is no way for a non-profit developer to repay the loan when renting to below 30% AMI tenants, about \$200 a month.

¹ https://www.dshs.wa.gov/sites/default/files/DDA/dda/documents/Housing%20fund%20priority_Oct%201%20Leg%20report_final.pdf

² https://www.dshs.wa.gov/sites/default/files/FSA/capital/Projects/20220505%20-%20DSSH%20CNCH%20PreDesign%20Report_Digital.pdf



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