

**2004-2005  
Housing Plan  
*For Persons with Developmental  
Disabilities  
in King County***

**September 30, 2003**

**Prepared by**



King County

Developmental Disabilities Division

and

Housing and Community Development Program

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## Introduction

This document is part of an ongoing effort by the King County Developmental Disabilities Division (KCDDD), the Washington State Division of Developmental Disabilities (DDD), and the King County Housing and Community Development Program (KCHCD), to target resources for the purpose of increasing affordable housing options in our communities for persons with developmental disabilities.

**Part One** of the plan includes an overview of services for persons with developmental disabilities in King County, as well as the factors and trends that are shifting services away from institutional settings towards community based models.

**Part Two** of the plan provides housing data that was collected from persons with developmental disabilities in King County who receive residential services. Detailed data was collected from a subset of this group: those who live in private market housing and have affordable housing needs.

**Part Three** of the plan lists specific issues that need to be considered when reviewing housing development projects for persons with developmental disabilities.

**Part Four** of the plan sets out primary objectives and strategies as a housing work plan for KCDDD and KCHCD for people with developmental disabilities.

## Executive Summary

### **Part 1 – Services and Housing for Persons with Developmental Disabilities**

- Under the Washington State Constitution, services for persons with developmental disabilities are not an entitlement, but are provided subject to funding availability and priorities set by the State.
- Most services in Washington State are funded by the State Division of Developmental Disabilities (“DDD”). Since 1980, the DDD client caseload in King County has increased from 3,458 to 8,340, an annual increase of 6 percent. This annual increase is expected to become even larger due to a nationwide trend in which the number of babies born with developmental delays and special health needs is increasing.
- The mission of DDD is to make a positive difference in the lives of persons eligible for services. DDD residential services guidelines emphasize power and choice; health and safety support; and integration into the community in support of diversity of life.
- Of the 8,340 persons with developmental disabilities currently enrolled with DDD in King County, 4,527 are adults.
- Of the 4,527 adults enrolled in King County, 1,281 (28 percent) only receive case management services and 3,246 (72 percent) receive paid services in addition to case management services. Of the 3,246 receiving paid services, 1,468 (32 percent) receive residential services, 1,424 (32 percent) receive community services, and 354 (8 percent) live in institutions.
- Residential Services are either “facility based”, meaning the housing and services are packaged together and licensing is required or “non-facility based”, meaning the client finds housing in the community, the service provider is certified, and licensing is not required. In the facility based model, the housing and service provider are the same entity. In the non-facility based model, the housing owner and the service provider are not the same entity.
- 890 persons (61 percent) in King County who receive residential services receive non-facility based services through the Supported Living Program.
- DDD is shifting its emphasis to provide more residential services in the Supported Living Program in order to carry out its mission and residential guidelines for community-oriented services that provide housing choice and inclusion in the community.
- Approximately 35 percent of persons enrolled in the Supported Living Program live in private market housing. Approximately 84% of these individuals pay more than 50% of their income for rent and utilities. DDD has been allocating service dollars towards these persons’ rent as a health and safety measure until more affordable housing is

secured. DDD can not continue this practice of using service dollars to pay for housing expenses.

- Currently, there are 400 eligible King County clients that are awaiting residential services. Due to lack of available funding, DDD is only able to offer residential services for people on the waiting list as vacancies occur in existing programs.
- Of the 4,527 adults enrolled in DDD in King County, 2,705 do not receive residential services. Approximately 1,894 (70 percent) live with a family member or guardian and 812 (30 percent) live in private market housing in the community. Many people who are living with family members are living with parents who are aging and who can no longer provide the care necessary to support their adult children with disabilities.
- Most persons with developmental disabilities who do not receive residential services have affordable housing needs. This includes people who currently live with family members and cannot move out due to the high cost of rent as well as those who live in the community in private market housing.
- Since January of 2000, through King County Housing Authority (“KCHA”) Housing Access and Services Program (“HASP”) 309 Section 8 vouchers have been issued to persons with developmental disabilities. The majority of these vouchers have gone to people without residential services who have had no other affordable housing opportunities.
- In 1970, 1,259 or nearly half of all persons served by DDD in King County lived in State institutions. Today, 8 percent of all persons served by DDD in King County live in State institutions. This change demonstrates a major shift in policies and practice towards persons with developmental disabilities. Policies and practices now emphasize giving persons with developmental disabilities the same opportunities to live in integrated and normalized settings as people without disabilities.
- *Olmstead*, a Supreme Court decision, highlights the fact that persons with developmental disabilities still do not have adequate community based living options. Developmental Disabilities service systems must provide more community based service options as a result of the litigation. DDD needs housing funders to be partners in helping to create more community based affordable housing options to support community based services.
- The Federal Fair Housing Amendments Act of 1988 provides protection for persons with disabilities that extend to private and public housing providers, as well as to government entities when their actions impede the development of housing for persons with disabilities in community settings.

## **Part 2 – Housing Needs – Persons Receiving Residential Services**

- In September 2002, DDD and KCDDD sent a housing needs survey to all certified residential service providers in King County requesting information on the current housing situation and affordable housing needs of the clients that they serve with residential services. Surveys were received from 723 of the 1010 persons included in the survey pool.
- Of the 723 respondents, 251 live in private market housing, 184 live in nonprofit owned housing, 77 live in HUD sponsored housing, and 211 live in rental housing with Section 8 rent subsidies.
- 66 percent of persons living in private market housing identified that a change in housing is needed now or within the next two years due to high rent costs or the need for accessible housing.
- Persons identified as living in private market housing were asked to provide detailed housing and income information; 211 respondents supplied this information.
- Of the persons living in private market housing, 80 percent have incomes between 11 and 20 percent of the area median income for King County, which is between \$5,995 and \$10,788 per year.
- 76 percent of persons surveyed pay between \$300 - \$499 per month in rent, which is their share of a larger total unit rent.
- 84 percent of the persons surveyed have between one and three roommates -- 31 percent have one roommate, 27 percent have two roommates, and 26 percent have 3 roommates.
- 83 percent of persons surveyed pay 50 percent or more of their income for rent and utilities.
- 52 percent of persons surveyed live in apartments and 48 percent live in single family homes.
- The majority of persons living in apartments are in South King County (78 percent). The majority of persons living in single family homes are in Seattle and Shoreline (61 percent).
- There was virtually an equal percentage of persons surveyed who stated that an apartment was appropriate for their needs, as those who stated that a single family home was the most appropriate. Single family homes are the only housing option for a significant number of persons with developmental disabilities receiving residential services.

- 39 percent of persons surveyed have accessibility needs.
- 89 percent of persons surveyed use either regular or ACCESS bus services.

### **Part 3 – Housing Funding Considerations**

- Community based housing for persons with developmental disabilities must include a level of service supports appropriate to the persons needs, and service needs can vary greatly amongst persons with developmental disabilities.
- Housing for persons with developmental disabilities works best when it is integrated into communities. Examples include: a few units in an apartment building and single family homes or other small cluster style housing in a neighborhood.
- People with developmental disabilities need housing that places them within the communities where they have existing support structures. This includes community supports and amenities such as recreation, shopping and services.
- Many individuals with developmental disabilities use regular bus service or ACCESS special accommodation bus service, therefore, housing must be sited  $\frac{1}{4}$  to  $\frac{1}{2}$  mile from bus routes.
- Housing needs to be designed with features that fit the needs of the individual. Universal design should be incorporated into housing design to allow housing to be adapted, as individual's needs change.
- Most persons with developmental disabilities earn less than 15 percent of the area median income, therefore, community based housing for persons with developmental disabilities needs additional operating support.
- Materials used in housing for persons with developmental disabilities needs to be of a higher durability because of the heavy use. Higher durability also means that the initial cost of housing may be higher per unit than other types of housing.
- There is a need for more housing developers and owners to integrate housing for persons with developmental disabilities in their housing projects in King County. There is also a need to work with DDD to create new housing models for persons with developmental disabilities in order to provide more integrated community based housing options.

## **PART 1 – SERVICES FOR PERSONS WITH DEVELOPMENTAL DISABILITIES**

### **A.) Overview of State Division of Developmental Disabilities (DDD) Philosophy and Services for Persons with Developmental Disabilities**

#### **Scope of State Responsibility**

Under the Washington State Constitution Article XIII Section I, services for persons with developmental disabilities “shall be fostered and supported by the state, subject to such regulations as may be provided by law.” As such, the Washington State constitution establishes a principle of aid and support for persons with developmental disabilities, but does not establish a principle of sole support by the State. Services for persons with developmental disabilities, therefore, are not an entitlement, but are provided subject to funding availability and priorities set by the State.

#### **Provision of Services**

In Washington State, most services for persons with developmental disabilities are administered through the Washington State Department of Social and Health Services, Aging and Disabilities Services Administration, Division of Developmental Disabilities (DDD). DDD administers or contracts for all state and federal funded services for persons with developmental disabilities in Washington State, except for employment/day programs, which are administered by individual counties. Currently 8,340 eligible persons with developmental disabilities are enrolled with DDD in King County, and of those persons enrolled, 4,527 are adults.

#### **Definition of Developmental Disabilities**

Developmental disabilities are those that originate before age 18, are expected to continue indefinitely, constitute a significant handicap, and are attributable to mental retardation, cerebral palsy, epilepsy, autism, or certain other conditions closely related to mental retardation. Persons who meet the definition of developmental disabilities, and who, in addition, meet specific DDD eligibility criteria, are able to access services through Washington State DDD.

#### **DDD Mission and Residential Services Guidelines**

The mission of DDD is to endeavor to make a positive difference in the lives of persons eligible for services. Residential services are provided with quality of life guidelines that emphasize power and choice in support of dignity, privacy, legal rights and autonomy; health and safety in support of maintaining well being; and, integration into the community in support of diversity of life and inclusion in the community.

#### **Where People Live**

Of the 4,527 DDD enrolled adults with developmental disabilities in King County, 92 percent or 4,173 persons live in community settings, and 8 percent or 354 persons live in institutions, primarily at Fircrest in north King County.

#### **Average Income**

The majority of DDD clients receive Supplemental Security Income (SSI), from the Social Security Administration. The standard amount of monthly SSI income in Washington State



is \$552 per month. This amount of monthly income is 12 percent of the King County median household income for one person. A portion of DDD clients are also employed in supported employment programs with incomes ranging from \$0 - \$1,200 per month. Most people who are employed are still SSI eligible, but at a reduced rate.

**B.) Types of Services Available through DDD**

DDD provides case management services to all persons enrolled in DDD. Additional services are provided to 72 percent of these enrolled clients based on client eligibility and availability of funds. The table describes the additional adult services that DDD provides and the number and percent of adults who received each of these services in King County in March 2003.

<b>Residential Services</b> Non-Facility Based <i>Supported Living (890)</i>  Facility Based <i>Adult Family Homes (400)</i> <i>Group Homes (120)</i> <i>Community Institutions for Mentally Retarded (44)</i> <i>Other (14)</i>	<b>1,468</b>	<b>32%</b>
<b>Community Services</b> <i>Medicaid Personal Care and/or Family Support</i> Funding to support daily living skills and to help families care for a family member with a developmental disability.	<b>1,424</b>	<b>32%</b>
<b>Institutions</b> Fircrest Residential Habilitation Center (267) Nursing Facilities (87)	<b>354</b>	<b>8%</b>
<b>Persons Who Only Receive Case Management Services</b>	<b>1,281</b>	<b>28%</b>
<b>Total</b>	<b>4,527</b>	<b>100%</b>

In addition, KCDDD administers employment and day programs for the following numbers of persons enrolled for services in King County.

<b>Day/Employment Programs</b> King County programs include pre-vocational services, group supported employment, and individual employment.	<b>1,949</b>	<b>43%</b>
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## **C.) Types of Residential Services Available through DDD**

Of the 4,527 adults enrolled in DDD in King County, 1,468 receive residential services. Residential services support people in community based housing. Residential Services are either “non-facility based”, meaning the client finds housing in the community, or “facility based”, meaning the housing and services are packaged together. Facility based programs require licensing.

Of the 1,468 persons who receive residential services in King County, 61 percent receive non-facility based residential services through the Supported Living Program, and 39 percent receive facility based services in various types of residential programs. DDD is shifting its emphasis to provide more residential services in the non-facility based Supported Living Program, while it reduces the facility based programs. This shift reflects DDD’s mission and residential guidelines to support community-oriented services, housing choice, and inclusion in the community.

### **Non-Facility Based Residential Services**

In the non-facility based Supported Living Program, residential services are provided by agencies that contract with DDD to support individuals in housing in the community. The housing is independent of services, and the person with developmental disabilities pays rent from his or her own income, independent of DDD or the service provider. The service provider often works with the DDD case manager to assist the client with housing related supports such as securing housing, but the rental agreement is between the landlord and the person with developmental disabilities. In working with service providers to refer individuals into housing, DDD matches persons who are compatible roommates and who can share support hours.

In non-facility based programs, the housing provider and the service provider cannot be the same legal entity, otherwise the facility must be licensed. In addition, if the program serves more than four residents in one household, licensing is required. Supported Living Program services range from 24 hours/ 7 days a week to a few hours a month, depending on the need of the individual. The Supported Living Program provides services to 890 adults in King County.

### **Facility Based Residential Services**

In facility based services, housing is packaged with services. The resident pays a participation rate for the housing and services and receives a small stipend for personal expenses. Adult Family Homes, Group Homes and Intermediate Care Facilities for the Mentally Retarded are the types of facility based residential service models provided through DDD. In addition, facility based programs are licensed. Licensing is required when two or more unrelated adults live together and the service provider and the owner are the same legal entity or when the housing serves more than four unrelated adults in the same household. Licensing is regulated by Washington State Aging and Disability Services Administration.

### **Supported Living Allowance**

Currently, there are persons enrolled in the non-facility based Supported Living Program who live in private market housing and pay rent that far exceeds their ability to pay. DDD has been allocating service dollars to pay these persons' housing expenses as a health and safety measure. DDD cannot continue to allocate service dollars towards housing. DDD's goal is to help people access affordable housing so that these service resources can be redirected back to services, their intended use.

### **Residential Services Funding**

Due to lack of available funding, DDD is not offering new residential services funding to individuals. Funding is provided only on a limited basis as vacancies occur in the program. There are 400 eligible King County clients that are awaiting residential services. About 200 of these people are in various stages of crisis and are making urgent requests for residential services.

## **D.) Trends in Services for Persons with Developmental Disabilities**

### **Caseload Trends**

Since 1980, the DDD client caseload in King County has increased from 3,458 to 8,340, an annual increase of 6 percent. DDD forecasts a continued annual increase in client caseload of 6 percent per year, based on Washington State population increases, and a nationwide trend in which the number of babies born with developmental delays and special health care needs is increasing. In addition, persons with developmental disabilities have longer life expectancies than in the past.

DDD is working under funding limitations to serve an ever-increasing client caseload. Currently there is a large unmet need for DDD residential services as is evidenced by the number of individuals awaiting residential services. In addition, with the large increases in clients served, DDD has a very high client to case manager ratio: 1:185 for persons receiving community services and 1:125 for persons receiving residential services. These ratios are among the highest in the nation.

### **Community Based Service Trends**

In 1970, 1,259 or nearly half of all persons served by DDD in King County lived in State institutions. Today, 8 percent of all persons served by DDD in King County live in State institutions.

This dramatic change represents a reversal in how persons with developmental disabilities are viewed in society and how their rights are understood. Before the 1960's most people with developmental disabilities were segregated from society into institutions. In the 1960's, advocates began to develop housing and supports in the community to provide an alternative to institutions. Initially these community options were all facility based models, such as Group Homes.

Over time, non-facility based models, such as Supported Living, have been developed based on the awareness that individuals with developmental disabilities are entitled to the

same opportunities to live in integrated and normalized settings as people without disabilities.

Other factors have produced changes in how residential services are provided for persons with developmental disabilities. Children with developmental disabilities often receive support to attend mainstreamed school programs, have the opportunity to acquire independent living skills, and to obtain skills for future employment, all of which support community living. Other factors such as better health, longer life span and the fact that there are fewer extended families that can provide life long care for their family members have influenced the need for the Supported Living Program.

### **Self Determination and Choice**

Along with the shift towards community based services has come another philosophical shift to provide more choice in how services are delivered. This expansion of options is called self determination or self-directed services. The emphasis is on helping clients, if desired, to be able to have more input in how their services are delivered. Historically, residential services clients were offered slots in programs and may not have had any choice of the residential service provider. DDD is currently developing a process for individuals to request a change in residential service providers, as well as to provide easier ways for residential services to follow the person so that people have access to more living options. DDD has an eight-year strategy to provide the opportunity for all people to self-direct their services to the extent they desire.

## **E.) The Implications of Federal Legislation and Case Law**

### **Olmstead Case**

The right of persons with disabilities to live in community based housing was affirmed in *Olmstead*, a 1999 Supreme Court decision, in which the Court ruled that keeping persons in institutions, when community placement is appropriate, constitutes unnecessary segregation and institutionalization of persons with disabilities under the American with Disabilities Act (ADA). The Decision interpreted the “integration mandate” of the ADA (Title II), which obliges states to administer their services, programs, and activities, “in the most integrated setting appropriate to the needs of qualified individuals with disabilities.” In addition, persons with disabilities must be given the opportunity for community placement when any new institutional placements are made.

As a result of this decision, states were advised to create plans to ensure that community placement is an option for all persons with disabilities who would benefit from living in the community. The Washington State *Olmstead* Plan, completed in December 2002, calls for an assessment of all persons with developmental disabilities who live in institutions to determine whether community placement would be beneficial and desired.

In 2003 the Washington State legislature passed legislation that will downsize Fircrest and provide the opportunity for persons living there to move in the community if they desire. Fircrest, which is located in Shoreline, is one of five Residential Habilitation Centers in Washington State.

## **Policy Implications**

The *Olmstead* case highlights the fact that persons with developmental disabilities still do not have enough community based living options. Developmental disabilities service systems must provide community based service options as a result of the litigation. DDD needs housing funders to be partners in helping to create more affordable housing choices to match community based services. The State cannot become a private landlord and has created a set-aside for this purpose through the Washington State Housing Trust Fund.

## **Fair Housing**

In 1988 the Fair Housing Amendments Act (FHAA) was passed into law, making persons with disabilities a protected class under the Federal Fair Housing Act of 1968. The purpose of the Amendments Act, as it relates to persons with disabilities, is to end segregated housing of persons with disabilities; to give them more opportunities to choose where they live, to end housing discrimination against them, and to assure that reasonable accommodations are made for them, if necessary for their equal enjoyment and use of housing. These protections apply to individual housing providers, both private and public, and to governmental entities when their actions impede the development of housing for persons with disabilities in community settings. The FHAA also created standards for accessible housing. These standards have been incorporated into the Washington State building code.

## **PART 2 – HOUSING NEEDS DEFINED**

### **A.) Persons without Residential Services**

#### **Housing Situation**

Of the 4,527 adults enrolled in DDD in King County, 2,705 do not receive residential services. Approximately 70 percent or 1,894 of these people live with a family member or guardian and 30 percent or 812 live in private market housing in the community. Many people who are living with family members are living with parents who are aging and who can no longer provide the care necessary to support their adult children with disabilities.

#### **Housing and Services**

People without residential services must coordinate their own service supports in housing, primarily utilizing Medicaid Personal Care. These people have not had access to nonprofit developed affordable housing because they have not had access to residential services.

In January of 2000 the King County Housing Authority established the Housing Access and Services Program (HASP), which provides Section 8 vouchers to qualified individuals with disabilities. The HASP program provides one way for people with developmental disabilities to access affordable housing. Since its inception, HASP has issued 250 vouchers in King County outside Seattle to people who do not receive residential services.

Many of these individuals who have received Section 8 vouchers have moved out of their family home for the first time. They have moved into apartments on their own, or with a live-in care provider. Often two or three people choose to live together and share the support of a care provider. With this valuable housing subsidy individuals who previously had no affordable housing options are living in housing of their choice in the community.

However, because Section 8 resources cannot be guaranteed, additional resources need to be developed to support people with developmental disabilities who do not receive residential services.

### **B.) Overview of Housing Survey for Persons Receiving Residential Services**

#### **Overview**

In September 2002, DDD and KCDDD sent a housing needs survey to all DDD certified<sup>1</sup> residential service providers for people receiving residential services in King County. Those service providers interviewed their clients with the survey instrument. The aim of the survey was to collect housing data, including affordable housing needs from the people who receive residential services. The survey asked for information about the type of housing in which persons currently live, and asked if a change in housing is needed now or within the next two years. For persons who live in private market housing, the survey

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<sup>1</sup> DDD certified residential service providers include all Supported Living Program and Group Home providers. Adult Family Homes providers are not included because they are regulated through the Aging and Adult Services Administration. Certification of non-facility based residential service providers is made in lieu of licensing.

asked for more detailed information, including the person’s income, rent amount, location of current housing, most appropriate type of housing and accessibility needs.

**Persons Not Identified in Survey**

Persons who receive residential services only comprise 34 percent of the DDD adult client caseload. There are significant numbers of people who do not receive residential services who still have a need for affordable housing. These are people who live with family members or semi-independently in the community and receive Medicaid Personal Care funding. King County Developmental Disabilities Division and King County Housing and Community Development Program will be working together on a longer-range affordable housing planning process that will assess the housing needs of the larger population of persons with developmental disabilities in King County.

**Survey –Summary Information**

Of the 1010 persons surveyed, responses were received from 723 individuals. Of the 723 respondents, 35 percent live in private market housing, 25 percent live in nonprofit owned housing, 25 percent have a Section 8 voucher, 4 percent benefit from a roommate with a “household” Section 8 voucher, and 11 percent live in HUD sponsored housing. Of those living in market rate housing, 66 percent identified that a change in housing is needed now or within the next 2 to 3 years due to high rent costs or the need for accessible housing.

<b>Housing Type</b>	<b>Persons</b>	<b>Persons Needing a Change</b>
Market Rate	251	166
Non Profits	184	11
HUD sponsored or PHA	77	3
Section 8 Vouchers (not project-based)	179	15
Benefit from Section 8	32	--
<b>Total</b>	<b>723</b>	<b>195</b>

### **C.) Detail of Housing Survey - Persons Living in Private Market Housing**

Detailed survey information was received on 211 of the 251 persons identified in the survey as living in private market housing. Following are the results of the detail information received from the survey.

#### **Location and Type of Housing**

The majority of persons surveyed who live in private market housing live in South King County (52 percent), followed by Seattle (20 percent), East King County (15 percent), and North King County (13 percent).

Of the 211 persons surveyed, 52 percent live in apartments and 48 percent live in single family homes. The majority of persons living in apartments are in South King County (78 percent). The majority of persons living in single family homes are in Seattle and Shoreline (61 percent).

City	Persons	Current Housing Type	
		SFH	APT.
Auburn	8	0	8
Bellevue	22	16	6
Burien	7	7	0
Des Moines	1	1	0
Federal Way	32	2	30
Kent	55	8	47
Kirkland	9	0	9
Renton	4	4	0
SeaTac	2	2	0
Seattle	43	34	9
Shoreline	28	28	0
<b>Total</b>	<b>211</b>	<b>102</b>	<b>109</b>

Forty-nine percent of persons surveyed stated that an apartment was the most appropriate type of housing for them, while 48 percent stated that a single family home was the most appropriate, and 2 percent stated that a condominium was the most appropriate.

For the persons surveyed who stated that they could not live in an apartment, the reasons cited included noise, aggressive behavior, property damage, and the need for outside space. To help maintain strong and stable households, DDD integrates individuals with behaviors that preclude apartment living into households with persons who are compatible as roommates.

#### **Monthly Income**

Fifty-four percent of respondents have gross incomes between \$500 and \$699 per month. 26 percent of respondents have gross incomes between \$700 and \$899 per month. 8



percent have gross incomes between \$900 - \$1,099 per month, and 6 percent have gross incomes between \$1,110 - \$1,699.

<b>Income</b>	<b>Persons</b>	<b>Percentile</b>
\$300 - \$499	5	2%
\$500 - \$699	114	54%
\$700 - \$899	54	26%
\$900 - \$1,099	17	8%
\$1,110 - \$1,699	13	6%
Unknown	8	4%
<b>Total</b>	<b>211</b>	

All persons surveyed have very low incomes. 80 percent of persons surveyed have incomes between 11 and 20 percent of the area median income for King County, which is between \$5,995 and \$10,788 per year. Only 3 percent of the persons surveyed had incomes over 30 percent of median income.

### **Monthly Rent**

Seventy-six percent of persons surveyed pay between \$300 and \$499 per month in rent.

<b>Rent</b>	<b>Persons</b>	<b>Percentile</b>
\$100 - \$299	6	2%
\$300 - \$399	102	48%
\$400 - \$499	58	27%
\$500 - \$999	43	21%
Unknown	2	1%
<b>Total</b>	<b>211</b>	

Respondents pay the highest rents in Seattle and the lowest rents in South King County. Out of the 102 people that pay between \$300 and \$399 per month, 75 percent live in South King County. Out of the 58 people that pay between \$400 and \$499 per month, 31 percent live in East King County and 31 percent live in Seattle, while 22 percent live in North King County and 16 percent live in South King County. Out of the 43 people that pay more than \$499 per month, 53 percent live in South King County, 26 percent live in Seattle and 19 percent live in East King County.

34 percent of persons surveyed pay rents that are higher than market rent for the area in which they live. This is likely due to the need for specific amenities that reduce the number of available units that fit these particular needs.

### **Monthly Utilities**

Eighty-nine percent of the people living in apartments pay between \$0 and \$74 per month in utilities. 79 percent of the respondents living in single-family homes pay between \$100 and \$200 per month in utilities. As with rents, utilities in single family home are higher than in apartments. Utility expenses are high for surveyed households because of high water use, and often the need to maintain 24-hour heat in homes to accommodate night staff.

### Combined Rent and Utilities as Percent of Income

Only 2 percent of persons surveyed pay below 30 percent of their income for rent and utilities. The majority of persons surveyed pay more than 70 percent of their income for rent and utilities.

Percent of Income to Rent and Utilities	Persons	Percentile
Pay 70 percent or more	95	45%
Pay 50 percent or more	83	39%
Pay 30 percent or more	21	10%
Below 30 percent	4	2%
Not provided	8	4%
<b>Total</b>	<b>211</b>	

### Number of Roommates

Eighty-four percent of the persons surveyed have between one and three roommates. Out of the persons surveyed who have roommates, 31 percent have one roommate, 27 percent have two roommates, and 26 percent have 3 roommates.

### Age of Persons

Sixty-eight percent of persons surveyed are below 50 years of age and 24 percent are over age 50.

Age	Persons	Percentile
18-29	35	17%
30-49	107	51%
50-69	45	22%
Over 69	6	2%
No age given	18	9%
<b>Total</b>	<b>211</b>	

### Accessibility Needs

Thirty-nine percent of persons surveyed had accessibility needs. Of those with accessibility needs, 70 percent are persons in wheelchairs and 30 percent are persons who have difficulty with stairs.

Thirty-two percent of the persons with accessibility needs are age 50 and older. As persons with developmental disabilities age, their need for accessible housing increases. Therefore, creating the ability for people to modify their housing to meet increased accessibility needs is important.

### Additional Bedroom Needed for Overnight Staff

Thirteen percent of persons surveyed identified that an additional bedroom was needed for a live-in staff person.

**Persons who Use Regular Bus Service and ACCESS Bus Service**

Thirty percent of persons surveyed used regular bus service and 59 percent use ACCESS paratransit van services.

**Persons who are Employed**

Thirty-three percent of persons surveyed are employed. Of the persons who are employed the majority of persons work in South King County (43 percent), followed by Seattle (33 percent), East King County (9 percent) and North King County (6 percent). The average income for persons who are employed is \$832 per month.

## PART 3 – HOUSING CONSIDERATIONS

### A. Existing Nonprofit Affordable Housing in King County for Persons with Developmental Disabilities

There are currently 411 persons with developmental disabilities that live in nonprofit owned, affordable housing in King County.<sup>2</sup> In recent years, the majority of these units have been developed by nonprofit housing developers and owners, and linked with Supported Living Program services. Prior to this, Group Homes were the most common type of housing developed. Funding to develop these units has come from local, state, federal and private sources.

Two agencies, Parkview Services and Inland Empire Residential Resources, own the majority of the housing that is linked with the Supported Living Program in King County.

<b>HOUSING OWNERS</b>	<b>PERSONS SERVED</b>
<b><i>Housing with Supported Living</i></b>	
Parkview Services	118
Inland Empire Residential Resources	63
Provail	53
Residence East	5
	207
<b><i>Group Homes</i></b>	
Greenwood Home	11
Good Shepherd of Washington	24
Helping Hands of Washington	16
United Friends Group Homes	14
Parkview Home 1	6
Residence East	16
Inglewood	7
Integrated Living Services	8
L'Arche	8
Nellie Goodhue	11
	121
<b><i>Adult Family Homes</i></b>	
Community Homes, Inc.	15
	15
<b><i>Other</i></b>	
Camelot Homes	44
Angle Lake Homes	24
	68
<b>Total</b>	<b>411</b>

<sup>2</sup> Source: Washington State Housing Trust Fund and King County Housing Finance Program and DDD. Group Homes and Adult Family Homes are not necessarily nonprofit owned, although many are nonprofit owned.

## **B.) The Development of Affordable Housing for Persons with Developmental Disabilities**

### **Support Services**

Community based housing for persons with developmental disabilities must include a level of service supports appropriate to the persons needs, and service needs can vary greatly amongst persons with developmental disabilities. Housing funders require adequate service supports as they are necessary to ensure the health and safety of the tenants.

### **Facility based model versus non-facility based model**

DDD is moving toward the non-facility based model of providing residential services. In the non-facility based model, the housing provider and the service provider cannot be the same legal entity. If the housing provider and the service provider are the same legal entity, then it becomes a facility based model.

### **Integration**

Housing for people with developmental disabilities works best when it is integrated into communities. For example, an entire apartment building for persons with developmental disabilities would not be appropriate, but five units set aside in a larger building would be appropriate. Likewise, a single-family home or other small cluster style housing or duplexes in the community work well for persons with developmental disabilities.

### **Location**

People with developmental disabilities need housing that places them within the communities where they have existing support structures. This includes community supports and amenities such as recreation, shopping and services.

### **Type of Housing**

Approximately equal percentages of persons surveyed stated that apartments are appropriate for their needs, as those that stated that a single family home was the most appropriate. Single family homes are the only housing option for a significant number of persons with developmental disabilities receiving residential services.

### **Transportation**

As required by the ADA, King County Metro provides complementary paratransit bus service in King County called ACCESS. Many people with developmental disabilities use either regular bus service or ACCESS to travel to jobs, outside services and community events. ACCESS service is provided 3/4 of mile on either side of a non-commuter, fixed route, during the same hours and days of the week that the fixed route operates. There is also a County ordinance that pushes this 3/4 mile boundary out another 3/4 of a mile on the eastern side of the service area to accommodate people living in more rural areas. Housing should always be sited within these ACCESS service boundaries, and as a general rule, no more than a couple of blocks from a regular weekday and weekend bus route.

**Accessibility**

Accessible housing was a key issue for many persons surveyed. As persons age, accessible housing needs increase. Affordable housing for individuals with developmental disabilities needs to be designed with features that fit the needs of the individual. Universal design needs to be incorporated in housing design to allow housing to be adapted as individual's needs change.

**Durability**

Materials used in housing for persons with developmental disabilities needs to be of a higher durability because of the heavy use, for example, by persons with large motorized wheelchairs. Higher durability also means that the initial cost of housing may be higher per unit than other types of housing. This should be factored into the review process when assessing cost per unit in housing projects.

**Operating Funds**

Most persons with developmental disabilities earn less than 15 percent of the area median income, therefore, community based housing for persons with developmental disabilities needs additional operating support. Also, utility expenses for households with developmental disabilities can be more than the average household use, due to higher utilization of water and heat. Heavier capitalization of operating reserves is one way to pay for higher long-term operating expenses.

**Affordable Housing Stock**

Considering the number of people who need affordable housing, there is a need for additional housing developers and owners of housing to include housing for persons with developmental disabilities in their housing projects in King County. In addition, there is a need for developers to work with DDD to create new housing models for persons with developmental disabilities in order to provide more choice of housing that is integrated into communities.

## **PART 4 – OBJECTIVES AND STRATEGIES**

### **A.) KCDDD and KCHCD Accomplishments to Date**

- Since January of 2000, through DDD and KCDDD, 309 Section 8 vouchers have been issued to persons with developmental disabilities through KCHA's HASP program. The majority of these vouchers have gone to people without residential services who have had no other affordable housing opportunities.
- KCDDD has advocated for the best use of the Section 8 program for people with developmental disabilities, including requesting reasonable accommodations and excluding employment training income.
- A Report for Housing Funders was completed in June 2002 that documented the need for housing for persons with developmental disabilities. The aim of the report was to educate housing funders to help them more effectively evaluate and fund housing for persons with developmental disabilities.
- In 2003, KCDDD in collaboration with KCHCD initiated a new housing development funding source, the Housing Innovations for Persons with Developmental Disabilities (HIPDDD) fund, targeted to create innovative housing opportunities for persons with developmental disabilities. This year, HIPDD funds were awarded in the amount of \$135,000 to Plum Court, a nonprofit multi-family development in downtown Kirkland. HIPDD funds were used to set-aside three units for nine persons with developmental disabilities and to pay for the necessary modifications to make the units accessible. Additional state funds were leveraged that will keep the three units affordable at 30 percent of residents' actual income for 40 years.

## B.) Objectives and 2004 Strategies

**Objective 1:** Develop the means for persons with developmental disabilities who do not receive residential services through DDD to obtain affordable housing.

Strategies	Lead
1. Continue to advocate for and maximize the use of Section 8 vouchers for people with developmental disabilities through KCHA's HASP Program and Seattle Housing Authority's Special Voucher Program.	KCDDD
2. Work with project sponsors to support the development of housing that uses the cash flow from Section 8 project-based subsidy to support operating and support services.	KCDDD KCHCD
3. Work with DDD to craft a referral agreement to sets aside units in affordable multi-family buildings. Develop an agreement between DDD and KCDDD for a jointly funded reserve account that will give DDD the ability to support unit vacancies for up to 90 days.	KCDDD KCHCD
4. Explore with DDD the development of a community-based case management program that can support people in housing.	KCDDD KCHCD
5. Work with parents and people with disabilities to determine how private and community supports can be better coordinated with State resources in affordable housing.	KCDDD KCHCD
6. Advocate with developers to apply for HIPDD funds to provide set-aside units in affordable multi-family housing developments for persons with developmental disabilities.	KCHCD
7. Develop resources for low-income families with children with developmental disabilities to have better access to affordable housing.	KCHCD
8. Conduct outreach to existing tax-credit owners of affordable housing to target existing special-need set aside units for persons with developmental disabilities.	KCHCD



**Objective 2:** Increase the supply of affordable housing for persons who receive residential services through DDD.

<b>Strategies</b>	<b>Lead</b>
1. Advocate with developers to apply for HIPDD funds to provide set-aside units in affordable multi-family housing developments for persons with developmental disabilities.	KCHCD
2. Conduct outreach to existing tax-credit owners of affordable housing to target existing special-need set aside units for persons with developmental disabilities.	KCHCD
3. Strategically limit scarce Section 8 vouchers to people who receive residential service, as people with residential services may have other, more appropriate affordable housing opportunities.	KCDDD
4. Continue to develop single family homes for people for whom this type of housing is the most appropriate housing type.	KCHCD KCDDD
5. Provide assistance to existing developers to increase their capacity to develop housing for people with developmental disabilities.	KCHCD
6. Work with DDD on planning and coordination for additional people needing housing over the next two years. Specifically planning for people leaving Fircrest and other institutions, and for the conversion of Group Homes to Supported Living program models.	KCDDD KCHCD
7. Advocate for the use of Project Access vouchers for people leaving Fircrest.	KCDDD

**Objective 3: Develop a Homeownership Program for Persons with Developmental Disabilities in King County.**

**Strategies**

**Lead**

1. Conduct surveys and interviews of persons with developmental disabilities, family members and guardians to determine interest in and need for homeownership.	KCDDD KCHCD
2. Convene a work group. Conduct surveys and interviews to determine to identify key areas of research and feasibility.	KCDDD KCHCD
3. Explore various homeownership models, including Community Land Trusts, cooperatives, and co-housing homeownership.	KCHCD
4. Work with the King County Housing Authority and the Seattle Housing Authority to develop their policies to initiate Section 8 Homeownership.	KCHCD
5. Research funding sources available for downpayment assistance and for housing counseling activities, and the likelihood of securing these funds.	KCHCD
6. Research the use of Individual Development Accounts and other savings plans that will help homeowners save funds for downpayment assistance and to shelter income.	KCDDD
7. Together with lenders and nonprofit agencies, demonstrate the feasibility of a Section 8 homeownership program to the King County Housing Authority and the Seattle Housing Authority.	KCHCD
8. Develop a King County Developmental Disabilities Home Ownership feasibility proposal, including budgets, timelines and funding sources.	KCHCD KCDDD

**Objective 4:** Advocate with other agencies to increase housing affordability and availability for persons with developmental disabilities.

Strategies	Lead
1. Work with the King County Housing Authority to dedicate project-based voucher authority to King County Housing Finance Program funded projects, including projects funded with HIPDD funds.	KCHCD
2. Work with the City of Seattle to access project-based Section 8 for projects serving individuals with developmental disabilities in Seattle.	KCHCD
3. Provide technical assistance to DDD on housing related issues and topics so that DDD can become better prepared to handle issues that arise with respect to housing.	KCHCD KCDDD
4. Advocate for a housing point person at DDD.	KCHCD KCDDD
5. Attend the Low Income Housing Alliance meetings to support the Washington State Housing Trust Fund set-aside for persons with developmental disabilities.	KCHCD
6. Collaborate with organizations advocating universal design standards. Research universal design incentives for housing.	KCHCD

**Objective 5:** Increase awareness of housing resources available for persons with developmental disabilities.

Strategies	Lead
1. Provide housing resource information to the ARC for their website	KCHCD KCDDD
2. Develop a brochure to do outreach on KCDDD/KCHCD's housing program.	KCHCD KCDDD
3. Explore the use of private foundation resources to supplement public funding sources for all types of housing developed for people with developmental disabilities.	KCHCD
4. Conduct outreach to services programs serving people with developmental disabilities to share housing resource information.	KCHCD KCDDD
5. Create media opportunities to publicize housing program accomplishments	KCHCD

**Objective 6:** Affirmatively further fair housing opportunities for individuals with disabilities in King County.

**Strategies**

**Lead**

1. Provide information on reasonable accommodation and modification requirements in housing as defined by the Federal Fair Housing Act and Section 504 of the Rehabilitation Act.	KCDDD KCHCD
2. Provide information on excludable income options that are available for persons who participate in employment training programs under the Section 8 program.	KCDDD

## **C.) 2004 Housing Innovations for Persons with Developmental Disabilities (HIPDD)** **Fund Priorities**

Housing Innovations for Persons with Developmental Disabilities (HIPDD) is a new King County sponsored funding source designed to encourage the development of new types of affordable housing and new types of housing partnerships for persons with developmental disabilities in King County. The goal of the fund is to support persons with developmental disabilities in obtaining a higher quality of life through varied affordable housing opportunities that are integrated into communities.

### **Eligible Types of Housing Projects**

- Multi-family projects that include set-aside units for persons with developmental disabilities
  - Set-aside units can be 1, 2 or 3 bedroom units, depending on need.
  - Projects should have at least 2 set-aside units, but generally no more than 5 percent of all units should be set-aside units.

### **Eligible Activities**

- Capital developmental costs

### **Eligible Persons**

- Persons or families with incomes at or below 50% of area median income
- Persons who receive services through the State Division of Developmental Disabilities (DDD)
- Families with one or more children under 18 who are enrolled with DDD

### **Rent Levels**

- The majority of persons with developmental disabilities have incomes much lower than 50 percent of median income. Affordable rents for persons with developmental disabilities are generally between 15 and 25 percent of median income.

### **Maximum Subsidy Amount**

- \$50,000 per unit for apartments

### **Referral Agreements**

- Housing developers and project sponsors who are awarded HIPDD funds will enter into Referral Agreements with DDD, who will refer persons with developmental disabilities receiving services through DDD for the units.

### **Funding Priorities**

- Top Priority – Projects that set-aside units in multi-family housing for adults with developmental disabilities.
- Second Priority – Projects that set aside units in multi-family housing projects for families with a member who has a developmental disability.