



Creating housing opportunities for persons with developmental disabilities

THE HOUSING NEED FOR PEOPLE WITH DISABILITIES

Talking Points for the CRA Roundtable

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The mission of Housing Now is to locate and maintain affordable and accessible housing in safe and decent neighborhoods for persons with developmental disabilities.

There is a lack of affordable and/or accessible housing in decent and safe neighborhoods for poor people.

People with disabilities desire to live independent lives and be contributing citizens.

People with disabilities living on SSI/SSP are priced out of the market. In California a person gets about \$856 per month.

Cash assistance like SSI/SSP or CalWorks have failed to keep up with the housing costs.

SSI has dropped in value: in 1998 it was 42.4% to national median income, as of last year it was 18.2% to national median income.

The disabled population is growing vets, baby boomers, disabled.

People living on limited incomes are close to homelessness.

A limited budget is difficult to live on when you consider all costs of housing, food, medications, the proposed medical cuts and transportation.

Regarding the developmentally disabled population: There are many autistic children who have special needs when it comes to their living situation who are wanting to move out from living with their parents. There are baby boomers who are aging and have special needs, aging service providers who will retire and sell their care home, there are aging parents in California. Over 70% of people with developmental disabilities live with their aging parent. What will happen to these individuals living at home and how do we assure these heroic citizens (parents) that their children will be properly cared for when the parents are no longer living or able to care for their child?

There is a tremendous need for permanent affordable housing. The wait lists for Housing Choice Vouchers are usually closed and there are long wait lists for HUD subsidized housing.

Community living is 50-75% less costly than more institutionalized setting i.e. nursing homes or developmental centers funded by Medicaid.

California is the second most expensive rental in the nation (2nd to Hawaii).

Earning CA minimum wage \$8/hour, a person must work 83 hours/week all year to afford a studio apartment for \$868.

In San Francisco a person must work 100 hours/week which is 2.5 full time jobs to afford a studio apartment.

A studio Fair Market Rent exceeds half the SSI/SSP assistance programs i.e. Sacramento 81.4% of SSI/SSP and in San Francisco 119% of SSI/SSP.

How can we expect someone with this income to live decently? It is not only mathematically impossible but also morally unconscionable!

This disparity increases the risk for homelessness.

Housing Assistance programs have long wait lists. HUD and tax credit rent contracts are expiring and the owners are opting out or pre pay their loan so they do not have to offer subsidized apartments any longer. Assistance and apartments must be affordable for a set number of years. Since 1996 we have lost 17,000 units and by 2017 we might lose 93,000!

Housing Choice Voucher program (Section 8) in 2004-06 lost 150,000 vouchers and to date the number of vouchers remains below 2003!

Safe, decent, affordable and accessible housing is not a special interest issue it is of national interest.

Home is key to people with disabilities. It leads to education, employment, active participation in community and a healthy lifestyle.

We need to do our share to help with this now, we can't wait...people who are disabled are waiting...they need affordable housing now!

Resources: www.tacinc.org Priced Out and www.cbpc.org Locked Out

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