

ADDRESSING CRITICAL DD HOUSING NEEDS IN LANE COUNTY



PROJECT REPORT

October 31, 2018

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Mainstream Housing

Survey Results

Revealing a clear picture of the need

**WORKING TOGETHER
TO SOLVE THE PROBLEM**



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PREFACE

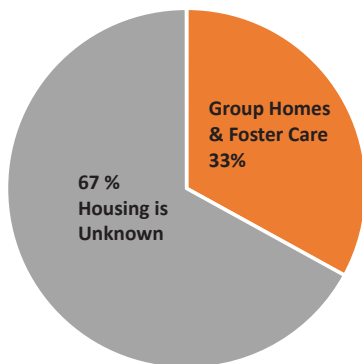
Mainstream Housing is committed to developing new housing options and units for people with intellectual and developmental disabilities in Lane County (I/DD). We are concerned about the lack of housing options for the segment of the I/DD population who find it a challenge to live independently but do not choose, or require, a group home or foster care setting. We believe there is a critical need for housing for individuals who fall into this housing gap. We are seeking to tackle these challenges through our “Addressing Critical DD Housing Needs” Project. The end result of this project will be the development of new housing designed to provide the best chance for housing success for the segment of our I/DD population in Lane County who are most in need.

WHY THE SURVEY WAS NECESSARY

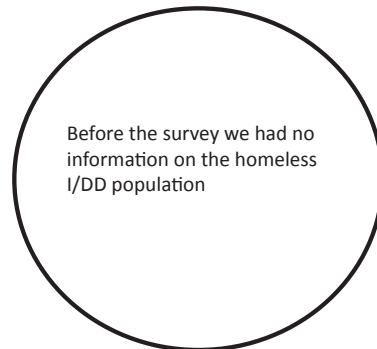
As a first step towards planning for new housing development, it is essential that we have a realistic picture of where our local I/DD population currently lives; information on individuals who are either homeless or at-risk of homelessness; and a projection of the housing needs in the next 5-10 years. In researching the available data it became readily apparent that the information necessary to make development decisions, and essential to advocacy and funding for development, was non-existent.

WHAT WAS KNOWN BEFORE THE SURVEY

Where our local I/DD population lives.



What we knew about homelessness.



SURVEY GROUP & ACCURACY CONTROLS

In order to get the most accurate information possible, this survey was limited to the segment of our local I/DD population who are registered with Lane County DD Services. All who are registered have either a Case Manager through Lane County DD Services or a Personal Agent through either the Full Access or Mentor Oregon brokerages. The survey was done electronically with the link sent to all Case Managers and Personal Agents in Lane County. The survey responses were collected in October of 2018.

We acknowledge that there are some people with intellectual and developmental disabilities in the county who are not registered with Lane County DDS services. For the purpose of this study, this larger group is not represented in this survey.

SURVEY RESULTS

NUMBER OF RESPONSES BY AGENCY

FULL ACCESS

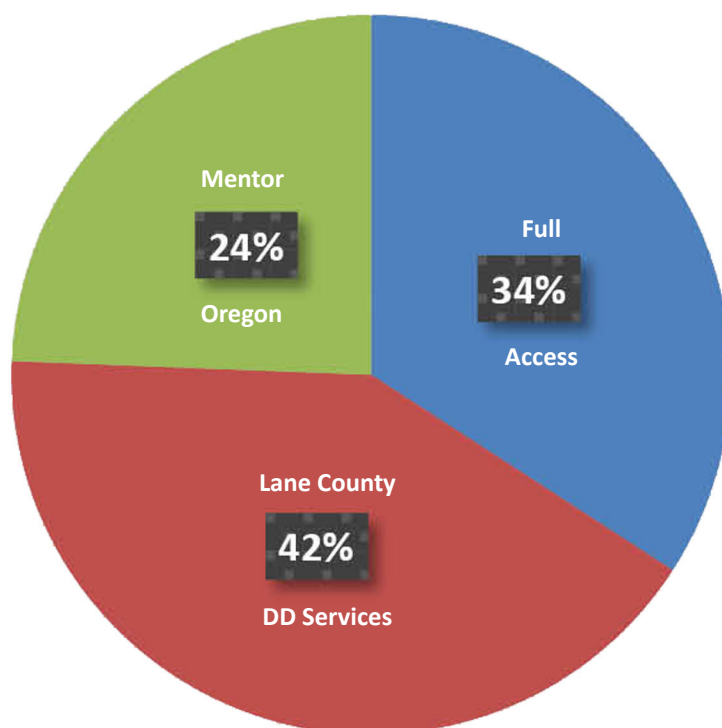
Number of respondents: 14
 Number of possible respondents: 14
 % of total possible respondents: 100%

LANE COUNTY DD SERVICES

Number of respondents: 17
 Number of possible respondents: 36
 % of total possible respondents: 47%

MENTOR OREGON

Number of respondents: 10
 Number of possible respondents: 10
 % of total possible respondents: 100%



NUMBER OF CLIENTS REPORTED BY AGENCY

FULL ACCESS

Reported adult clients: 494

LANE COUNTY DD SERVICES

Reported adult clients: 507
 Projected additional adults: 678
 Total reflected in data: 1,185

Reported children (up to 21): 607
 Projected additional children: 322
 Total reflected in data: 929

MENTOR OREGON

Adult clients: 383

TOTAL ALL AGENCIES

Adults: 2,062
 Children: 929
 Total all clients: 2,991

Projecting county numbers to approximate 100% of I/DD clients.

To gain a more complete picture of the total for Lane County, this report has projected the Lane County DD Service totals in the following manner. The 2017 state data for the total registered in Lane County was used for this calculation.

Total 2017 adults registered	2,062
Minus total adults in the actual survey count	- 1,384
= Resulting # unreported in survey	678

As Full Access and Mentor Oregon each reported 100% of their clients, the 678 has been added to the county count of 507 giving a projected total of 1,185 adults for Lane County. The survey count of 507 is 43% of this total. All Lane County adult DD survey numbers have been increased by 57% to bring county projected totals to 100%.

The same methodology has been used to project the number of child clients.

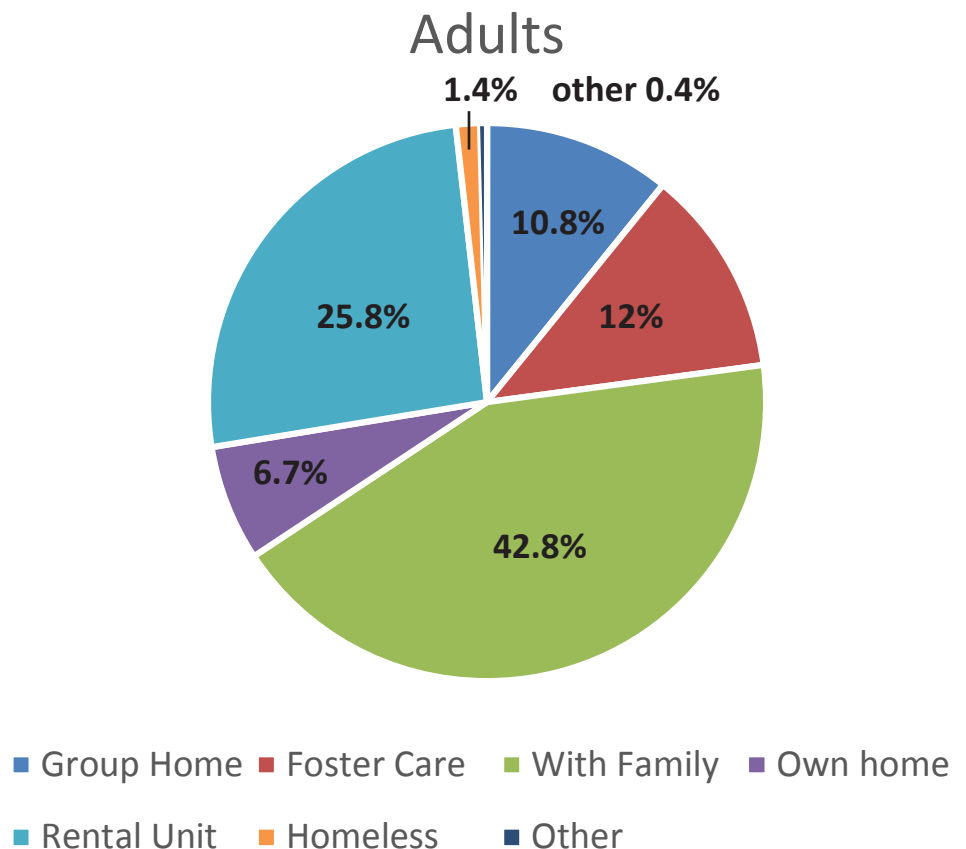
Total 2017 children registered	929
Minus total children in actual survey count	- 607
= Resulting # unreported in survey	322

All Lane County DD child survey numbers have been increased by 35% to being projected totals to 100%

How many of your clients live in each of the following housing situations?

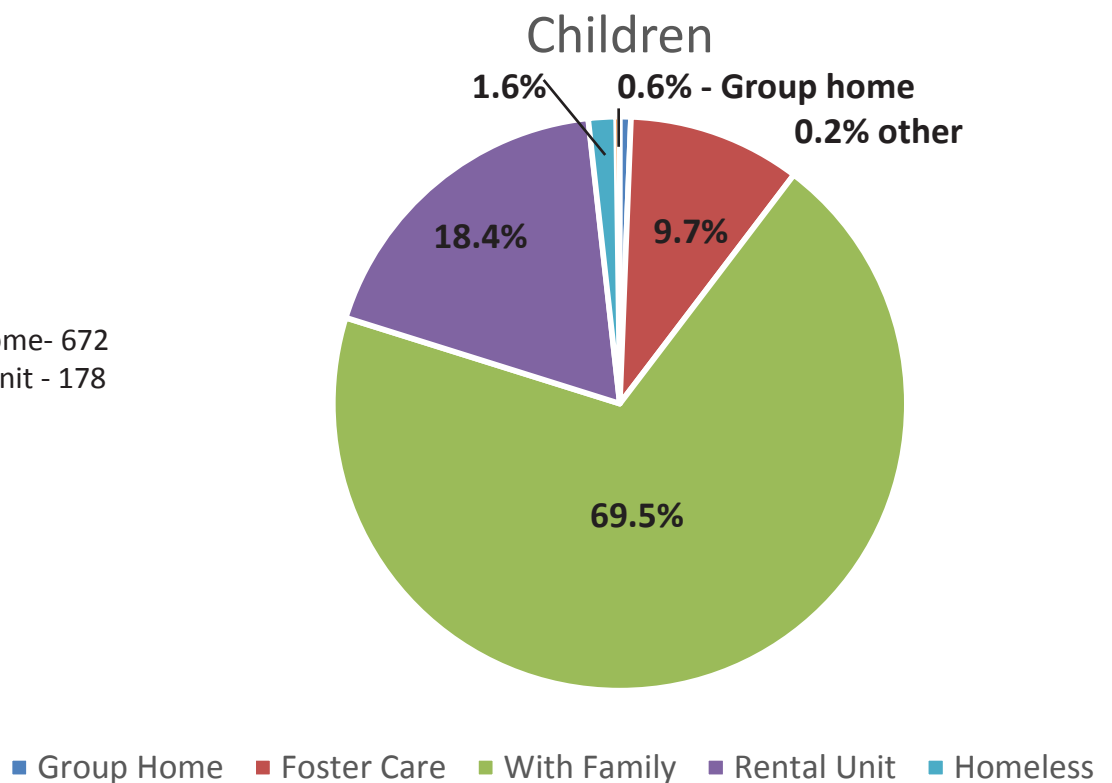
NUMBERS REPORTED

Group homes - 216
 Foster Care - 240
 Living with family - 854
 In their own home - 134
 Rental unit - 514
 Homeless - 28
 Other - 8
 TOTAL REPORTED: 1994



NUMBERS REPORTED

Group homes - 6
 Foster Care - 94
 Living with family in home- 672
 With family in Rental unit - 178
 Homeless - 15
 Other - 2
 TOTAL REPORTED: 967

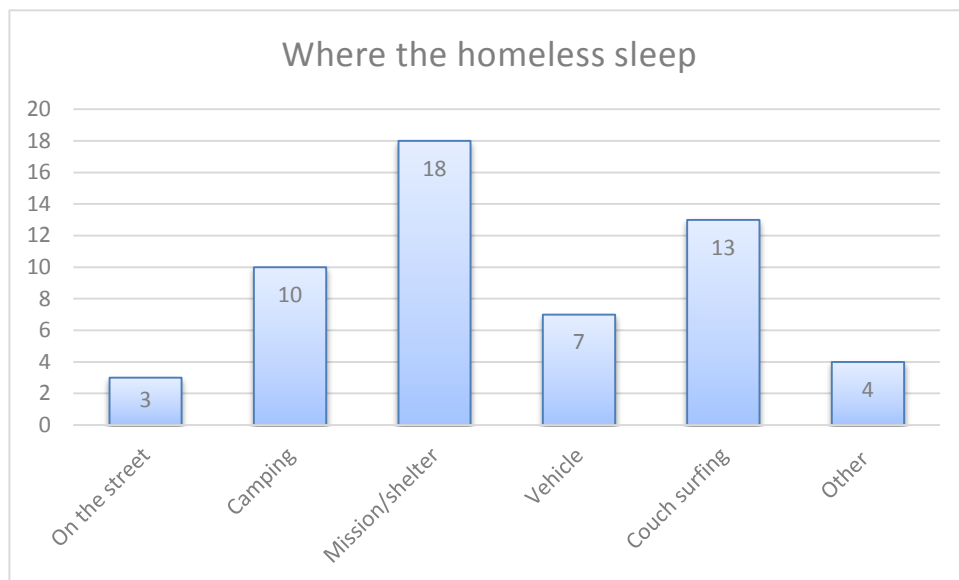


HOMELESSNESS

This survey represents only the portion of our local I/DD population who are registered with Lane County DD Services. This approach was taken to ensure a measure of statistical accuracy in the population represented through this survey. We acknowledge that there are many others in Lane County who are not registered with DD Services but do experience I/DD disabilities.

Many of our homeless I/DD community members are not registered because they either lack knowledge of services available; do not have the ability to access services; or have decided to not accept services. We acknowledge that these survey results on I/DD homeless represent less than the total number of people who experience an intellectual or developmental disability in Lane County who are homeless.

Of your clients who are homeless, where do they sleep?



How many of your clients, who are not homeless, would you consider to be at risk of homelessness?

233

How many of your clients, who are not homeless, would you consider to be living in places that could be classified as uninhabitable?

68

FUTURE HOUSING NEEDS

Of your clients who are living with family, how many will potentially be in need of housing in the next 5-10 years?

552

How many of your clients fall into the following categories that may cause families to no longer be able to provide housing for their I/DD family member?

NUMBERS REPORTED

Aging parents - 221

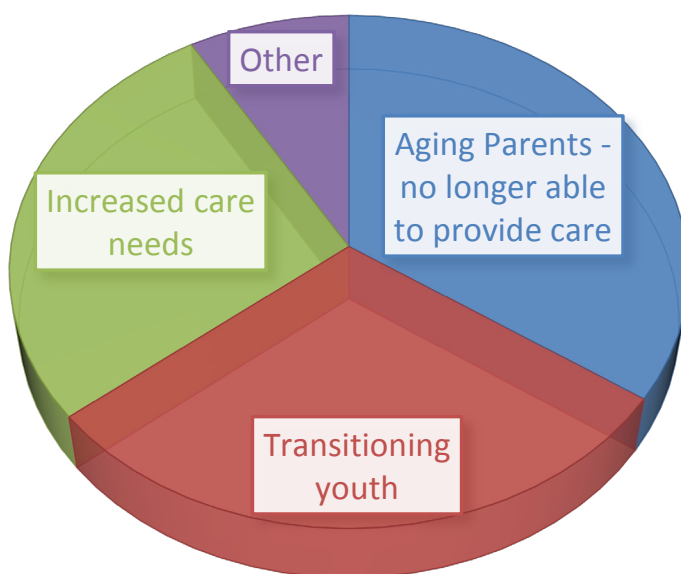
Transitioning youth - 189

Increased care needs - 175

Other - 54

TOTAL REPORTED: 639

Reasons given why families may not be able to provide care in the future



GENERAL QUESTION #1 - Housing challenges

What do you believe are the housing challenges for people within the I/DD population?

Availability of housing to people who are unemployed and receive limited income (\$740 per month), availability of housing to people with criminal background.

1. Affordability
2. Accessibility and proximity to bus stops, shopping areas, neighbors, etc.
3. Safety
4. Sheer lack of options for apartments (that aren't profit centers for developers who capitalize on the student population)"

Property managers want to see people make 3 times the amount of rent and all our clients are on a fixed income.

Lack of available rentals for low income housing. Wait-lists for affordable housing are often closed. Wait-lists are years long. I have a client with a criminal record 2 evictions, recent eviction she has until 11/04 to find a rental.

Application fees are not affordable to low income individuals

Cost, availability, support with paperwork/cognition.

Finding affordable housing in rural areas, problems saving money for initial deposits, easily accessible programs, difficulty getting information and filling out paperwork, confusing system.

No previous rental history. Price.

affordability

Affordability, assistance with maintaining housing, understanding the lease, understanding how to be a good tenant, assistance with tasks to live independently (cleaning, cooking, hygiene, etc.)
availability and safety

The ability to afford deposits, application fees and both first and last month rent at the same time. Also having rental history, some clients of mine are in their 30's and want to be able to live independently but don't have any rental history to show.

To find stable, safe housing that is within their means, and doesn't have a long waitlist. To be able to live in a place where the rent doesn't increase so much that they have to move.

That the housing market is so difficult, rent is too high, there are not enough places to rent and the population doesn't understand what they need to do to keep a good rental history- making it harder to get into other places.

Language barriers, lack of understanding of supports needed

There are not enough residential/foster homes for children. If children live with parents, their behaviors/medical needs can be challenging.

cost of rent, lack of rental history or poor rental history, no credit/poor credit history, no way to save for 1st/last rent and deposit, challenging behaviors

The lack of affordable housing overall and the confusing way to try and access each housing group (waitlists are long). Security deposit is a struggle as the individuals struggle to save. Additionally, finding and keeping personal support workers who are qualified to support these individuals in their apartment/home and keep them in their own independent living situation Not enough housing options.

The cost and accessing supports to be independent.

GENERAL QUESTIONS #1 - Housing Challenges

For the children I support/and their families, the challenges families face when continuing to support their child/disability related needs; employment for the parents is a common challenge. Often challenges of: child sent home due to behaviors at school, medical appointments, out of town medical appointments, sleep challenged to function when child is not in the home,

Lack of affordable housing and lack of knowledge around how to access housing assistance programs

Affordable housing for families. When both parents can not work due to having to be home to care for child with DD. Cost, Exploitation by friends to live there and then being evicted. Being evicted because of behavior problems/social skill problems. eviction due to hoarding. Possibility of exploitation by “nice neighbors”

Since I work with children, being able to afford housing is the biggest challenge.

Finding housing to meet their DD needs such as ramps, elevators, grab bars in home.

Many parents have a difficult time finding viable employment that is flexible enough to be able to attend all of the appointments and deal with school issues etc. Many children I work with have dual diagnosis of Mental Health and Developmental Disabilities and attend appointments including mental Health services and Medical appointments. The children often have behavioral challenges that require their parents to pick them up early from school multiple days a month. It is also difficult to find reliable child care or qualified people to stay watch kids with behavioral and/or medical challenges. This all makes it hard to maintain a good paying job that can cover the high rents in our area.

Affordable rent, move in costs

One challenge that I've seen with a few of my customers is the barrier of saving for a security deposit. Our customers are sustaining themselves month-to-month on their Social Security check and it's barely enough to cover their monthly expenses, let alone save for a deposit.

There is not enough housing for people with I/DD and not enough understanding with housing agencies of how critical the need is for people with I/DD to have stable housing.

They are unable to find a place to live due to the housing crisis and that is within their monthly budget. This includes working and acquiring SSI or SSDI.

The waitlists are often 12-24 months long.

Most individuals, their only source of income is SSI which makes it difficult to meet the wage requirements of most apartments.”
Lack of affordable housing and support needs.

Lack of housing programs that can increase independence while providing some level of assistance if needed.

Not having rental history. For a lot of our people it will be the first time being out on their own and they get denied for not having rental history. That and having a negative rental history from people taking advantage of them.

Lack of understanding around needs for clients-managers can be rude and discriminatory

Cost, in-home support, unit availability

The biggest challenge I see for those who otherwise have their support needs met in housing is trying to afford an apartment while also working few enough hours to receive SSI, since most of those I work with do not have qualifications that would help them make enough money to no longer require SSI, even if they worked full time.

GENERAL QUESTIONS #2 - What types/groups of I/DD individuals are most at-risk?

Are there identifiable types/groups of individuals with a developmental disability who are more likely to be homeless or to have housing challenges?

People with behavior needs, sex offenders and people with general criminal history.

I feel like individuals who don't have supportive families or safety nets in place often fall through the cracks, which happens to be quite a few individuals we serve at Full Access.

Those that have behavioral or and mental health. There are also barriers to individuals that appear on site to lack social abilities.

2 of my clients on caseload due to ID have difficulty understanding severity of eviction notices. 1 client was taken advantage of by a "friend" who lived with him and almost got evicted as a result. It was challenging having this client understand that his "friend" needed to leave. With a great deal of effort by providers, family and me..this client has not let this person move back in with him and now is not at risk of eviction from that offense. However, same client needs ongoing support to clean house without this support, he would be evicted due to safety and cleanliness. My other client who has to move out by 11/04/18 she is an alcoholic and got warned to not display drunk and disorderly conduct outside of apartment or would be evicted. my client harassed a neighbor and then got notice of eviction. Since, she is in outpatient treatment however, the property manager with proof of alcohol treatment is still evicting her. Hence, the problem resides in DD individuals understanding what is going on and the severity of consequences of their behavior as well, property management in case of my client who finally is getting help for alcoholism is not forgiving and willing to give another chance although she is case managed.

Yes, individuals with lowest incomes, individuals without good natural support or the opposite-with not-so-good natural support. Individuals with substance abuse.

The biggest barrier that I see most often is individuals who do not have any independent skills and lack of planning. This is often due to parents either being overprotective, not planning for future care, or unfortunately families that don't allow their adult children to be independent or work with providers because they are the supports and "need the money". This often results in individuals having nowhere to go when the parents pass away.

People with dual diagnosis which include mental health issues.

sex offenders, violent behaviors, criminal history

People with mental health issues, people who have substance abuse issues

I would say a majority of the individuals we support have potential

Individuals who have increased challenges when it comes to their behavioral awareness and being able to communicate without getting upset. A lot of the affordable housing is "quad" time apartments where individuals get placed into a living situation with random people who don't understand the barriers in communication that individuals with disabilities face.

Those with mental health challenges, addictions, or criminal history. Those who are impulsive; with money or housing. Those who are friendly (because they jeopardize their housing by having guests, then have a bad rental history).

Everyone in this population is at risk of homelessness or other housing challenges. Many live with family. If they are without that support, they have no where to go and there are not enough care homes or foster placements for people with disabilities as a viable option for the family.

Undocumented (can't use SSN), family not available to assist with advocacy, etc.

Dual-diagnosis individuals who have experiences trauma.

Individuals who have a dual diagnosis of ID/DD and mental health. Additionally, individuals who have drug and alcohol addiction.

GENERAL QUESTIONS #2 - What types/groups of I/DD individuals are most at-risk?

those who also have mental health issues or no family/natural supports

fetal alcohol syndrome/drug exposure

Families who have “less ability” to access supports/understand how to access them.

Individuals with minimal service supports in place or those that require less assistance from others

Families that have other risk factors: mental health, health issues, transportation, supports.

Folks who have been homeless before and do not like to pay room and board. People with trauma histories making it impossible for them to live with housemates (foster homes/group homes)

Children with loud, destructive or violent behaviors.

Low income, not aware of available resources

I would say the kids with Mental health and DD needs are at a higher risk. I would also say when the parents also experience these same challenges it can be a difficult situation to manage. Parents whose only income is social security have a very difficult time finding housing assistance and when they do they cannot find an apartment that will accept that assistance. Children of old parents (I have lots of them). Also I have a few behaviorally challenged clients who may well have housing problems in the future.

I've noticed that people with significant mental health needs are having issues with acquiring safe housing options. Their mental health needs supercede their I/DD challenges so much that it becomes a barrier to them accessing appropriate housing.

I think people who have substantial mental health needs are more likely to be homeless and having issues with accessing housing.

People with lack of family support are at a higher risk of having housing challenges. I have noticed that the people on my caseload with steady family support, have an easier time with housing. People with lack of family support, have a much harder time, finding or maintaining housing.

Those who have a low SSI amount.

Those without family supports are more likely to be homeless or have housing challenges. Those individuals who are non-verbal and struggle to communicate their needs/wants.

Those with behavior issues.

Those with no family, friends to fall back on in case of problems.

People who have a disability on top of having a mental health disorder.

OTHER COMMENTS

My individuals are discriminated against from property managers and now there is such a need for housing property managers are choosing those that have more income and appear to be what people call normal.

I love the ideal of DD individuals having housing that is integrated with the community. However, in my experience the challenge is that DD individuals are targets for say, regular populations and unfortunately are taken advantage of. DD individuals are often asked to loan money, asked to provide shelter at expense of their own living situation, asked for food, asked for pet food etc. I have spent a great deal of time helping my clients in integrated housing to not loan money or to give away their food or shelter homeless.

Thank you :-)

I would love to see classes for anyone interested in living independently that would help them understand what that means and what skills they need to have in place to be successful. Parent education starting early. More emergency/temporary housing for emergency situations would be beneficial.

As we know, housing is a major issue and will continue to be so as the population grows in the Northwest. I just attended a "Tiny Homes Expo, and I would love to see that particular concept spread to the disability community

Thank you for conducting this survey and for finally getting some numbers for individuals in the I/DD world! Also, thank you for caring about housing stability!

Personally, I really hope you guys can. I have one lady that really needs a place.

We need more affordable housing

Nothing but appreciation for this effort to continue to provide supports.

Sme people need to live alone, cannot handle housemates but need 24 hour support but foster/group homes cannot afford to run 1 per home with housing costs. More single unit housing available for agencies might be helpful.

Educating landlords and property managers around the laws governing changes allowed to the residence due to disability would be very helpful. Also, teaching that same group that the parents of our kiddos aren't trying to be difficult or "asking for too much." Many of our parents feel that if they ask for accommodations, they will be kicked out of the dwelling or they will be treated poorly/rudely. This experience is common.

There is an increasing need for low income housing in the area. The requirements to get into an apartment are very difficult to overcome such as having income that is 3 times the rent, or passing background checks and credit history checks. Everyone needs to have housing regardless of their past.

The unavailability of affordable housing is a huge worry.

Thank you for taking the step to help find a solution to the critical housing needs of the people that we serve!