



Essential Components For Housing

By Robin Tatsuda, The Arc of King County

- Personal Care
- "Waivers"
- **Medicaid**



Care

- SSI/SSDI
- Rental Support
- Food Benefits
- Employment

Living Expenses

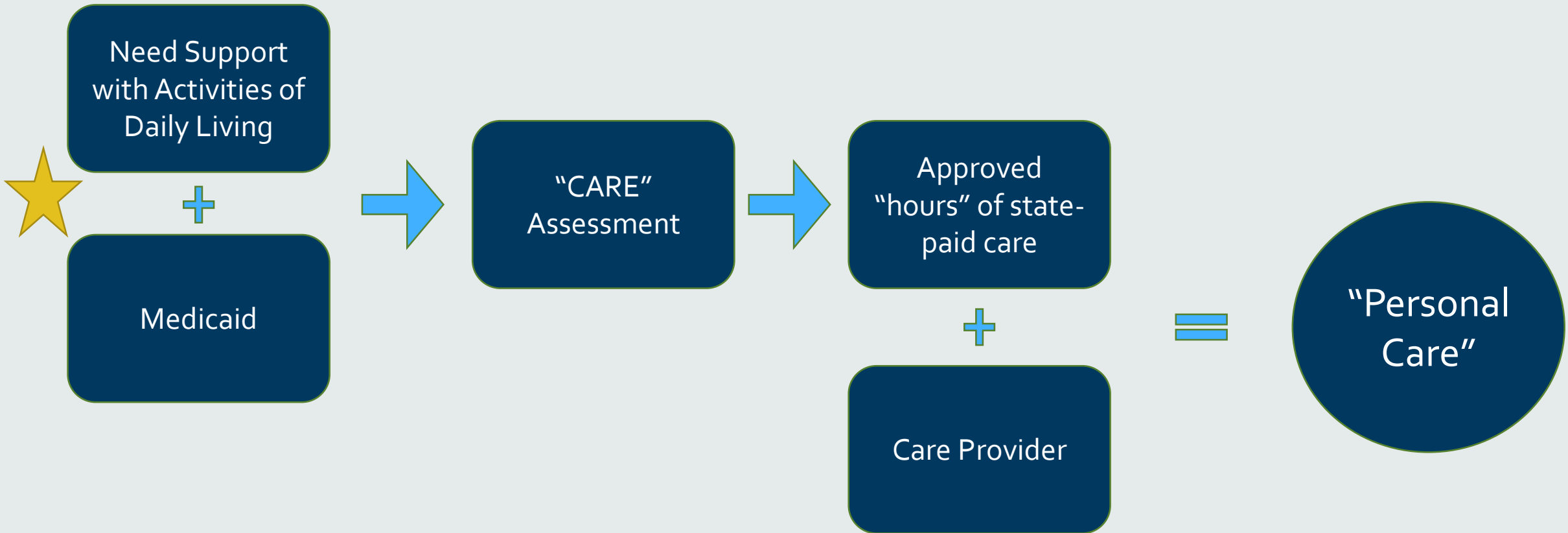


Legal Considerations

Bricks & Mortar

- Guardianship
- SNT & ABLE
- Legal Rights in Housing

- Own or Rent
- Residential Program provides housing

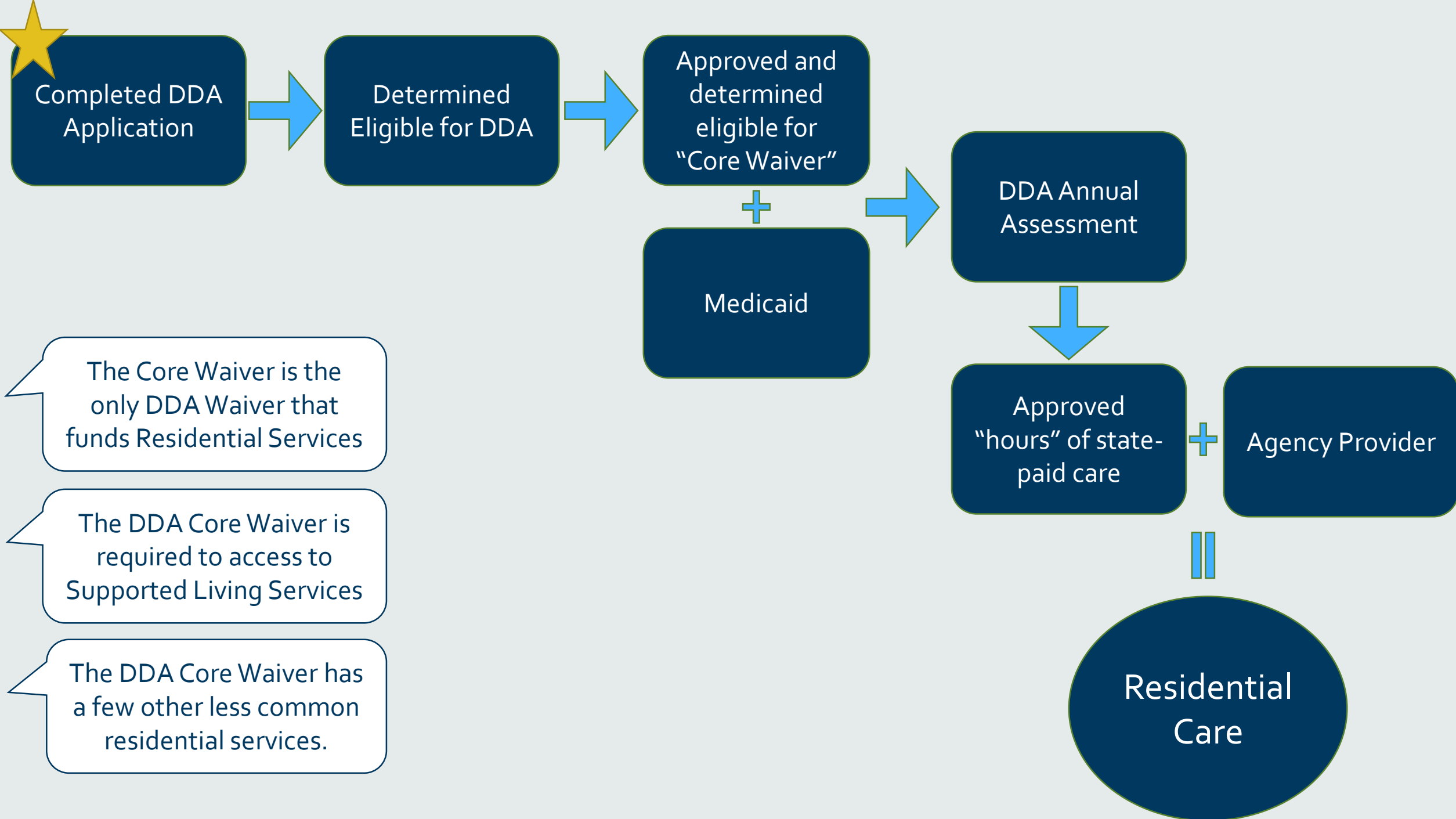


Does NOT require DDA eligibility

Available at any age (children or adults) as long as you meet requirements

Required to access Adult Family Homes

Usually important in Shared Housing



Completed DDA Application

Determined Eligible for DDA

Approved and determined eligible for "Core Waiver"

Medicaid

DDA Annual Assessment

Approved "hours" of state-paid care

Agency Provider

Residential Care

The Core Waiver is the only DDA Waiver that funds Residential Services

The DDA Core Waiver is required to access to Supported Living Services

The DDA Core Waiver has a few other less common residential services.

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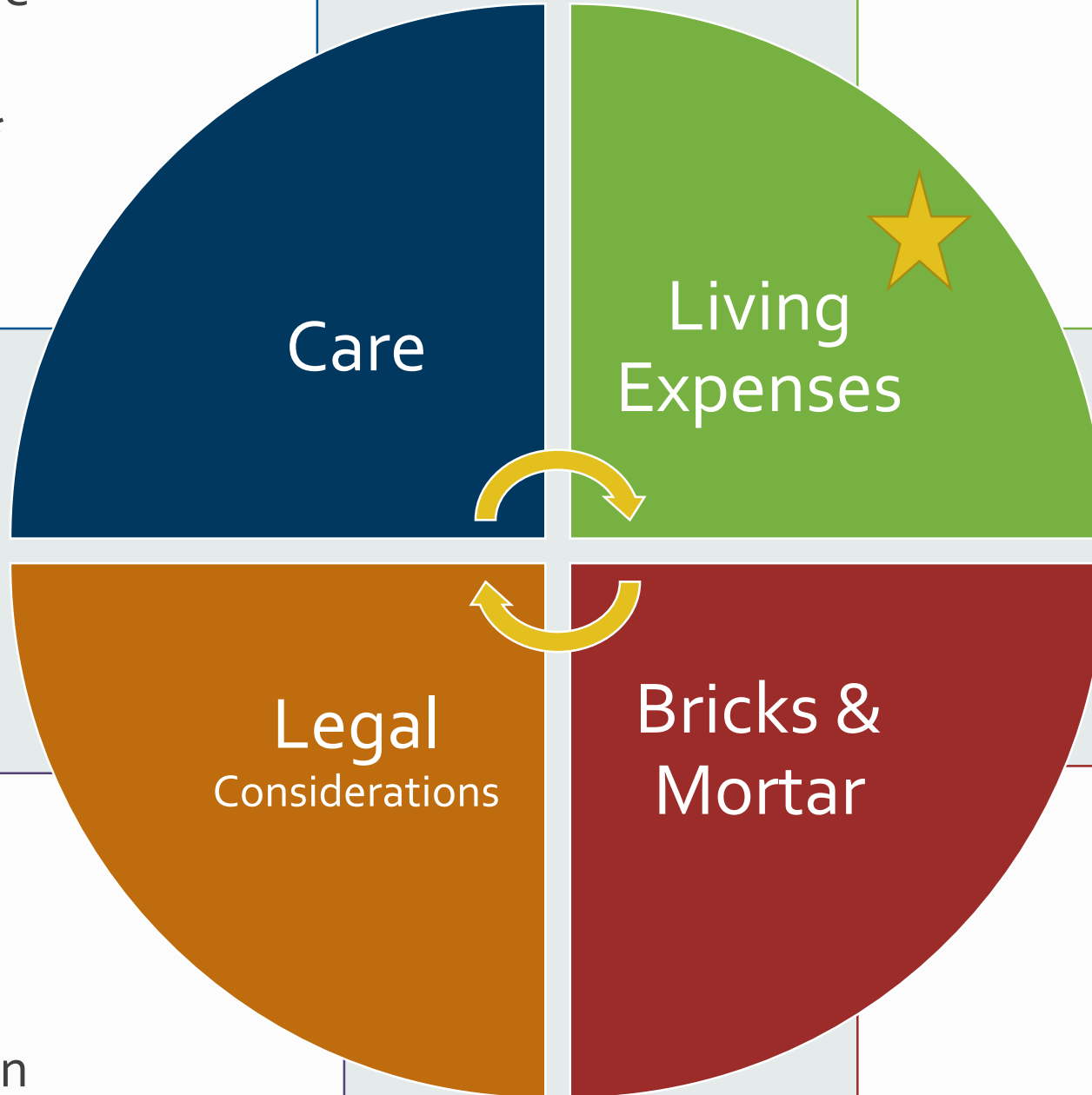
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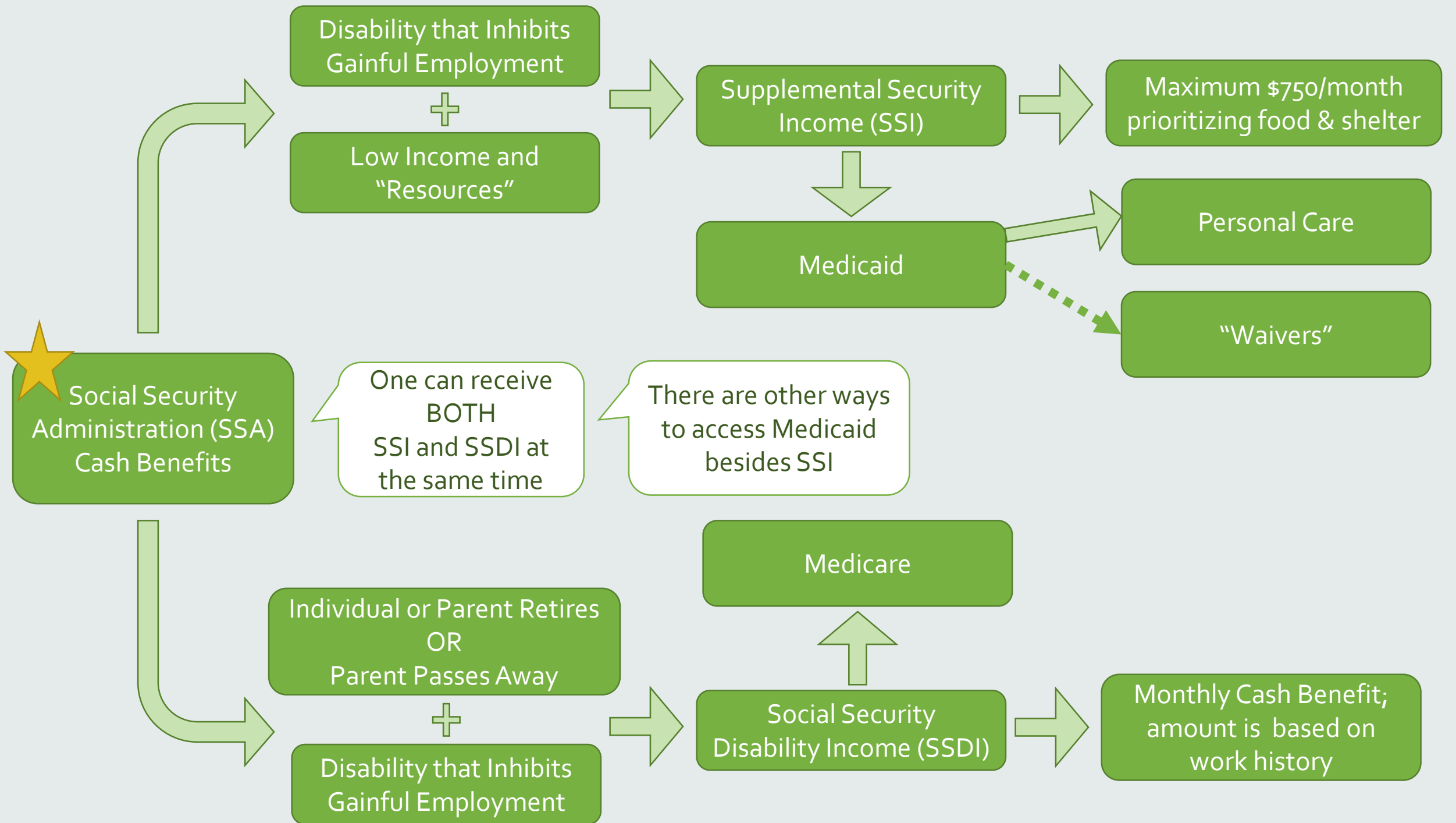
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Rental Support

Housing Authorities
King County Housing Authority
Renton Housing Authority
Seattle Housing Authority

Affordable & Low Income Housing

Section 8 Vouchers

- Renter pays ~30% of income, voucher covers remainder of rent
- Maximum rental allowance set by Housing Authority
- Tenant can use Voucher anywhere, as long as unit is within Housing Authority rules/regulations
- VERY long waitlist for general vouchers

****Special Section 8 HASP Voucher available to DDA Clients****

Get your name on every list ASAP.

Subsidized Housing

- Housing Authority owns and manages units
- Renter pays ~30% of income, Housing Authority pays remainder of rent
- Tenant has less flexibility to live where they want or move compared to Section 8 Voucher.

**** King County DDD owns and manages a small number of subsidized units reserved for DDA clients****

Expect to wait a few years before your name is called

Community-based organizations own and operate apartment buildings reserved for low-income residents. Many have tiered rental prices, based on income and availability. They will accept Section 8 Vouchers, but do not require them.

- **Mercy Housing Northwest** – Across King County
- **Imagine Housing** – East King County

When your name is called, you need to act quickly.

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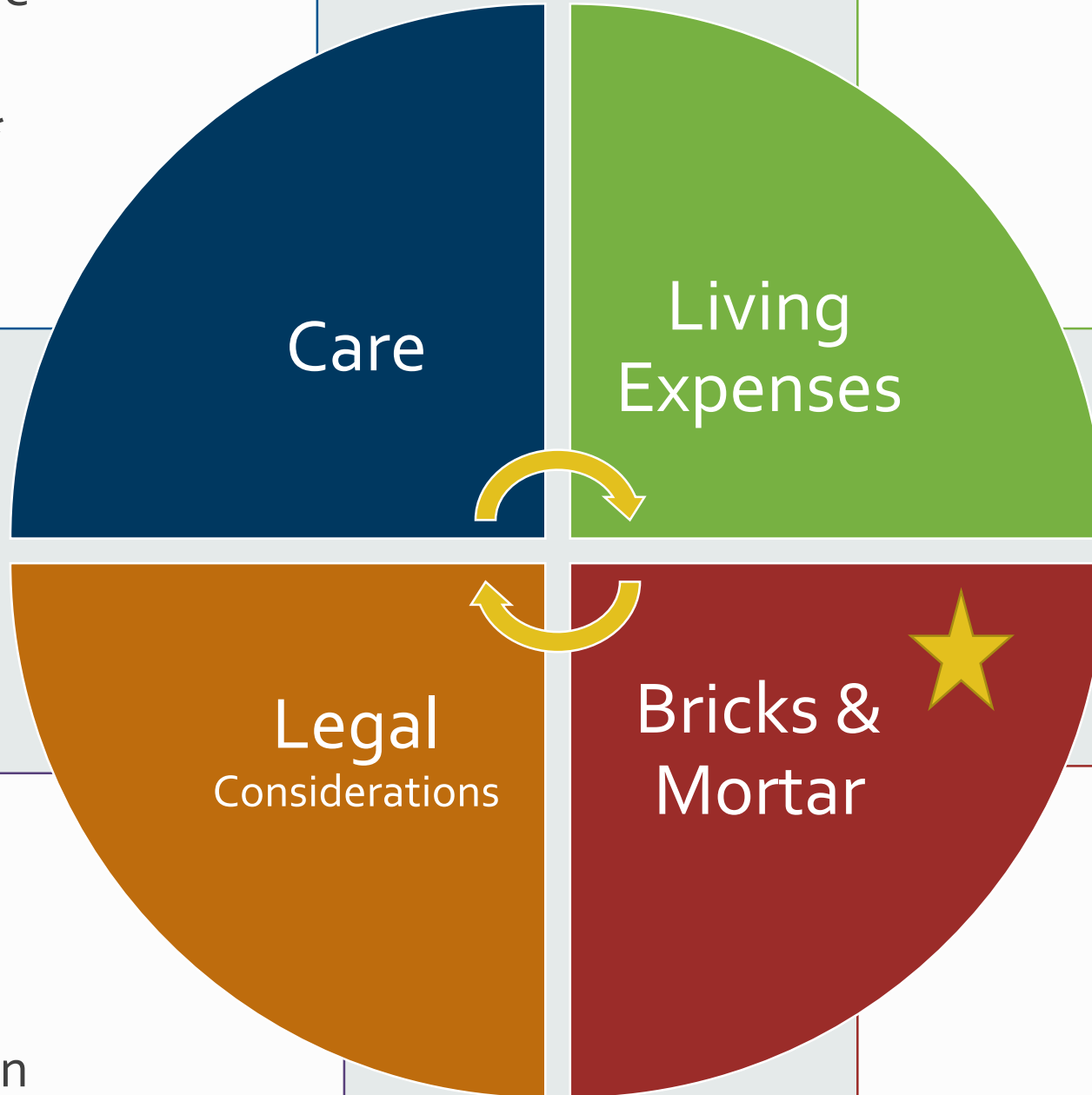
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Renting

- Certain amount of flexibility to move
- Landlord responsible for maintenance
- Could "Rent" from family or friends

- Could be "priced out" of unit
- Modifications and accessibility accommodations may be limited

- Section 8 Vouchers
- Subsidized Housing
- Affordable and Low Income Housing

Owning

- Long-term stability
- Will not be "priced out" of home
- Can modify home as desired
- May spark interest in more Residential Service Providers to take you on as a client

- Must ensure it will not impact access to services (e.g. Medicaid, Personal Care, or DDA Waivers)
 - Requires financial planning and likely a Special Needs Trust
- Owner or designee is responsible for maintenance

- Parkview Services Home Ownership Program

Pros

Cons

Resources

Housing “Models” that Include Bricks & Mortar

Adult
Family
Home



YES!

Shared
Housing



No!

Family must find the place.

Supported
Living



Maybe

Depends on Provider agency.

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Living Expenses



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Guardianship: Can your loved one make safe financial, medical, or other legal decisions?

- **Supported Decision Making** allows people to maintain their legal rights and decision-making power, but utilizes trusted adults to discuss pros and cons before making decisions.
- **Durable Power of Attorney (DPOA)** can make decision on behalf of the individual, but cannot override the individual's decisions.
- **Legal Guardianship** allows court-appointed designee to make legal decisions on a person's behalf.

Special Needs Trust (SNT): A legal arrangement in which a person with a disability can save money without compromising public benefits. Funds in SNTs can be used for items not covered by public benefits (e.g. recreational activities, clothes, vacations, gifts). They could also be used for homeownership purposes. SNTs are generally established through an attorney. The Arc of Washington manages a Special Needs Trust available only to DDA clients at a very low cost.

ABLE Account: A tax-advantaged savings account for people with disabilities that will not compromise public benefits.

Legal Rights in Housing: Include protections against discrimination based on disability (Fair Housing Act), and ensures access to Reasonable Accommodations such as disabled parking, service animals, ground-floor units, accessible units, etc. Housing providers cannot charge extra for Reasonable Accommodations.



For further questions,

Contact The Arc of King County



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