



# Let There Be Choice!

Let's create housing options so that people with disabilities can select from homes near health providers, employment, transportation, and social opportunities. *They have the right to nothing less.*

Prepared for  
Housing Subcommittee  
Texas Behavioral Health Advisory Committee  
April 23, 2019

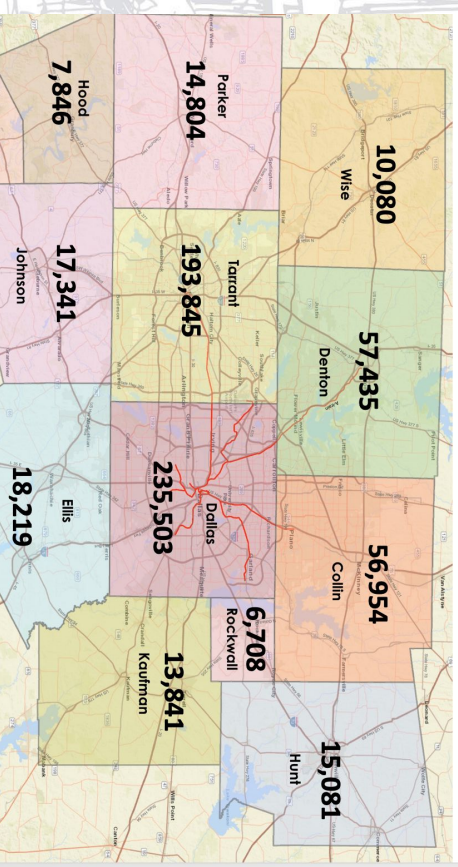
Presented by  
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# COMMUNITY FOR PERMANENT SUPPORTED HOUSING

- Launched 2011, 501(C)3 - Co-founder's son had no place to live
- Focus: Collin, Dallas, Denton, Ellis, Kaufman, Rockwall, Tarrant Counties. Followed across Texas.
- Original constituents: Citizens with Intellectual/Developmental Disabilities (IDD) and Neurodiversity and their families.
- Expanded constituents: Citizens with all disabilities and their families.
- Volunteer/working board; one contractor.
- Professional local and national volunteers.
- Web-based; no facility overhead; We go to the community.
- 2017: 88% of our donations were spent on programming.



Most Recent American Census Survey  
Population: People With Disabilities – All Ages

*CPSH receives four referrals calls per week in need of immediate housing*

# Why CPSH Exists

## Population

- **200,000** people with cognitive disabilities have at least one challenge to living independently. (intellectual/developmental disabilities and neurodiversity).
- **2%** of people with cognitive disabilities have access to safe, affordable housing through government housing.
- People with disabilities are **outliving their parents**.
- **10%** of children with disabilities are being raised by grandparents.

## Income and expenses

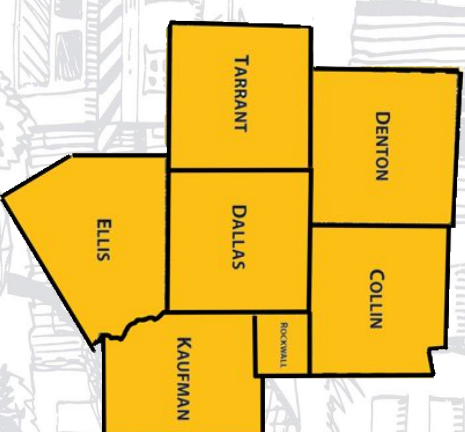
- **\$771** average monthly income from SSI
- **30%** of income is considered affordable rent.
- **\$257** per month is affordable

**Many people with disabilities are not living where they want live. As a result they are:**

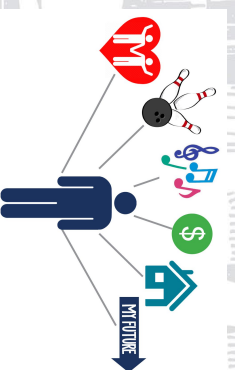
- **Homeless**
- **Victims of Crime (ex: robbery, neglect, abuse)**
- **Unjustly incarcerated**
- **Untimely deaths**

## Medicaid Waiver Service Agencies

- **“Service-Centered”** isn’t working for many. Individuals, who must go to service provision locations. This limits their freedom to live in housing of their choice.
- Caregiver **turnover is high**, so individuals experience increased instability in their environments.
- Skill set is providing services, **not managing properties**.



# What We Do



Promote a “**Person-Centered Independent Living**” approach to housing and service selection.

- In 2022, all states will be required to implement the Final Rule for Medicaid Home and Community-Based Services. **Home setting is selected by the individual from among setting options, including non-disability specific settings;** choice of setting must be documented in person-centered service plan. Individuals must have options available for both private and shared living; provider owned or controlled housing must facilitate choice regarding roommate selection.
- Olmstead Decision Guidance/Principles state **people live in housing that they choose in a neighborhood in which they desire to live. They are not “placed” or “steered”** to the housing by providers that may be associated with the housing unit or building.

Create more **affordable housing options** for people with disabilities in North Texas to address **personal choice**, meet current demand and prepare for future regional population growth.

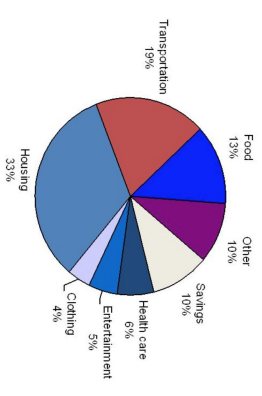
- Use existing residential properties
- Community property owners invest in homes
- Community-based in any zip code
- Affordable
- Services come to where they are needed
- Educate

Note: CPSH does not have a definition of “segregated housing.” The vast majority of people with disabilities need every dollar they have for rent, food, and social services.

# Creating More Safe, Affordable Homes

## Because people want options

### Spending Guidelines



Source: U.S. Bureau of Labor and Statistics

### Awareness

Bust myths  
Engage with CPSH

### Action

Education  
Volunteer

### Access

Commit  
Move

### Advocacy

Donate  
Move  
Success Stories

- Promote financial independence
- HUD vouchers for people with disabilities
- Reasonable accommodation for rental subsidy to live in high opportunity areas
- Existing property investments to “increase stock”
- Property maintenance co. established to support needs of tenants
- Services where people live
- Medicaid waivers **NOT** required for voucher



# KNOW THE DIFFERENCE

Residential options that are available to individuals with disabilities are often **service-centered** and managed by Texas state approved agencies

At CPSSH we believe in a **person-centered** approach like a Neighborhood Home where individuals have options that are focused on their independence.

## HOUSING OPTIONS

Texas State Approved Agencies  
Service-Centered

- Planned group activities
- Person cannot choose who they want to live with
- Person cannot choose where they want to live

*- Person selects from a limited stock of government supported housing (HCS residential, Companion Care, ICF, SSLC)*

- Service Agencies own or rent thus become landlord - dilutes focus away from service
- Self actualization constrained
- Desire for choice and control limited in implementation of Person-Centered Plan

Neighborhood Home  
Person-Centered

- Property owned by family or property owner
- Property owner does not live in home
- Housemate compatibility a priority
- Each person chooses their own service agency for in home services
- Each person creates their own schedule
- Person can choose where they want to live

*- Person selects the home of their choice that provides the opportunity to live independently in the most community-integrated homes appropriate to their needs and in a stable, long-term living environment*

- Progressive Service Agencies provide services in the home if needed
- Bonus: gives the public more opportunities to participate in improving these lives of people with disabilities, by purchasing properties for their use

### By the numbers:

- 80 inquires
- 7 open
- All full

• 2 pending

### CPSSH

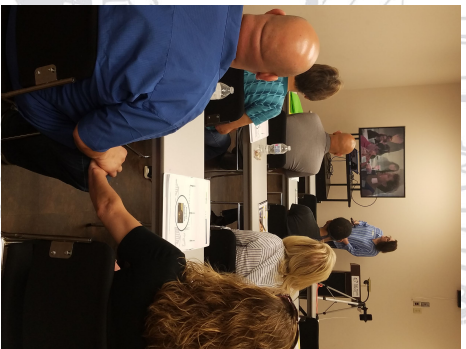
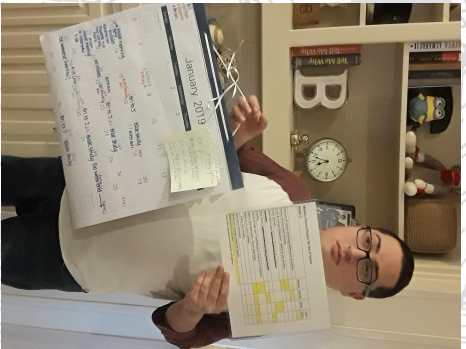
- Co-hosts open houses.
- Open Houses are the highest attended events.
- Assists property owners in meeting potential tenants.
- Contacted by potential tenants about dates for future open houses and specify locations.
- Encourages siblings to attend.



## A Few 2018 Accomplishments

- **205** Mainstream Vouchers allocated to North Texas Housing Authorities. CPSH is a charity partner with 5 Dallas/Fort Worth Housing Authorities (Dallas, Denton, Arlington, McKinney, Tarrant County).
- **60** families attended creating Neighborhood Housing Meeting (Denton, Dallas, Irving).
- **20** property owners requested additional information on allocating properties for people with disabilities.
- **15** families attended Safety Class in Dallas.
- **45** families attended 3 Project Independence Workshops in Tarrant County and Dallas County.
- **16** Resource Fairs across North Texas.
- Presentation for Texas Governor's Committee on People with Disabilities.
- Work highlighted in North Texas **City Assessments** of Fair Housing (NTAFH).
- Website redesign - **multi-lingual**.

# CPSH Recent Highlights



Integrated Safe Permanent  
Affordable Homes Enriching  
Clean

**ISPACE**<sup>SM</sup>



**Planning for Person-Centered Independent Living**

APRIL 7-8, 2019  
PENN STATE UNIVERSITY  
HARRISBURG CAMPUS  
HARRISBURG, PA 17110

A Focus Series Guide to  
Person-Centered Independent Living for  
Individuals with Developmental Disabilities and Their Families






## **We need your help to continue our work**

- Texas Health services (Medicaid, Managed Care, etc.) must move from service-centered delivery to person-centered delivery. CPSH and our constituents are facing objections from providers to offer services in homes of choice.
- Medicaid programs need to have flexibility so that rent can be paid by the individual in voucher programs without affecting the ability to qualify for HCS-Residential Housing or Companion Care. This would allow Service providers who own or rent homes to apply for vouchers.
- The demand on CPSH to meet the needs of our constituents is far beyond the current capacity. Grants to continue this work in support of the CMS HCBS Final Rule are very helpful.



# Thank you!

## Contact:

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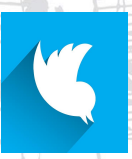
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