



Accessible and Affordable Housing Webinar

Presented by ILRC's Rapid Response Committee

A committee formed to advocate for the rights of people with disabilities

This committee is of and by individuals with disabilities

- The mission of the Independent Living Resource Center, Inc. (ILRC) is to promote independent living and full access for individuals with disabilities through advocacy, education and action in our communities

Services Offered at ILRC

- HOUSING
- PERSONAL ASSISTANCE
- INTERPRETING
- PEER SUPPORT
- ASSISTIVE TECHNOLOGY
- YOUTH TRANSITION
- OLDER INDIVIDUALS WHO ARE BLIND (OIB)
- ADVOCACY

Obstacles that exist with getting accessible housing to those who benefit from it:

- Lack of tracking system for accessible housing stock in some localities
- Misunderstanding about what makes units accessible
- Developers might have assumptions that people with disabilities don't live alone so there is little reason to develop housing that is accessible

Stigmas against renters with disabilities

The stigma surrounding section 8 voucher holders correlates to the same stigma surrounding people with disabilities. In my experience, this stigma and reluctance to accept section 8 by private landlords and property managers manifests most often in three ways:

- 1) There are assumptions that section 8 holders will be difficult tenants, needy, unable to maintain the property properly, cause damage with their DME or irresponsible in paying the rent.
- 2) They heard horror stories from other landlords regarding being sued, tenants that have trashed the place, or are having concerns about having to alter the premises for accessibility.
- 3) They had a bad experience themselves with a tenant who happened to be on section 8.

The truth is they are more likely to have non-payment issues or have people that damage the property who are not section 8 holders or have a disability but because of their predisposition to seeing people with disabilities differently than non-disabled tenants, they have a biased perspective.

Efforts to remedy this will be discussed further in this webinar.

GOVERNING LEGISLATION

- Fair Employment and Housing Act (FEHA),
- Fair Housing Act (FHA)

Housing Models That Work

Part of ILRC's Accessible and Affordable Housing Webinar (9/27/21)



Quick Notes

- ❖ Purpose: Highlighting examples of Accessible and Affordable Housing Models across California and the US

- ❖ Disclaimers:
 - a. The examples listed are NOT the only models available in CA or the US.

 - b. Not a one size fits all: some models in this presentation might work better for different people, based on their individual accessibility and affordability needs.

- ❖ Invitation: Research the models in this presentation and MORE to figure out your best fit for affordable and accessible housing

The Kelsey

- ❖ Mission - “Pioneering disability-forward housing solutions that open doors and opportunities for everyone.” Focusing on housing policies, design standards, and development strategies.
- ❖ Description - Rentals based on a lottery, but percentage is set aside for people with disabilities. Building as many units as possible for people with low income. Accessible housing for diverse disability populations. Do not help with finding housing or provide direct services. Can sign up for updates regarding their projects.
- ❖ Interesting Facts - Current projects:
 1. Oakland: co-living and individual options for Regional Center of the East Bay clients,
 2. San Jose: The Kelsey Ayer Station mixed income and ability units. Groundbreaking in 2021.
 3. San Francisco: Sustainable housing for mixed abilities (25% of units) and all incomes.Construction is set for 2022.
- ❖ Contact Information: Home Page - <https://thekelsey.org/> Email: hello@thekelsey.org

Green House Project (GHP)

- ❖ Mission - “Partners with organizations, advocates, and communities to lead the transformation of institutional long-term and post-acute care by creating viable homes that demonstrate more powerful, meaningful, and satisfying life, work, and relationships.”
- ❖ Description: Non-profit organization that believes everyone has a right to age with dignity. Skilled nursing facilities that place older adults at the center. Small scale homes with private bedrooms and bathrooms, living room, and easily accessible outdoor spaces. Post-rehab, dementia, and assisted living services can also be provided.
- ❖ Interesting Fact: Over 300 homes in 32 states during the past 17 years.
- ❖ Contact Information: Website - <https://thegreenhouseproject.org/>
Email - inquiries@thegreenhouseproject.org, Phone- (410) 246 - 3806

AARP Accessible Dwelling Units (ADU)

- ❖ NOT always fully accessible because private homeowners might have ADUs in their attics or basements. This could be a good advocacy action initiative when dealing with these owners, landlords, legislators, etc.
- ❖ Purpose: Small houses or apartments that sit on the same property as a single-family residence. Affordable, accessible, and can meet the needs of both older adults and young families.
- ❖ Interesting Facts: Can be attached onto a larger home or as a separate, smaller home.
- ❖ Contact Information - Website: <https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>
Email: Livable@aarp.org

WheelPad

- ❖ Mission: To improve the lives of those living with any chronic health condition. They are dedicated to those who need mobility solutions and seek independence at home.
- ❖ Description: Tiny home style accommodations, either to existing structures or stand alone use. Uses Universal Design for accessibility.
- ❖ Interesting Facts: Based in Vermont, but financing options may be available, especially from the state Assistive Technology (AT) office. WheelPad was also featured in CFILC's LATest and GreATest Series on March 17, 2021:
<https://www.youtube.com/watch?v=Zrs1yApD1xA>
- ❖ Contact Information - Website: <https://www.wheelpad.com/> (includes contact form)

Questions from the commission

Thank!
You!



For more info visit our Website: <https://www.ILRC-Trico.org>

Please also give us a LIKE us on [Facebook](#), [Twitter](#), and [Instagram](#) !