

# Memorandum



CITY OF DALLAS

DATE May 18, 2012

TO Honorable Members of the Budget, Finance, & Audit Committee: Jerry R. Allen (Chair), Tennell Atkins (Vice Chair), Monica R. Alonzo, Scott Griggs, Ann Margolin

SUBJECT Data Supporting Enriched Housing for Adults Living with Intellectual and Developmental Disabilities

On Monday, May 21, 2012, at the Budget, Finance, and Audit Committee meeting, you will be briefed on Data Supporting Enriched Housing for Adults Living with Intellectual and Developmental Disabilities. The briefing will be provided by Ms. Robin LeoGrande, President of Community for Permanent Supported Housing. The briefing material is attached for your review.

Please contact me if you need additional information.

A handwritten signature in blue ink that reads "Jeanne Chipperfield".

Jeanne Chipperfield  
Chief Financial Officer

Attachment

C: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Rosa A. Rios, Acting City Secretary  
Thomas P. Perkins, Jr., City Attorney  
Craig D. Kinton, City Auditor  
C. Victor Lander, Administrative Judge  
A.C. Gonzalez, First Assistant City Manager  
Ryan S. Evans, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Forest E. Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Stephanie Pegues-Cooper, Assistant to the City Manager



**COMMUNITY FOR  
PERMANENT  
SUPPORTED HOUSING**

**North Texas  
Housing for Adults Living with  
Intellectual and Developmental  
Disabilities**



## ***Data Supporting Enriched Housing for Adults Living with Intellectual and Developmental Disabilities***

**Dallas City Council Budget, Finance, and  
Audit Committee  
Dallas, Texas  
May 21, 2012**



# Speaker Introduction

## Robin LeoGrande

2010 – Current: Co-Founder and President of Community for Permanent Supported Housing or CPSH. Her mission is to ensure there is enough *safe, clean, affordable, enriched housing* in North Texas for adults living with disabilities as their parents age.

2007 – 2010 Co-Founder and Past Chairman of My Possibilities, a day habilitation program for adults with intellectual and developmental disabilities in Plano, Texas. Two years ago, she saw how success My Possibilities was and decided to dedicate her time to housing for adults living with disabilities.

Almost 30 years, worked at Texas Instruments as a Manager and Engineering Director of product lines that developed semiconductors for computers and automotives.

# 2010 American Community Survey Selected Texas Counties



Subject	Texas	Collin County	Dallas County	Denton County	Tarrant County	Total Counties
	W/disability	W/disability	W/disability	W/disability	W/disability	W/disability
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
<b>Population 5 to 17 years</b>	272,523	4,176	19,696	7,289	18,230	49,391
With a hearing difficulty	36,168	440	4,494	1,146	2,023	
With a vision difficulty	45,487	403	3,342	879	2,603	
With a cognitive difficulty	199,310	3,094	13,686	5,476	13,142	
With an ambulatory difficulty	36,406	329	3,059	607	1,965	
With a self-care difficulty	47,752	1,056	3,493	1,024	2,684	
<b>Population 18 to 64 years</b>	1,549,464	23,962	120,751	29,154	103,038	276,905
With a hearing difficulty	346,801	4,989	20,371	5,427	21,939	
With a vision difficulty	327,807	3,099	26,150	3,765	24,915	
With a cognitive difficulty	602,471	8,184	50,263	9,661	38,272	
With an ambulatory difficulty	814,389	11,313	60,741	14,017	48,921	
With a self-care difficulty	308,562	3,773	21,242	5,084	17,239	47,338
With an independent living difficulty	509,236	6,405	41,971	7,570	29,408	85,354

This includes people who are not on waiting lists.



**2010**  
**American**  
**Community**  
**Survey**

**City of Dallas**



A vertical dashed green line runs down the center of the page. To the right of this line is a series of horizontal lines for writing, consisting of 18 lines in total. The first line is a solid black line, and the remaining 17 lines are solid black lines with a small vertical tick mark on the left side, resembling a list or a set of prompts.

White alone, not Hispanic or Latino



# Case for Action

- This is the first generation of adults living with IDD that will be living outside institutions as adults.
- 85% of parents of adult children with disabilities have fears about their child after they die. (Easter Seals Living with Disabilities Study)
- Life expectancy among people with developmental disabilities as a group is improving.
  - 1970s: 59.1 years
  - 1993: 66.2 years
  - U.S. General Population: 70.4 years

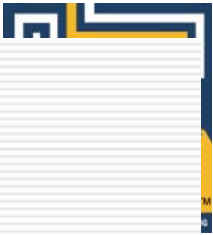
**Source:** M. Janicki. (1996). Rehabilitation Research and Training Center on Aging and Mental Retardation, University of Illinois at Chicago.
- The State of Texas has focused attention on reducing the populations of State Institutions. Virtually nothing has been accomplished in reducing the potential homelessness and abuse of people with IDD who live in the community.
- Texas ranks 49th (out of 50) on per capita spending on Medicaid.



## **Case for Action (con't)**

- **Texas Caregivers: 20% are 60+years, 35% are 41-59 years**
- **According to test standards and studies, about 2.7% of the Texas population (or about 679,000 people) are at or below an IQ score of 70 and have some degree of intellectual disability. (DADs 2/11)**
- **Texas has the 2<sup>nd</sup> lowest percentage of households with retirement income at 13.6% (2009 census).**
- **Private pay housing at \$4K per month in 2011 dollars, for the life of the child, is not feasible for the vast majority of the families of people with IDD.**
- **Parents also have financial responsibilities beyond their child with IDD, including taking care of their own health and living expenses. *Parents can not bankrupt themselves for their child with disabilities.***





# What will it cost if we do not provide Supportive Housing Units

Typical homeless – not providing “enriched” services.

## Housing Cost in Dallas per bed, per Day

Permanent Supportive Housing*	\$27.00
Transitional Housing*	\$31.00
State Prison**	\$44.01
Dallas County Jail***	\$35.70
Terrell State Mental Hospital****	\$355.00
Texas State Mental Hospitals (Statewide Average)*****	\$375.00

\* 2007 Exhibit 1 – Dallas City & County / Irving Continuum of Care  
 \*\* Source: Texas Department of Criminal Justice Agency Strategic Plan for Fiscal Years 2005-2009, Page 24  
 \*\*\* Source: Catherine Sola - Dallas County Budget Office (Based on FY 2007 Budget)  
 \*\*\*\* Source: Health and Human Services Commission Department of State Health Services State Hospitals Section Mission, Vision, Goals and 2007 Work Plan - Statewide Performance Indicators 3rd Quarter FY 2007 - (Page 59)





# Economic Impact of Housing/care

- 2010 Preliminary Study by Petrovich, Spence-Almaguer, UT Arlington
- **Sample of 66 individuals in FW** housed in permanent supportive housing (typical homeless)
- **Data reflects 6 months directly prior to housing, and 6 months in housing**
- Costs are amount asked to pay, not the actual personnel or material costs incurred
- Inpatient Admission may be due to increase use of Medicare
- Does not include physician charges which could raise the amount of total charges from 20%- 100%

Service	Pre-Housing (% of total)	Post-Housing (% of total)	Difference (% change pre – post)
Psychiatric ER	\$17,750 (2.2%)	\$12,019 (2.0%)	-\$5,371 (30%)
Medical ER	\$361,405 (45.7%)	\$169,098 (28.2%)	-\$192,307 (53%)
Urgent Care	\$12,319 (1.6%)	\$3,271 (0.55%)	-\$9,048 (73%)
Off-Campus Clinic	\$151,498 (19.2%)	\$109,600 (18.3%)	-\$41,898 (28%)
Inpatient Admission	\$246,714 (31.2%)	\$305,485 (50.9%)	+\$58,771 (19%)
OB Triage	\$1,398 (0.18%)	\$207 (0.03%)	-\$1,191 (14%)
<b>Total</b>	<b>\$791,084 (100%)</b>	<b>\$599,680 (100%)</b>	<b>-\$191,404 (24%)</b>



# **Case for Action** (con't)

- **In four county area:**
  - **140 beds in HUD 811 residences (approx.)**
  - **1200 beds designated as HCS or ICF/MR (not confirmed)**
    - **Medicaid-waiver beds**
    - **Available to persons receiving Medicaid (not on waiting list)**
- **In Texas:**
  - **There are beds for less that 3% of the IDD population.**



# Why is there a shortage of housing in North Texas?

No profit to make this business worthwhile. Bias against people with IDD.

- **SSI (\$698/m) and SSDI (\$1,111/m) "virtually impossible for people with disabilities receiving SSI to obtain decent, safe, affordable, and accessible housing in the community without a permanent housing subsidy."**
  - Between 1979 and 2006, middle-class incomes after taxes increased by 21%
  - The poorest saw their incomes rise by only 11 percent.
  - The top one percent, by 256%.

Source: George Packer *The Broken Contract: Inequality and American Decline Foreign Affairs*, November/December 2011.
- **Cost of housing – mortgage, insurance, taxes, maintenance. Home owner may not be able to cover expenses. (30% of SSI/SSDI is allowed to cover rent.)**
- **Home and Community – based Services (HCS) and Community Living and Support Services (CLASS) may be provided to individuals who live at home, in a three-or four-person group home or a foster home.**

# I/DD Fiscal Effort: 2009



1	New York	\$10.10
2	Maine	\$8.32
3	Connecticut	\$7.69
4	Minnesota	\$7.54
5	North Dakota	\$7.28
6	Louisiana	\$7.13
7	Ohio	\$6.84
8	Iowa	\$6.50
9	Rhode Island	\$6.31
10	Vermont	\$6.21
11	District of Columbia	\$5.91
12	Pennsylvania	\$5.70
13	West Virginia	\$5.70
14	Wisconsin	\$5.46
15	New Mexico	\$5.34
16	Oregon	\$5.18
17	Delaware	\$5.00

18	Wyoming	\$4.90
19	Arkansas	\$4.75
20	Massachusetts	\$4.72
21	Idaho	\$4.69
22	South Dakota	\$4.59
23	Mississippi	\$4.26
24	Tennessee	\$4.17
25	Nebraska	\$4.16
26	Indiana	\$4.13
27	Kansas	\$4.11
28	North Carolina	\$4.06
29	Alaska	\$3.95
30	California	\$3.82
31	Michigan	\$3.80
32	New Hampshire	\$3.79
33	Montana	\$3.77
34	New Jersey	\$3.62

35	South Carolina	\$3.49
36	Arizona	\$3.49
37	Missouri	\$3.45
38	Washington	\$3.42
39	Oklahoma	\$3.39
40	Illinois	\$3.13
41	Hawaii	\$3.11
42	Utah	\$2.94
43	Maryland	\$2.89
44	Kentucky	\$2.87
45	Virginia	\$2.73
46	Alabama	\$2.28
47	Colorado	\$2.23
48	Georgia	\$2.14
49	Florida	\$2.09
50	Texas	\$1.93
51	Nevada	\$1.59

**UNITED STATES: \$4.34**

Source: Braddock, D., State of the States in Developmental Disabilities, 2011.

**DRAFT TEXAS HOUSING AND HEALTH SERVICES COORDINATION COUNCIL**  
**3/5/12**



**Recommendation/Goal: The Council promotes a continuum of community based housing options, providing persons with disabilities the ability to choose of the most integrated setting that fits their preferences.**

(portions of draft)

- **The Council promotes full compliance by the State of Texas with the Olmstead Decision, which protects the right of persons with disabilities to choose whichever housing option they deem desirable. The Council recognizes that there are many factors that impact an individual’s choice and ability to live independently .**
- **Many individuals want their own apartment, some want to live with family members, others choose to live in small group home settings, and some prefer the assisted living facility (ALF) model. Offering a continuum of housing opportunities allows the provision of a step-down option from an institution and a time of adjustment to a less restrictive setting, which may ultimately result in a move to a private home.**
- **There are barriers to the provision of all options currently exist.**
  - **not all funding sources associated with the creation of community based affordable housing can be utilized for all housing options**
  - **all funding sources associated with the provision of community-based long-term services and supports can be utilized within all housing options. For example, currently Texas’ Medicaid State Plan prohibits persons with intellectual or developmental disabilities that are eligible for Consolidated Waiver Program (CWP) services to receive those services in congregate housing settings where four or more unrelated individuals reside.**
- **It is the Council’s intention to make recommendations within this Plan to urge state and federal policymakers to remove such obstacles to the creation of a full array of housing options for persons with disabilities, allowing these persons to more fully realize their ability to choose the most integrated setting possible.**
- **6/11/12: The HHSCC has accepted the CPSH invitation to hold a Housing & Health Services Coordination Council Public Forum in Plano. This Public Forum will give you the opportunity to provide feedback on the Draft Biennial.Plan.**



# CPSH Housing Survey

- Developed in 2010 to prove the need for housing for adults living with intellectual and developmental disabilities in North Texas.
- Only survey in Texas that collects options that families want for their children, and when they need these options. Families advocate for themselves.
- Provided to Texas Department of Health and Human Services and Housing and Human Services Coordinating Committee. Results considered in HHSCC legislative recommendations.
- Summary are published monthly.
- Survey will continue indefinitely. Data will be used to make decisions for North Texas.
- Questions:
  - Do you want more housing for People with disabilities in North Texas?
  - If you answered yes above, what actions should be taken to make this happen? (sample responses)
  - What type of housing do you want for your family member?
  - What year do you expect to need living arrangements?
  - What is your zip code?



## Participation

- Total as of 04/22/12: **899**
- Goal 12/31/12: 1050

## Question: **Do you want more housing for People with disabilities in North Texas?**

- Yes      887
- No        6
- NC        5
- Maybe    1





# Question: **If you answered yes above, what actions should be taken to make this happen? (sample responses)**

- Support obtaining additional state and federal funds to make Collin County receive its proper proportional share of available funds
- Privately funded organizations should be contacted that specialize in this field, with some government funding applied to help establish this service to our citizens
- Instead of building more businesses start making supported housing for the disability families
- State or federal funding
- Try to find private, state, & federal funds for the start up costs & to supplements on-going costs
- The state should definitely allocate funds to make housing affordable for the disabled We are looking at a facility that charges 3000 per month This is just not sustainable
- State and federal assistance to help with the fund
- State should purchase houses or money should set aside funding (money) for more housing

# Question: What type of housing do you want for your family member?



What type of housing do you want for your family member? (more than one response allowed)	Count	%
group home with supervision	676	38%
apartment (up to 24 people) with supervision	504	28%
assisted living center (up to 80 people) with supervision	159	9%
group home with medical support	148	8%
apartment (up to 24 people) with medical support	103	6%
assisted living center (up to 80 people) with medical support	82	5%
Other	93	5%
All	6	0%

# Question: What year do you expect to need living arrangements?



217 {  
need  
housing  
now

Year	Num		Year	Num
Prior	14		2026	6
Now	57		2027	6
ASAP	16		2028	2
2011	48		2029	1
2012	82		2030	11
2013	51		2032	6
2014	52		2034	1
2015	83		2035	1
2016	58		2036	2
2017	37		2031	15
2018	42		2041	2
2019	13		2045	1
2020	89		Don't Know	18
2021	26		No Comment	71
2022	41		No Need	9
2023	9		When both parents die	1
2024	2		When we can no longer care for our son	1
2025	26			



# Question: What is your zip code? (by city)

City	Total Count
Massapequa NY	1
ASHDOWN AR	1
Palm Desert, CA	1
Addison	1
Alba	1
Aledo	2
Allen	63
Arlington	3
Aubrey	1
Azie	1
Balch Springs	3
Blue Ridge	2
Caddo Mills	4
Carrollton	25
Ceder Hill	1
Celeste	1
Celina	3
Christoval	1
Colleyville	2
Commerce	3
Coppell	22
Crandall	1
Dallas	97
Decatur	1
Denison	1
Denton	6
Desoto	2
Duncanville	3
El Paso	1
Euless	2
Farmersville	2

City	Total Count
Fate	2
Flower Mound	23
Forney	2
Fort Worth	5
Frisco	28
Garland	27
Goodfellow AFB	1
Granbury	1
Grand Prairie	8
Greenville	16
Happy	1
Houston	4
Huntsville	1
Huntsville	1
Hurst	1
Irving	13
Katy	1
Keller	2
Lancaster	1
Lewisville	29
Little Elm	4
McKinney	36
Melissa	3
Mesquite	1
Mount Pleasant	4
Nevada	1
No Comment	27
North Richland Hills	1
Omaha	1
Palmer	1

City	Total Count
Plano	244
Princeton	2
Prosper	3
Quinlan	4
Red Oak	4
Richardson	53
Rio Vista	1
Roanoke	3
Rockwall	18
Rowlett	14
Royse City	6
Sachse	2
San Angelo	2
San Antonio	1
Sanger	1
Sherman	3
Smithville	1
Southlake	3
Telephone	1
Temple	2
Terrell	5
The Colony	8
Van Alstyne	2
Waxahachie	2
Weatherford	1
Weston	1
Whitesboro	1
Wolf City	3
Wylie	6

# Question: What is your zip code?



Zip Code	Count	City
11758	1	Massapequa NY
71822	1	ASHDOWN AR
75001	1	Addison
75002	46	Allen
75006	6	Carrollton
75007	17	Carrollton
75009	3	Celina
75010	2	Carrollton
75013	17	Allen
75014	2	Irving
75019	22	Coppell
75020	1	Denison
75022	5	Flower Mound
75023	42	Plano
75024	33	Plano
75025	36	Plano
75028	18	Flower Mound
75032	6	Rockwall
75034	9	Frisco
75035	19	Frisco
75040	5	Garland
75041	1	Garland
75042	7	Garland
75043	5	Garland
75044	8	Garland
75048	2	Sachse
75050	4	Grand Prairie
75052	4	Grand Prairie
75056	8	The Colony
75057	4	Lewisville
75060	4	Irving
75061	3	Irving
75063	4	Irving
75067	5	Lewisville
75068	4	Little Elm
75069	9	McKinney
75070	22	McKinney
75071	5	McKinney
75074	24	Plano
75075	44	Plano

Zip Code	Count	City
75077	20	Lewisville
75078	3	Prosper
75080	24	Richardson
75081	17	Richardson
75082	12	Richardson
75087	12	Rockwall
75088	8	Rowlett
75089	6	Rowlett
75090	1	Sherman
75092	2	Sherman
75093	53	Plano
75094	12	Plano
75097	1	Weston
75098	6	Wylie
75104	1	Ceder Hill
75114	1	Crandall
75115	2	Desoto
75116	1	Duncanville
75126	2	Forney
75132	2	Fate
75135	4	Caddo Mills
75137	2	Duncanville
75146	1	Lancaster
75149	1	Mesquite
75150	5	Terrell
75152	1	Palmer
75154	4	Red Oak
75160	2	Balch Springs
75165	2	Waxahachie
75173	1	Nevada
75180	1	Balch Springs
75181	1	Mesquite
75189	6	Royse City
75205	5	Dallas
75206	3	Dallas
75207	1	Dallas
75208	1	Dallas
75209	1	Dallas
75210	1	Dallas

Zip Code	Count	City
75214	10	Dallas
75217	3	Dallas
75218	2	Dallas
75220	2	Dallas
75224	1	Dallas
75225	6	Dallas
75227	1	Dallas
75228	2	Dallas
75229	2	Dallas
75230	6	Dallas
75231	7	Dallas
75232	1	Dallas
75234	2	Dallas
75237	1	Dallas
75238	2	Dallas
75243	15	Dallas
75244	1	Dallas
75248	11	Dallas
75249	1	Dallas
75252	6	Dallas
75287	8	Greenville
75307	1	Dallas
75402	8	Greenville
75407	2	Princeton
75410	1	Alba
75423	1	Celeste
75424	2	Blue Ridge
75428	3	Commerce
75442	2	Farmersville
75454	3	Melissa
75455	4	Mount Pleasant
75474	4	Quinlan
75488	1	Telephone
75495	2	Van Alstyne
75496	3	Wolf City
75571	1	Omaha
75827	2	Dallas
76008	2	Aledo
76011	2	Arlington
76012	1	Arlington

Zip Code	Count	City
76020	1	Azie
76034	2	Colleyville
76039	2	Euless
76048	1	Granbury
76053	1	Hurst
76088	1	Weatherford
76092	3	Southlake
76093	1	Rio Vista
76108	1	Fort Worth
76109	1	Fort Worth
76110	1	Fort Worth
76155	1	Fort Worth
76179	1	Fort Worth
76180	1	North Richland Hills
76208	3	Denton
76210	3	Denton
76227	1	Aubrey
76234	1	Decatur
76235	1	Palm Desert, CA
76248	2	Keller
76262	3	Roanoke
76266	1	Sanger
76273	1	Whitesboro
76504	1	Temple
76901	1	San Angelo
76904	1	San Angelo
76908	1	Goodfellow AFB
76935	1	Christoval
77015	1	Houston
77043	1	Houston
77045	1	Garland
77081	2	Houston
77340	1	Huntsville
77494	1	Katy
78248	1	San Antonio
78754	1	Temple
78957	1	Smithville
79042	1	Happy
79912	1	El Paso
NC	27	No Comment

# Types of Homelessness



- Most - Made incorrect decisions causing them to have inadequate funds to pay for housing. Transitional housing needs to be safe and clean.
- Fewer – Decision making is impaired by a disabling condition such as developmental, intellectual or mental disability, typically from birth or as a result of an accident. Permanent Housing needs to be safe, clean and enriching.

# What is Enriched housing?



Enriched housing involves teaching coping skills so that people can effectively control their condition and prevent it from interfering with their decision making processes. The amount of time it takes for these people to leave supported depends on the severity of their condition and the quality of treatment they receive.

Case management; transition assistance

Adaptive aids; minor home modifications

Medical supplies; nursing

Adult foster care; residential care and/or assistance

Personal Emergency Response System (PERS)

OT, PT, Speech Pathology, Audiology; specialized therapies

Personal assistance

Home delivered meals; dietary

Respite care

Supported employment; day habilitation;

Dental, psychological services

Assistive technology

Community integration training

Transportation

Independent living skills training.

Communication devices

Private duty nursing





# Summary

- Most of our children want to **live with friends** or age appropriate acquaintances and live in a community they know and have lived in
- Most parents want **more choices** than what is presently available and legal in order to get services
- Families want **safe, forever homes** not transient living
- Our children need **transportation** to jobs, recreation, medical needs etc.
- **Families want to** contribute financially to someone they trust and believe in. This could be as little as providing food and necessities or as much as purchasing a building. ***Parents can not bankrupt themselves for their child with disabilities.***
- The **challenge** creating housing **belongs to all of us**. The solution requires actions by many.
- How will you be part of the solution?



***Thank you!***

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