

# Section 16:

## Housing

After graduation an individual has multiple options for housing. The decision on where to live should be made as a team (individual, guardian, with location support from a case manager or provider). Individuals diagnosed with a disability have the right to choose where they would like to live, but support from family and steps for moving are a vital part to the success of this new transition. If the individual has a legal guardian, approved through the court system, the guardian will make the decision on where the individual will reside.

### Housing Options for Adults

**Assisted Living** allows for the individual to live in their own apartment in a building complex with each resident utilizing on-site staff when needed to assist with some daily needs (i.e., bathing, cleaning, medications, etc.). In most assisted living locations, individuals can cook in their unit or have access to a community dining room. Certain assisted living programs will be diagnosis specific (i.e., dementia).


**Group Homes or Supported Housing** allows for the individual to live outside of the family home with a small group of individuals also diagnosed with a disability. The homes are staffed with part-time or full-time staff to help provide live-in assistance for each house member. Group homes provide a social setting beyond their family unit with private pay or state paid program options.

**Independently in the Community** allows for the individual to live outside of the family home alone in a residence of their choosing (i.e., house, condominium, mobile home, or apartment). If families are able, they may choose to purchase a property for their family member to reside in. If the family is unable to purchase, they may look at Section 8 Housing. More information is included below in the Finance Options for Housing section.

**Remaining in Home** allows the individual to continue to reside with their family in the family home environment. This is a common option for many families after graduation. It is important to remember planning for the future with aging caregivers will be an important step down the road with housing.

**Skilled Nursing or Nursing Home** allows the individual to receive 24 hours of skilled medical care. This choice may be considered if the level of needed care is unable to be met in the home environment. Funding for skilled nursing can be \$10,000 a month or higher. Individuals may qualify to be covered under Medicaid for the cost of a skilled nursing facility.

## Finance Options for Housing

[Section 8 Housing Choice Voucher Program \(Section 8 or HCV\)](#)  is a section of the Housing Act of 1937. Section 8 assists individuals with low-income, elderly, and/or those diagnosed with a disability to reside in an affordable, safe, and sanitary housing options in their community.


Section 8 housing can be a single-family home, townhouse, or apartment. The individual can choose any housing choice if it meets the requirements of the Section 8 program.

Section 8 Housing Choice Vouchers are managed by public housing agencies (PHAs). PHA's are funded from the U.S. Department of Housing and Urban Development (HUD). Waitlists are possible for Section 8. In some locations waitlists are closed to new individuals at this time. Contact your local office for additional information.

- Eligibility Requirements:
  - An individual and/or household must qualify under HUD and PHA total annual gross income and family size.
  - The household income must meet the limits at or below HUD requirements.
  - An individual must be a U.S. Citizen or meet specific categories of non-citizen eligible immigrant status.
  - In most locations, the household income may not exceed 50% of the median income for the county or metropolitan area.
  - PHA is required by law to provide 75% of vouchers to applicants whose income does not exceed 30% of the median income of the area of residence (HUD publishes median income levels and each will vary by location).
  - Contact your local PHA for additional information. Cedar Rapids contact information is listed as Cedar Rapids Housing Services in Local Housing Resources below.


**Section 811 Project Rental Assistance (PRA) Program** is a supportive housing program focused on expanding, supplying, and supporting housing for low-income individuals diagnosed with a disability. Section 811 PRA is a referral-based program and varies by city and state. Section 811 PRA partners with state housing agencies (Medicaid and DHS) to identify individuals who may benefit from the program. The information gathered allows for an allocation of units in affordable housing projects with capital costs being funded through federal, state, and/or local funding.

- Eligibility Requirements:
  - An individual must be 30% or below the Area Median Income (AMI).
  - One member of the home must be diagnosed with a disability.
  - Individuals diagnosed with the disability must be eligible for Medicaid, state funded services or services listed in the specific Section 811 PRA partnership agreement.
- For more information on Section 811 PRA visit: [www.hudexchange.info/programs/811-pra/](http://www.hudexchange.info/programs/811-pra/)

[The HCBS Rent Subsidy Program](#)  provides monthly rent assistance payments to individuals who receive services under a federal Medicaid waiver program and who are at risk of nursing facility placement until they become eligible for any other local, state, or federal rent assistance.

- Eligibility Requirements:
  - Be 18 years of age or older.
  - Currently be an adult recipient of one of the home- and community-based service waiver programs, including HCBS Habilitation Services Program or Money Follows the Person.
  - Provide evidence that you are responsible for paying more than 30% of your income for rent, and have been determined ineligible, or have been placed on a waiting list, for U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher or any other available rental subsidy programs.
  - Live in a qualified rental unit (an apartment, mobile home, or private room for which a signed written rental agreement exists, and which is governed by Iowa Code Chapter 562A Uniform Residential Landlord and Tenant Law).
  - Live in Iowa.
- Cannot serve individuals who:
  - Are receiving federal rental assistance at the time of, or prior to the time of application to the HCBS Rent Subsidy program.
  - Decline a HUD Housing Choice Voucher or fail to respond to a notice from the public housing authority when a voucher becomes available.
  - Live in a home owned by a family member or someone who is currently living in the home.

For more information on HCBS Rent subsidies visit <https://www.iowafinance.com/renter-programs/home-and-community-based-services-rent-subsidy-program/>

**Public Housing**  is rental housing for families, older adults, and people with disabilities who have low incomes. Public housing in Iowa is often large multi-unit complexes but can also be single-family homes or small supportive housing arrangements (“group homes”). The property owner is often the local public housing authority (PHA), but they may contract or transfer ownership of the property to a private landlord or organization.

The U.S. Department of Housing and Urban Development (HUD) gives federal aid to PHAs to develop and manage public housing following public housing rules. People apply for public housing at their local PHA or by contacting the HUD Field Office. If eligible, people pay about 30 percent of their income on rent at public housing properties.

Find and apply for public housing through the local public housing authority or by contacting the Des Moines HUD Field Office at (515)284-4512.

For more help with HUD rental programs contact the Public and Indian Housing Information Resource Center at (800)955-2232.

## Local Housing Resources

### Iowa Compass

[Disability Resource Database - Iowa Compass - UI Health Care](#)

100 Hawkins Drive 221, Iowa City, IA 52242 · 1-800-779-2001

Iowa Compass has free information about programs and services for Iowans with disabilities, their families and service providers. Access thousands of local, state and national programs for people with health-related conditions and disabilities. Call, email, chat, text or search the website for answers to your disability-related questions. For specific information on residential facilities & housing services, click on the above link, enter your zip code and age, select Residential Facilities & Housing Services. You will be provided with a selection of resources and can click on the menu item to fit your requested need.

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<https://www.211iowa.org/>

A free, confidential service that connects families and individuals to services that can help to stabilize them while meeting basic needs. For housing specific support, select resources, enter your zip code, select housing and select the specific area of housing you wish to receive further information on.