

# HUD Office of Public and Indian Housing Persons with Disabilities Access to Housing

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Office of Public & Indian Housing**

**November 15, 2011**



# HUD Households & Persons 2010

PROGRAMS	No. of Household	No. of Persons	Average Annual Income	% Disabled Households	% Disabled Persons
All HUD programs	4,331,147	<b>9,290,832</b>	\$10,956	23.00	<b>18.80%</b>
Project-based Sec 8	991,205	1,834,316	\$6,900	17.00	14.50
202/8	198,062	212,631	\$6,900	18.50	25.60
202/PRAC	107,350	116,166	\$6,900	0.40	4.50
811/PRAC	29,330	32,056	\$6,900	85.30	91.70
Mod Rehabilitation	32,269	50,853	\$8,263	31.70	30.20
Public Housing	989,703	2,139,939	\$13,428	21.10	19.00
RAP,RentSupp,S236,BMIR	56,132	105,341	\$6,900	10.60	9.40
Housing Choice Voucher	1,927,096	4,799,530	\$12,640	28.00	19.90



# Average Total Cost Per Unit

<b>PROGRAMS</b>	<b>AVERAGE TOTAL COST PER UNIT (FY2010)</b>
<b>Project based Section 8 Rent Supplement</b>	\$630
<b>RAP</b>	\$426
<b>Section 202/PRAC</b>	\$606
<b>Section 811/PRAC</b>	\$277
<b>Section 202/162</b>	\$309
<b>Public Housing</b>	\$468
<b>Housing Choice Voucher</b>	\$585
<b>Moderate Rehabilitation</b>	\$697
	\$546



# HUD Subsidized Housing-- Basics

- **Housing is Not an Entitlement**
- **Driven at the National level, No State Cost Sharing**
- **No State Housing Agency Equivalent of State MH and DD Agencies**
- **Federal Subsidizes Doled out to Public Housing Agencies, few State Housing Finance Agencies Involved**



# HUD Subsidized Housing-- Basics

- **Financial Eligibility is Based on Area-wide Median Income (AMI), HUD calculates annually**
- **Person with a Disability is Defined as Under 62 Years of Age. Hence, an Elderly Person with a Disability is Defined As Elderly**
- **Housing Agencies are Not Permitted to Inquire As to the Type of Disability**
- **Set-aside vouchers for PWDs –Congress, not annual**
- **Preferences for PWDs – PHA-based**



# Working with PHAs

- Learn the housing lingo, CMS now producing a Housing Primer for Health Service Professionals
- Know your PHAs in your State or locality, obtain a copy of the PHA Administrative Plan, located on PHA website
- Apply to more than one housing project, not all PHAs have one application for all housing, consider housing further away, apply EARLY-ON
- Preferences: annual community hearing
- Assurance of 24/7 services, and/or person that can be call 24/7 **and** respond if there are emergencies
- Develop a “housing coordinator” that can work with the PHAs
- Check if eligible for housing based on income, know AMI



# Working with PHAs (cont'd)

- **PHA Verifies Disability:**
  - ✓ SSI or SSDI proof of income letter
  - ✓ Statement from a MD or other reliable medical source
  - ✓ Statement from a State Department of Health
  - ✓ can not ask applicant what kind of disability or diagnosis or ask if can live indep.
- **Background Check is Legally Required:**
  - ✓ Criminal Activity Threat to Health, Safety or Property of Others
  - ✓ History of Disturbing the Rights of Other Resident's Peaceful Enjoyment
  - ✓ Poor treatment of previous housing units and/or premises
  - ✓ Nonpayment of rent to a PHA
- **Housing Choice Vouchers-** landlord is not required to make unit accessible, have home rehab funds
- **Public Housing, 811 –** required to make unit accessible
- **Often will not know how accessible a private unit is (HCV -Section 8), until you see it or call the landlord**



# Helpful Information Guides

- <http://www.hhs-hud-housing-collaboration.net>
- “Strategies for Using NED Category 2 Housing Choice Vouchers – A Training Guide
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