



Federal Resources for Home Accessibility in Rural Communities

HCBS Conference

August 2019

Federal Agency Collaboration

Centers for
Medicare &
Medicaid (CMS)

U.S. Department of
Agriculture (USDA)

U.S. Department of
Housing and Urban
Development
(HUD)

Administration on
Community Living
(ACL)

Background

- People with disabilities and older adults make up a large percentage of people living in rural America.
- While many of these individuals live in single family homes, these homes were often built in earlier decades and were not designed with important accessibility features that can help individuals live independently and remain in the community.
- There are a range of home modifications that can increase safety and accessibility.

Medicaid Pathways:

Meeting the Needs of Older Individuals and
Individuals with Disabilities Seeking to Remain at Home

- Mandatory state plan benefits specified in section 1905(a) of the Social Security Act (the Act)
- Services and supports available under optional state plan services, home and community based services and under demonstration authorities.

ACL Home Modification Efforts

- ACL recognizes that accessible, usable, and safe housing is essential for community living.
- Yet, research shows that older people and people with disabilities continue to face barriers to safe, affordable, and accessible housing
- Several ACL programs support efforts to facilitate housing assistance, accessibility, home repair and modifications.

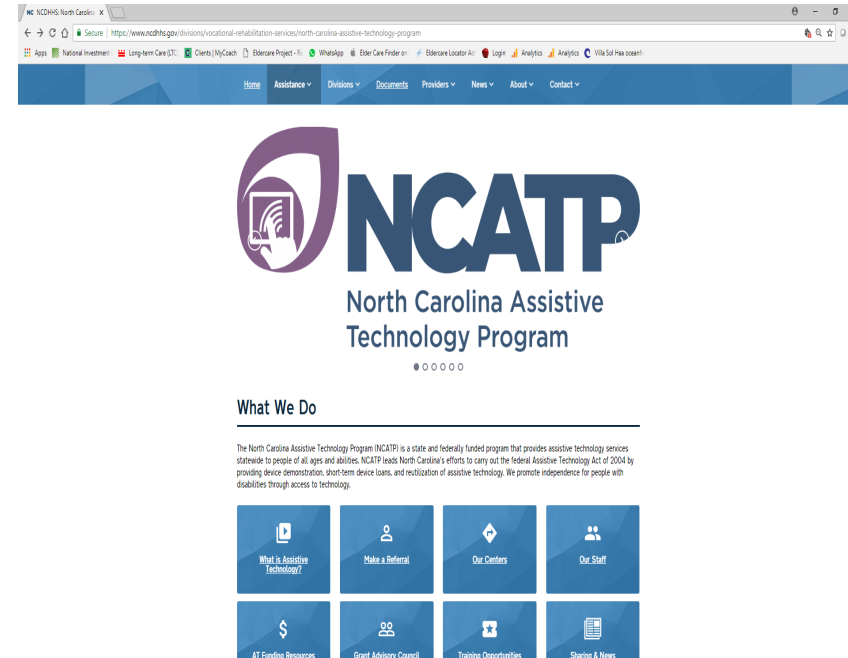
State Assistive Tech Act Programs

- States, DC and territories receive formula grant funding to support AT programs for individuals with disabilities and older adults.
- AT Program provide a variety of activities including:
 - device loans and demonstrations,
 - training & TA,
 - public awareness and I&R,
 - assistance with obtaining funding for AT
- Most AT Programs conduct activities that support home modifications and accessibility.

<https://www.at3center.net>

State AT Programs at Work

- NCAT Program RAMMP program
- Loans portable ramps to people with mobility difficulties.
- Helps people transitioning from facility to home



Centers for Independent Living

- 354 discretionary grants to CILs
- consumer-controlled, community-based, cross-disability, nonresidential, private nonprofit agencies that provide IL services.
- IL core services:
 - Information and referral;
 - IL skills training;
 - Peer counseling;
 - Individual and systems advocacy; and
 - Services that facilitate transition
- CILs may also provide assistance in securing housing, including home modifications, and other services.

acl.gov/programs/aging-and-disability-networks/centers-independent-living

CIL at Work

- CIL of Central PA Home Modifications & Access Services Program
 - Individualized home assessments
 - Home modification project oversight



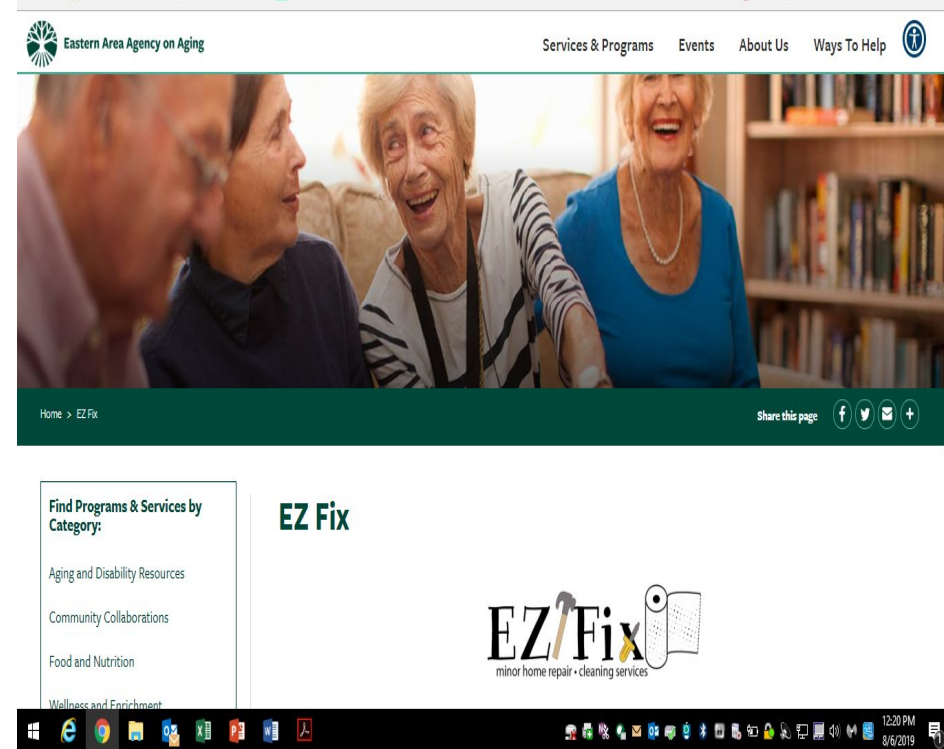
<https://cilcp.org/>

Older Americans Act

- OAA funds a broad array of services that enable older adults to remain in their homes & communities.
- OAA programs can assist older adults to obtain adequate housing, including home modifications to maintain their homes.
- OAA NFCSP can assist with home modifications so caregivers are better able to continue providing care.

Aging Network at Work

- Eastern AAA in Bangor, ME offer EZ Fix Program.
- Fee-for-service program available to seniors 50 and persons with disabilities.
- \$30.00 an hour, a handyman will make minor repairs.
- \$ raised used to assist low-income individuals who can't afford to pay.



<https://www.eaaa.org/ez-fix-2/>

Aging Network at Work

- Central Plains AAA Home Repair Program
- Utilizes OAA & Other Funding
- Program is designed to address safety and accessibility issues in qualifying consumers' homes.
- CPAAA provides
 - home assessments
 - safety assessments
 - coordination of vendors to complete home repairs
 - quality assurance on completion of work

Central Plains Area Agency on Aging (CPAAA) provides information, assistance and support to help seniors, caregivers and adults with disabilities adapt to life's changes.

Seniors, caregivers and individuals with disabilities can find options and support through CPAAA. Do you need help or are you overwhelmed with your current situation? Resources are available through CPAAA and community partners. CPAAA can help you find them.

For over 40 years CPAAA has been serving seniors, caregivers, adults with disabilities and assisting professionals by providing:

- Advocacy
- Aging and Disability Resource Center
- Information and Assistance
- In Home and Community Services
- Caregiver Support
- Health and Wellness
- Housing and Long Term Care Options
- Transportation
- Volunteer Opportunities

<http://www.cpaaa.org/>

Promoting Aging in Place by Enhancing Access to Home Modifications

- ACL-Funded Project with USC
- Project objectives include:
 - **Develop a knowledge base of HM Resources**
 - **Improve coordination among HM programs**
 - **Train aging network to deliver, promote access to HM**
 - **Improve access to and use of HM by older adults and caregivers**

<https://homemods.org/acl/>

HUD Resources for Home Modifications & Improved Accessibility in Rural Communities

Presentation prepared for the National Home
and Community Based Services Conference
Baltimore, Maryland

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As of December 2017, 1.8 million individuals, or 19 percent of the HUD-assisted population, were elderly. These HUD clients represent 3 percent of the total U.S. elderly population.

PD&R tabulation (Carol Leming) from PIC and TRACS systems.

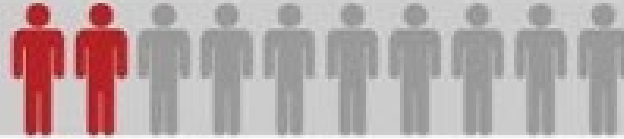
The Department is sponsoring multiple research efforts to help identify real-world tools for aging in place.



PD&R



About **2 in 10** adults
live with a **disability**



How Common are Specific Disabilities?



PD&R



United States
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
u.s. census bureau
census.gov

Source: Americans with Disabilities:
2010, from Survey of Income and
Program Participation.

2011, the *American Housing Survey* (AHS) included a module on accessibility that asked about the presence of 22 accessibility features in housing units and whether those features were used. The researchers found that one-third of housing is potentially modifiable, but only 0.15 percent was wheelchair accessible.

The following exhibit provides a summary of the level of accessibility and prevalence.



Accessibility and Prevalence

| Accessibility level | Prevalence |
|--|---|
| <p>Level 1: Potentially Modifiable.</p> <p>The home has some essential structure features for accessibility, but would not be accessible without further modifications. This includes stepless entry from the exterior, bathroom and bedroom on the entry level or presence of elevator in the unit.</p> | <p>33.3% of all housing units</p> <p>44.2% of housing units with a resident wheelchair user</p> |
| <p>Level 2: Livable for individuals with moderate mobility difficulties.</p> <p>A person with moderate mobility difficulties can live in the home. This includes all the elements in level 1 plus no steps between rooms or rails/grab bars along all steps and an accessible bathroom with grab bars.</p> | <p>3.8% of all housing units</p> <p>12.4% of housing units with a resident wheelchair user</p> |
| <p>Level 3: Wheelchair accessible.</p> <p>The home has a minimum level of accessibility so that a wheelchair user can live in the home and prepare his or her own meals. This includes all the elements in levels 1 and 2, but removes the possibility of any steps between rooms, even if grab bars are present, and adds door handles and sink handles/levers</p> | <p>0.15% of all housing units</p> <p>0.73% of housing units with a resident wheelchair user</p> |



Current Research Efforts

- Three grants were awarded in Fiscal Year 2017 to explore accessible design strategies for people living with various kinds of disabilities. The objective of these grants is for researchers to develop prototypical housing models that incorporate aesthetically pleasing design solutions that promote accessibility without sacrificing affordability.
 - *Auburn University: Accessible and Affordable Design for Semi-Detached Housing.* The team is working closely with HUD and an Advisory Council to develop new and adapted home design prototypes that are tested by people with various disabilities.
 - The Home Innovation Research Lab (HIRL) project will investigate a sample of semi-detached housing to identify the specific needs of disabled populations. The researchers will develop and evaluate retrofit-suitable accessible design prototypes, disseminate the results, and recommend best practices to HUD.
 - The University of Florida's *Repurpose Project* will examine a sample of HUD-assisted multifamily and public housing units for construction issues related to accessible design for persons with disabilities.



Interim Results from the Grants

- **Several possible deficiencies faced by the resident in their existing home, such as deferred maintenance, repairs, and improvement to safety, can be mitigated by testing and incorporating accessible design features specific to their needs.**
- **Home modifications are implemented for a variety of reasons, but primarily for safety concerns—to reduce the anxiety of and decrease the rate of injury and falls. Modifications need not resemble conventional institutional settings that are often not physically appealing. The researchers will present prototypes that are affordable, accessible, and aesthetically pleasing.**



Continued...

- **Some external facing modifications can cause safety concerns for the residents. For example, installing a ramp in the front of the home is a public announcement of their disability.**
- **It is important that occupational therapists, nurses, designers, and other important stakeholders and providers consult with homeowners prior to any home modification.**
- **Homeowners should be involved throughout the home modification process and understand how the adaptations will help to improve their lives.**



Research Related to Social Services

- **Aging Gracefully in Place: The National Center for Healthy Housing (NCHH) is evaluating the Johns Hopkins CAPABLE Approach. CAPABLE, which stands for Community Aging in Place – Advancing Better Living for Elders, is a voluntary, person-directed model that pairs older adults with an occupational therapist (OT), a home-help registered nurse (RN), and a home modification specialist to help identify and overcome barriers to independent living.**
- **The HUD Supportive Services Demonstration (SSD), also referred to as Integrated Wellness in Supportive Housing (IWISH), leverages HUD’s properties as a platform for the coordination and delivery of services to better address the interdependent health and supportive service needs of its older residents.**



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HUD Resources

- **Current Legislation HR 116-106 – provides \$10,000,000 to continue an aging in place program which provides grants to experienced non-profit organizations, States, local governments, or public housing agencies for safety and functional homes modification repairs to meet the needs of low-income elderly persons to enable them to remain in their primary residence.**
- **State Administered Community Development Block Grant (CDBG) – also known as Small cities CDBG program, states award grants to smaller units of general local government that carry out community development activities.**



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PD&R





HCBS Conference

Federal Resources for Home Modifications & Improved Accessibility in Rural Communities

Speaker: Roger
Glendenning

 **USDA** Rural Development
U.S. DEPARTMENT OF AGRICULTURE



Mission

Who do we work with?

Rural areas only (some communities up to 35,000 population)

Federally recognized tribes

Nonprofit organizations

State and local governmental entities

Individual homeowners



Programs for
Modifications
and Improved
Accessibility?



Section 504
– Home
Repair
Program

Section 533
- Housing
Preservation
Grants



Section 504 – Home Repair Program

Repair and Improve

- (1% interest rate loan)

Modernize

- (1% interest rate loan)

Remove health and safety hazards

- (loan or grant, age 62 or older)

Accessibility modifications

- (loan or grant, age 62 or older)



Marilyn



Section 533 - Housing Preservation Grant

Electrical wiring

Foundations

Roofs

Insulation

Heating systems

Water/waste disposal systems

Handicap accessibility features

Labor materials



Josephine

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