

PRESENTATION TO ACR 11 LEGISLATIVE SUBCOMMITTEE
“AFFORDABLE HOUSING FOR PERSONS WITH DISABILITIES”

Sherry Manning
Housing Development Specialist
Office of Disability Services
Governor’s Council on Developmental Disabilities
smanning@dhr.state.nv.us

AFFORDABLE HOUSING

Priced Out In 2004 : The Housing Crisis for People with Disabilities

Created September 2005 by Consortium for Citizens with Disabilities Task Force

- Nevada State Average of SSI Monthly Payment: \$564.00
- Average % of SSI needed in Nevada for a 1 bedroom apt: 131.2%

Housing Choice/Section 8 vouchers have been reduced and wait lists have Increased in the State of Nevada:

- Reno Housing Authority: 9-12 month wait (2356 people)
- Housing Authority of County of Las Vegas: 2-3 year wait since 2003
- Rural Housing Authority: 1 year wait
- Accessible Space Inc: 2 year wait on vouchers for people w/disabilities

Recommendation: Funding a “bridge gap” source for those persons currently in housing that are on wait list for a housing subsidy and are at risk of becoming homeless or currently in a nursing facility and awaiting community transition.

This recommendation would allow persons that currently maintain housing and are on a wait list for subsidized housing to maintain a place to live and thereby having to become homeless prior to receiving the subsidy. In accordance with Olmstead, persons with disabilities are allowed to live in the least restrictive and most independent lifestyle. A “bridge gap” funding would allow those persons currently in nursing homes to move into the community more timely that will ensure the independence and a least restrictive setting.

IMPORTANCE OF STATEWIDE DATABASE

U.S. Department of Housing and Urban Development reports that Supportive Housing for Persons with Disabilities (Section 811) received no statewide funding In FY2003 – FY2004 – FY2005

Center for Medicaid Services-New Freedom Choice Grant (\$475,000) received no Funding

EXHIBIT C - AFFORDABLE HOUSING
Meeting Date: 01-23-06
Document consists of 2 pages.
Entire Exhibit Provided

Recommendation: Support a timely and accurate database that can be utilized by all entities and organizations to support a significant need for affordable/accessible housing in Nevada.

Updated data has not been available to substantiate funding and Nevada does not receive funding due to lack of data. Money is left on the table and is awarded to other states.

ACCESSIBILITY

Data from 2003 American Community Survey:

- An estimated 256,000 people in Nevada have a disability, or 12.5% of the population age 5 and over
- 160,000 persons with a disability have mobility impairment

1991 Fair Housing Requires 5% of multifamily units be accessible

- Many multifamily units are not in compliance
- Units prior to 1991 do not have the requirement

Elderly population is growing (Baby Boomers)

It is important to connect persons in need of affordable and/or accessible housing with availability of housing for their needs. This housing registry reports all “affordable” and/or “accessible” housing statewide.

- Affordable/Accessible Housing website established through a grant received through the Office of Disability Services, DHHS
 - Nevadahousingregistry.com
 - Purchased through New England Index and currently used by:
 - Massachusetts
 - New York
 - Nevada
 - Connecticut

Recommendation: Nevada State Legislature to support the mandate for multifamily units to report available accessible units to the Nevada Housing Registry.

Many accessible units sit empty or are rented to able bodied persons due to the inability to connect persons in need of these units with the availability of these units. Massachusetts legislature mandated that all rental units that have accessible features must report this information to the Massachusetts housing registry. This mandate has been very successful in providing information to those persons who need accessibility to age in place and live in the least restrictive setting. Without this mandate, the property managers will not report this information.