

# Finding a Path to a Place to Call Home





**Empowering  
individuals with  
disabilities and our  
communities to  
lead fulfilling and  
enriching lives.**





Center for Independent Living (CIL) providing resources that help people with disabilities live their daily life independently.

**Services include:**

- Information and Referral Services
- Independent Living Skills Training
- Housing Options
- Hygiene Supplies
- Peer Counseling
- Advocacy Assistance
- Durable Medical Equipment Loan
- Veteran Directed Care

# Getting Ready

- Building confidence in asking for help
- Learning through real life experiences
- Creating a strong support system
- Finding and using helpful resources
- Practicing independence in everyday life



# Housing Options



## Private Facilities & Developments

Services are NOT covered by state or federal funds.



## Companion Care Homes

Support covered by Home and Community-Based Services (HCS) and SSI



## Shared Housing

Single family homes, apartments, condos. Covered by a combination of private and government funds.



## Group Homes

Managed and state funded housing. State funded, HCS provides services.

# Shared Housing



- A rental home located in a community setting
- Each home is unique in their set up and amenities. People chose the home based on their needs.
- Owned by an individual or entity, but the owner does not reside in the home
- Residents can independently select service agencies to meet their needs
- Families have greater involvement in house operations, allowing for quick issue resolution and maximizing tenant independence
- Encourages collaboration among families to create a supportive living environment
- Each resident has a private bedroom, with the potential for a live-in caregiver
- Often structured as a **Limited Liability Corporation (LLC)** for management and legal purposes
- The homeowner is responsible for marketing and filling vacancies (**REACH can help with this process**)



\$800

## Private Room For Rent in Denton, TX

per month, utilities, internet and lawn care included.

For more information contact Lisa Klessens- [lklessens65@gmail.com](mailto:lklessens65@gmail.com)



Avid late night gamer with 2 medium-sized dogs is looking for an 18-30 years old non-smoking roommate that loves dogs. Sorry, no other pets as the lease limit is 2. Renter must be independent. Renter is responsible for cleaning their private areas and common areas after use.

<ul style="list-style-type: none"><li>● Duplex w/open floor plan</li><li>● 2 Bathrooms/2 Bedroom unit</li><li>● 2 Living Areas</li><li>● Front load Washer-Dryer</li><li>● Private driveway</li><li>● Off street parking</li><li>● Close to TWU and Parking Lot</li><li>● 7 minutes to UNT</li></ul>	<ul style="list-style-type: none"><li>● Large sized bedroom (renter will need a mattress &amp; necessary bedding)</li><li>● Stainless steel appliances - Refrigerator, Stove &amp; Dishwasher</li><li>● Close to bus stop</li><li>● Fenced front yard</li><li>● A/C</li></ul>
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The \$900 a month rent includes all utilities, internet and lawn care. Interested parties will need to fill out a rental application plus \$50 for a background check. If the applicant is approved will need to pay 1st month's rent plus \$500. deposit. Interested parties should email [lklessens65@gmail.com](mailto:lklessens65@gmail.com)



# REACH

## Companion Care Home for one Adult Male



**\$950 per month rent**



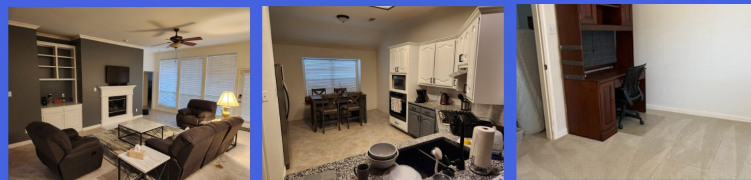
**\$1,700 private pay, HCS for Companion Care**



**North Dallas (Midway and Frankford area)**



### OVERVIEW



### ABOUT THIS PROPERTY

- Single story 4 bedroom, 3 bath home near DART paratransit service area in far North Dallas. Few blocks from a bus stop, grocery store, drug store, library and rec center.
- Bedroom available for low support adult male. Resident is expected to be out of the house 4-8 hours per day, 4-5 days per week. The 2 current residents work (one FT M-F and the other PT M-F).
- Companion Care Provider (CCP) lives in the home. Will cook dinner, shop for household food and supplies and provide transportation within 5 miles.
- Resident chores include laundry, cleaning bedroom and general cleaning of home.
- Periodic meetings with the residents, CCP and guardian.

### FEATURES



1 bedroom



Shared bath



Move in as early as  
December 1, 2024

### CONTACT



Richard Pence



425.754.4092



[rdpeng55@gmail.com](mailto:rdpeng55@gmail.com)

REACH provides advertising for housing opportunities but encourages individuals to thoroughly vet all properties and property owners, as REACH is not responsible for the listings' accuracy or condition.

# Steps to Start a Neighborhood Home

## ❑ Find the Right Property

- Look for homes in neighborhoods with access to public transportation and community amenities such as libraries, parks, grocery stores etc.

## ❑ Set a Sustainable Rental Price

- Ensure the rent covers costs, including maintenance.

\*Use financial tools to estimate expenses:

<https://smartasset.com/mortgage/texas-mortgage-calculator>

Monthly budget breakdown:

<https://www.nerdwallet.com/article/mortgages/cost-of-home-ownership-calculator>

## ❑ Screen Prospective Tenants

- Ask consistent questions to all applicants or their advocates
- If working with a service agency, discuss screening process
- Conduct an initial phone interview covering rent, amenities, house rules, and neighborhood details



# Steps to Start a Neighborhood Home

## ❑ **Create Clear and Fair Rental Agreement**

- Define lease terms, exit procedures, and conflict resolution
- Consider legal guidance and use standard agreements:

<https://eforms.com/rental/tx/texas-standard-residential-lease-agreement-template/>

Customize with addendums, such as a 30-day exit clause for rule violations or personality conflicts

## ❑ **Define Support Services**

- Establish the caregiver's role and responsibilities
- Ensure all families agree to set care guidelines

## ❑ **Implement a Maintenance Tracking System**

- Maintain records for tax and financial reporting

## ❑ **Secure & Timely Rent Collection-**

- Use direct transfers for efficiency
- Align due dates with SSI/SSDI payments (typically the 3rd of the month).



# Determine Your Type of Services



# Choosing and Managing Support Services

## 1. Determine the Level of Service Involvement

Before renting your home, decide how involved you want to be in providing or coordinating services:

- **Passive Involvement** – The homeowner takes a hands-off approach and does not provide services.
- **Active Involvement** – The homeowner offers some services and collaborates with agencies to manage the home and rent.
- **Full-Time Support Required** – Tenants have high support needs, requiring a full-time caregiver.

## 2. Funding Services

Services can be paid for through various sources, including:

- **Medicaid Waiver Programs**
- **Home and Community-Based Services (HCS)**
- **Trust Funds**
- **Private Pay**
- **ABLE Accounts**
- **Medical Insurance**
- **SSI Benefits**

## 3. Define Services in the Lease Agreement

- Clearly outline which services will be provided and who is responsible for delivering them.\* \* \*In writing\*\*\*
- If hiring caregivers, conduct **background checks** and request **references** to ensure safety and reliability.
- If working with an agency, clarify their role in **tenant compliance**, **rent payment support**, and **independent living skill development**.

# Support Services

## Consumer Directed Services (CDS)

CDS allows individuals with disabilities or their legally authorized representatives to act as the **employer** of certain service providers, offering greater **control and flexibility** over their care.

Call toll-free to apply for services 1.877.438.5658

### Key Features:

- **Direct Hiring & Management:** Choose, hire, and oversee your own employees.
- **Wage Control:** Set employee wages within state guidelines.
- **Financial Management:** Select a **Financial Management Services Agency (FMSA)** to handle payroll, federal, and state taxes.

<https://www.hhs.texas.gov/doing-business-hhs/provider-portals/long-term-care-providers/consumer-directed-services/fmsa-agencies>

- Roles and responsibilities guide:

<https://www.hhs.texas.gov/sites/default/files/documents/services/disability/cds-option-roles-responsibilities.pdf>

# Support Services

## Medicaid and Medicaid Waivers

Call 1.877.438.5658



## Texas Medicaid Waiver Comparison Chart

<https://disabilityrightstx.org/en/publication/texas-medicaid-waiver-comparison-chart/>

## Your Texas Benefits

Learn about benefits, support services and eligibility. Benefits such as SNAP, TANF Cash Help, Health Care, and Support Services.

<https://www.yourtexasbenefits.com/Learn/Home>

# Housing Costs

Average One Bedroom  
Apartment in  
Arlington, TX

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**\$1,152**



Average One Bedroom  
Apartment in  
Dallas, TX

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**\$1,393-\$1,561**

# Housing Vouchers

## Mainstream Voucher Program

Designed to help non-elderly people with disabilities who are transitioning from institutions to live independently in their community.

- Eligibility 18 to 62 years old.
- Voucher stays with the person.
- Voucher pays up to 30% of income towards rent (SSI, SSDI included).
- Offered by housing authorities that apply and offer MVs.
- Not every housing authority offers them and the amount of vouchers received are based on population.
- Can ask for an accommodation to extend time to find a property.



# Housing Vouchers

## **Section 811 Project Rental Assistance (PRA) Program**

Provides project-based rental assistance for extremely low-income persons with disabilities linked with long term services. The program is made possible through a partnership between the Texas Health and Human Services Commission (HHSC) and eligible multifamily properties.

- Enables people to pay up to 30% of their income towards rent. SSI and no income included.
- Voucher stays with the property.
- Must be referred by an 811 Referral Agent- Managed Care Organizations (MCO) and Local Intellectual and Developmental Disability Authority (LIDDA).

# Resources

- **SNAP** (Supplemental Nutrition Assistance Program)- Food benefits, 18 and over, can apply if living in the family home.  
<https://hhs.texas.gov/services/food/snap-food-benefits>
- **AT&T Access Program**-Offering low-cost (\$10) wireless home Internet service to qualifying households:
  - \*With at least one resident who participates in SNAP and
  - \*With an address in AT&T's 21-state service area, at which they offer home Internet service<https://m.att.com/shopmobile/internet/access/>
- **True Link Financial**- Financial services that can be self-managed or administered by family members, friends, or trusted professionals. Spending monitors, safeguard spending, set custom spending rules, allow or block access to cash and ATMs, real-time alerts via texts  
[www.truelinkfinancial.com](http://www.truelinkfinancial.com)  
1-866-984-8576 truelinkfinancial.com
- **Texas ABLE Account**- Savings program for Texans with disabilities  
TexasABLE.org <https://www.texasable.org>

# Resources

- **CEAP (Texas Comprehensive Energy Assistance Program)**- Provides relief to those low income elderly and/or disabled households most vulnerable to the high cost of energy for home heating and cooling from fluctuations in energy costs by providing financial assistance.  
<https://www.benefits.gov/benefit/1579>
- **Texas Utility Help (TUH)**- Apply for utility assistance. Select "Utility Bill Payment Help"  
<https://www.tdhca.texas.gov/help-for-texans>
- **Care Notebook**- A Care Notebook is an organizing tool that is particularly useful for parents who have children with special health care needs or disabilities. Use a Care Notebook to keep track of important information about your child's health care. TxP2P's Care Notebook is a compilation of PDF fillable documents. You can download all or any part of the Care Notebook. These forms will allow you to enter your specific information and save the document to your hard drive.  
<https://www.txp2p.org/services/family-to-family-health-info/care-notebook>

# Aging-In-Place Remodeling

Aging-in-place remodeling allows homeowners to continue living comfortably in their homes as they age or manage chronic conditions by adapting the space for enhanced accessibility and safety.

Examples:

- Non slip flooring
- Light switches and electrical outlets at a lower height
- Grab bars
- Widened doorways for better freedom of movement
- Lowered countertops with rounded corners
- Accessible storage with pull out shelves and drawers
- Shower seats
- Motion sensed lighting inside the home

**Aging-In-Place Checklist  
From the National Association  
of Home Builders**

<https://www.nahb.org/education-and-events/education/designations/Certified-Aging-in-Place-Specialist-CAPS/Additional-Resources/Aging-In-Place-Remodeling-Checklist>

# Safety Solutions



**All-in-1  
Portable Fire  
Extinguishing  
Spray for 10  
types of fires**



**Emergency  
Fire Blanket**



**Recordable  
Voice Smoke  
Alarm**



**Smart Smoke  
Detector Carbon  
Monoxide Detector  
Combo**

# Safety Solutions



**Smart Plugs-**  
turn devices  
on and off or  
schedule



**Wifi Water Leak  
Detector, Smart  
Water Sensor  
Alarm**



**Wi-Fi Water Leak  
Sensor and Alarm  
Starter Kit, Whole  
Home System with App  
Notification, No Hub  
Required**

# Safety Solutions



**Smart LED light  
bulbs and smart  
in-wall switches  
& dimmers**



**Motorized  
& remote  
control  
blinds**



**Remote  
control  
light switch**



**Door/window  
sensor**





# Thank You

Jack Sylvie

Housing Options Manager

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## **Denton County**

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Denton, TX 76201

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