HOUSING ISSUES FOR THOSE WITH IDD

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11/16/2026 Regional Advisory Council Los Angeles Meeting

1. Create a sample **budget**--this is what would be a realistic budget; sec dep and 1st/last mth are a challenge; application fees (need to confirm this part); meaning what does it cost and what are financial considerations when you are looking for housing
    a. What it costs to apply for housing: individual, shared (utilities, cable etc) to help people with IDD know what housing costs
    b. What a monthly/yearly budget can look like
    c. Moving in costs: turning on utilities; cable connections; landlord issues such as pest control and plumbing challenges
2. **Costs** of housing
    a. Even outlying areas such as Palmdale or Riverside/SB are getting expensive; Bakersfield and Fresno more affordable; would be helpful to look at areas that are affordable
    b. List RC catchment housing costs from most expensive to least expensive
    c. Regional high housing costs: SF housing higher than LA; compounded by parking charges/access if coming from far and cannot use public transport
3. Challenges in housing
    a. *Behavioral considerations* for those with IDD
        a. Running away/elopement
        b. **Conflicts** with family & roommates can cause people to leave (such as when people smoke, use drugs/other substances)
        c. Neighbor **conflict**: lack of IDD awareness can be a factor
        d. Substance misuse issues including alcohol and other by neighbors/others where you may have no ability to influence
    b. *Lifestyle considerations* for those with IDD
        a. Many people with IDD are not part of a couple
        b. Accessible housing/mobility issues such as elevator breaking down can mean can't leave complex
        c. Largest population of unhoused people are elderly: noise levels when residents are all elderly can be high
        d. Needing to find a job that you can get to
        e. Day to day cleaning and maintenance may be difficult (taking out trash, washing dishes, caring for pets)

c. *Family members*: what happens if you are living with them and they **pass away** (includes foster parents)
    a. What would IDD community like to call this situation
    b. Conflict can occur here
    c. If you have siblings, your siblings might take care of you
    d. Range of situations where there can be no housing resources; housing resources but person with IDD may be evicted; or advance planning that creates cooperation to ensure a place to live; need to be very careful whom you allow access to your home to avoid theft including ID theft & this can include staff that might supporting someone with IDD but engage in some form of theft/dishonest behavior; family members can steal from each other

4. Things that would help keep people with IDD housed
    a. Regional Center clients may have housing options through the Regional Center:
        a. consult your service coordinator
        b. make sure housing is in your IPP
    b. Section 8 housing--can take years to find housing (5+ years; can be 8-10 years)
        a. Need assistance with application
        b. Stay on mailing lists to know when Section 8 lists open, they often close
        c. Important to sign up when 18 not before (not considered valid)
    c. How do you actually look for housing if you have an IDD?
    d. Looking at housing when you need accommodations can take longer (such as dorms, military housing, senior) but day-to-day housing issues that can come up include:
        a. Might encounter pests such as mice, etc
        b. What do you do when there are leaks, power goes out, the toilet overflows or landlord needs to make other repairs
        c. What do you do when there's an emergency
        d. Quiet hours: can be an issue if you've never encountered this before
    e. Long lead times means it can be very difficult to live in shared housing
        a. If dating: will relationship still be intact?
        b. If friends: will peoples' need change, or do they need to live in a different area

f. Know which developers are building housing because you might need to reach out to individual developers building by building to see if they have units available
    a. Point of advocacy: how do you find out which developers might have housing available
    b. Need to keep on following up
    c. Brilliant Corners (doesn't come up any more) helped find housing, they might be able to make a presentation
g. Housing vacancy analysis
h. Incorporating restorative justice process
i. Housing specialists: find what type of housing the person needs, talk to neighbors, talk to landlords
    a. Where do you find housing specialists?
    b. What is offered through LA County
j. Education on how to be a good tenant: pay rent on time; be a good neighbor; how to avoid eviction (stays on your record for 7-10 years)
k. Know your rights & what it means when you sign certain agreements