



**Movin' Out**

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*Housing ideas for people with disabilities.*

## **Components of Successful Rental Housing for People with Disabilities**

What qualities in rental housing does Movin' Out seek for tenants with disabilities? Securing these qualities will be a priority for Movin' Out's service to its own tenants, in our coordination with tenants in partner projects, and for people receiving information, housing counseling, and advocacy from Movin' Out.

1. Tenants with disabilities need **affordable** housing: Decent shelter at a rent affordable to tenants on a fixed income.
2. Tenants with disabilities need to feel **safe** in their home and part of the neighborhood.
3. Tenants need to feel **in control** of their own housing. They hold the key to their home. They have a lease that confirms that this home is theirs. They decide the composition of their own household—how many and who.
4. Tenants with disabilities need **stable** housing--housing that assures tenancy over the long term. The tenant lease should have options for renewal, for as long as the tenant wants to live in the home, subject to compliance with lease terms.
5. Some tenants with disabilities need **responsive property management** tailored to tenants whose disabilities may require individualized accommodations. Property management will coordinate with, complement, and supplement any day-to-day in-home supportive services.
6. Tenants with disabilities need **ordinary housing** in typical neighborhoods that will not separate and segregate them from other traditional housing communities. The housing will not be burdened with licensing required by congregate facilities, thus allowing tenants to be seen by neighbors based on their own merits and in a positive light.
7. Tenants with disabilities need to feel a sense of **belonging** and membership. People may need assistance in initiating and maintaining constructive relationships with housemates, neighbors, resident association members, friends, co-workers, and family members.
8. Tenants with disabilities need **mobility**—homes located in areas served by public transportation; barrier-free common areas; and, outside, tenants may need curb cuts, reserved parking, modifications to entering locked lobbies, accommodations for access by caregivers.
9. Some tenants with disabilities may need **individualized supportive services** in their home, available on a regularly scheduled basis and on short notice, when needed. People may need support available in their home to maintain good nutrition, hygiene and health, manage budgets and bills, establish a domestic routine, establish a safe environment and safe practices, provide quick response to emergencies, help to maintain good relationships with housemates and neighbors, monitor and dispense medication, help in figuring out how get to work and social destinations using public transportation, and coordination of domestic routines and schedules to insure people get to work, appointments, and other commitments on time and prepared. Some tenants benefit from monitoring technologies that can supplement and reduce reliance on caregivers.
10. Some tenants with disabilities may need support in exercising responsibility, making choices, and providing direction and decision-making in developing and implementing a self-directed service plan. Competent service plans will include **support for the role of tenant**, a commitment to facilitate the tenants' engagement in decisions about their housing, and will assure coordination among the tenants' guardians, support brokers/care managers, and residential support managers.