



CCD 2024 Housing Task Force Annual Report

1. Task Force Mission Statement

The CCD Housing Task Force works to ensure that all people with disabilities have safe, stable, accessible, affordable, integrated housing that enables people to live in communities of their choosing, with full access to home and community-based services and supports. Through federal policy advocacy, we work to counter the impacts of historic and continued racist, ableist, and audist (among other forms of oppressive) policies and practices that cause the extreme lack of housing affordability, accessibility, availability, inclusion, and quality. We also acknowledge that the burden of these impacts is often most acute for those who experience multiple forms of marginalization; therefore, the solutions must center those most impacted. The CCD Housing Task Force works with non-governmental entities, Congress, the Department of Housing and Urban Development (HUD), the Consumer Financial Protection Bureau, and other agencies to address these inequities and advance the rights of and access for all disabled people to stable, safe, accessible and affordable housing in communities of their choosing.

The CCD Housing Task Force supports Housing First principles, and that community and in-home support services should always be person-centered and voluntary. Due to decades of grassroots advocacy as well as legal and policy mandates, it is critical that housing solutions for people with disabilities support full integration, where people with and without disabilities can live together in the communities of their choice, and where disabled people have the same access to all amenities as non-disabled people. That said, we also acknowledge that the preservation and cultivation of Disability and Deaf culture are paramount to how we understand the housing crisis and approach the variety of solutions needed. For example, housing solutions need to account for the importance of peer

socialization amongst Deaf people who use sign language because, without it, there is continued proof of language deprivation.

2. Three Issues Worked on in 2024

The Task Force successfully advocated for administrative changes via HUD guidance to increase utilization of Mainstream Vouchers for people with disabilities. These administrative changes have been long-time priorities of the Task Force. The updated guidance includes new requirements and optional waivers:

- A mandatory expansion of the minimum initial search term from 60 to 120 days to give participants additional time to search for accessible housing that will accept their voucher. If a recipient cannot find housing within the first 120 days, PHAs are required to approve participants' initial request for an extension and provide at least 90 additional days to search.
- A prohibition on PHAs exercising a residency preference for Mainstream Voucher holders experiencing homelessness or residing in an institutional setting since they may reside outside the PHA's jurisdiction.
- The option for PHAs to adopt a separate waiting list for Mainstream Vouchers would make it easier to identify eligible applicants.
- The option for PHAs to adopt admissions preferences for both the Mainstream Voucher and Housing Choice Voucher programs that prioritize direct referrals from health care and disability agencies that support community living, if the referral source is not serving people with one specific type of disability

After the guidance was released, the Task Force met with HUD to ensure that sufficient implementation plans were in place, including, but not limited to, HUD releasing an FAQ and conducting education and outreach to the centers for independent living.

The Task Force helped enhance fair housing laws, regulations, guidance, and practices for people with disabilities and other protected classes within HUD. The Task Force submitted the following comments:

- HOME Investment Partnerships Program: Program Updates and Streamlining
- Reducing Barriers to HUD-Assisted Housing
- Changes to Methodology Used for Calculating Section 8 Income Limits Under the United States Housing Act of 1937
- HUD 30-day notice requirement prior to lease terminations for nonpayment of rent

In December 2024, HUD released the final rule for HUD's 30-day notice requirement prior to lease terminations for nonpayment of rent. Although its release was a success, HUD did not incorporate the Task Force recommendations regarding increasing effectiveness and access to reasonable accommodations.

The Task Force advocated for the highest funding levels for all federal housing assistance programs, with a particular focus on the programs that explicitly support extremely low and low-income adults with disabilities.

The requests were full funding for all renewals of the Mainstream Housing Voucher, Section 811 Project Rental Assistance (PRA), and 811 Project-Based Rental Assistance Contracts (PRACs) in addition to \$100 million for new Mainstream vouchers and \$500 million for new 811 Project Rental Assistance (PRA). The Task Force also requested budgetary language that would reduce existing program barriers.

3. Three Anticipated Priorities in 2025

With a focus on people with disabilities and the Section 811 and Mainstream and Non-elderly Disabled (NED) Vouchers, the Task Force will defend against the following threats to all housing programs:

- Adding work requirements
- Elimination of access to assistance for mixed-status families
- Public Charge Rule
- Rolling back fair housing protections
- Defunding housing first approaches
- Rollbacks to the Equal Access Rule

- Increased efforts to institutionalize and segregate

The Task Force will advocate and defend congressional funding of all federal housing programs and take the lead on Section 811, Mainstream Vouchers, and NED vouchers. It will also increase its advocacy for funding HUD fair housing programs. Moreover, there will be congressional outreach efforts to identify new champions and strengthen existing ones.

The Task Force will defend against housing threats to people with disabilities of all ages in Executive Orders and other administrative actions.

4. Task Force Meeting Day of the Month and Meeting Time (Eastern)

3rd Thursday of each month, 12-1:30 pm Eastern

5. Task Force Co-Chairs

Jennifer Kye, Justice in Aging

Greg Robinson, Autistic Self Advocacy Network

Allie Cannington, The Kelsey