

Housing for Persons with Disabilities State Action Plan: Priority Activities

07/14/2006

Opportunity to Overcome Barriers	Activity	Progress Status	Time Frame	Key Partners	Critical Next Step	Lead Organization
<i>Empowerment/Consumer Education</i>						
Work with public housing authorities (PHAs) to encourage use of Section 8 vouchers for homeownership.	Provide technical assistance; initiate a coordinated effort	Completed survey of Section 8 usage for people with disabilities; presented findings to NAHRO; 17 PHAs currently allow Section 8 vouchers to be used as Homeownership vouchers, 54 first-time homes have been purchased in Iowa to date – of those 18 have a person with a disability residing in the home	Long	IFA, HUD, National Association of Housing Rehabilitation Organizations (NAHRO), consumers, Governor’s Developmental Disabilities (DD) Council, centers for independent living (CIL)	Identify the PHA process and perceived barriers	Iowa Finance Authority (IFA)
Establish a mechanism for getting information to consumers so that they are aware of housing and advocacy opportunities.	Establish a resource guide that would serve multiple audiences on housing for people with disabilities. Insure that information is available that is both accessible and understandable.	IFA, through Dept of Human Services, received a U.S. Centers for Medicare and Medicaid (CMS) grant to develop an online advocacy website and information on housing related issues for consumers; and case managers, and disability advocates who are assisting individuals at risk of institutionalization to help them stay in the community; DHR-DPD has published a guide on service animals for landlords, distributed to public housing authorities and landlords	Intermediate	IFA, CIL, Center for Disabilities and Development (CDD), DHS, Department of Elder Affairs (DEA), Olmstead Real Choices Consumer Task Force (ORCCTF), Dept of Human Rights – Div of Persons with Disabilities (DHR-DPD), Iowa Self-Advocacy & Leadership for Youth with Disabilities (SALYD)	Convene advisory committee	IFA

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Educate realtors, lenders, and press about accessibility issues.	Educate professionals involved in the homeownership process on working with people with disabilities.		Long	ORCCTF, Iowa Bankers Association, Iowa Credit Union League, Iowa Association of Realtors, Iowa Association of Mortgage Brokers, Iowa Mortgage Association, DHR-DPD, Iowa Able Foundation (IAF), University of Iowa Law, Health Policy & Disability Center (UILHPDC)	Identify lead organization, funding source, and target audience	IAF, UILHPDC
Advise Iowa Finance Authority (IFA) on Qualified Allocation Plan (QAP)	Prioritize needs and report to IFA as recommendation	Completed (May 2003)	Short	Kris Clements (John Lewis Coffee Shop), consumers, IFA, Jane Gay, Jill Avery Human Rights Division of Persons with Disabilities)		Jill Avery – Department of Human Rights Division of Persons with Disabilities

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Provide Consumer and Community Education, especially regarding the rights of tenants with disabilities	Coordinate and make information available to tenants and landlords; provide information on tenant associations	A program entitled, "Expanding the Dream – Providing the Tools to Ensure Sufficient Accessible Housing in Iowa" was held from June through September, 2003 in the following Iowa communities: Iowa City, Cedar Rapids, Des Moines, Oskaloosa, Davenport, Fort Dodge, Mason City, Council Bluffs, Sioux City, and Waterloo. Additional programs for landlords and housing providers were offered in the same communities. Completed.	Short (ongoing and underway)	Iowa Civil Rights Commission (ICRC), Attorney General's Office, Legal Aid of Iowa, Center for Disabilities and Development (CDD), Iowa Program for Assistive Technology (IPAT), CIL, community action programs (CAPs), Area Agencies on Aging (AAAs), tenant associations, ORCCTC	Identify new effective ways to reach landlords and tenants. Identify methods to improve compliance with laws.	ICRC
Identify successful pilots and disseminate information throughout state (webpage and through presentations; tie into other strategies)	Identify five exemplary projects to replicate throughout the state (and describe why); identify potential funding sources for replication		Short	CDD, Contractors, PHAs, Advocates, CPCs, Consumers, Rick Schloemer (Scott County Housing Trust Fund), Provider/developer combination	Identify exemplary projects	Center for Disabilities and Development (CDD)

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<i>Affordable Rental Options</i>						
Identify a renewable source of funding for State Housing Trust Fund (SHTF).	Work with legislators and local housing trust funds to secure a renewable source of funding. Target resources to address housing needs of persons with disabilities	FY07-Legislature moved assets from Housing Assistance Fund to SHTF; Funding commitment for FY08-\$2 mil, FY09-\$3 mil, FY10-\$4 mil	Long	IFA, Iowa Housing Trust Fund Network, housing advocates, ID Action	Identify additional members for coalition requesting state funding	Iowa Housing Trust Fund Network
Improve access to and knowledge of existing independent living units	Establish a centralized searchable database or website for all types of housing; find ongoing source to fund database management	<p>Press conference scheduled for August 1 on 1000 units funded, created or preserved since March 2003; IFA, through Dept of Human Services, received a U.S. Centers for Medicare and Medicaid (CMS) grant to expand the capacity of the existing housing search website (www.housinginiowa.org) to include current vacancy information that:</p> <ol style="list-style-type: none"> 1. Is focused on consumers' financial and accessibility needs; 2. Provides detailed information about the accessibility features of the housing units; and 3. Is linked to the enhanced virtual information and referral system developed through Iowa's ADRC, and marketed statewide. 	Intermediate	Landlords, property managers, developers, government agencies (IFA, HUD, USDA-RD), Information technology (IT) department, ORCCTF, SALYD, DEA, CDD, IPAT	Convene advisory committee	IFA

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<p>Establish State Housing Trust Fund</p>	<p>Fund construction cost (gap) and rent assistance (question of continued funding for future)</p>	<p>Completed. Rules filed; effective date of final rules is 12/31/03; application for funding for local housing trust funds available; Mason City Transitional Housing was awarded funding for 8 units of permanent supportive housing; rules have been modified and are in the review process; no state appropriation was made to the trust fund for FY05</p>	<p>Ongoing</p>	<p>IFA, legislators, Governor, private foundations, national organizations</p>	<p>Determine renewable source of revenue</p>	<p>IFA</p>
<p>Utilize low income housing tax credit (LIHTC) program to add additional units</p>	<p>Modify QAP; establish set-aside, definitions, assign points</p>	<p>Added 30% set-aside for service-enriched housing to 2004 QAP. Completed. Three projects received credits for a total of 40 units. 2005 QAP has 30% set-aside.</p>	<p>Short</p>	<p>IFA, LIHTC Advisory Council; Olmstead</p>	<p>Increase number of applicants that meet threshold requirements for set-aside for 2005. Establish minimum UD and accessibility standards for multi-family housing receiving funding through IFA or IDED.</p>	<p>IFA</p>

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Homeownership						
Provide education for consumers on credit counseling and homeownership, including impact on Medicaid eligibility.	Offer education on housing types, accessibility issues, finance, credit, etc.		Long	HUD, Iowa Home Ownership Education Program (IHOEP), CIL, DHS, IAF, UILHPDC	Identify lead organization and funding source	
Provide education and advocacy on reverse mortgages.	Discuss how reverse mortgages can be used for home modifications. Evaluate risks of predatory lenders for seniors.	IFA presented at DEA-sponsored conferences; served as advisor for chapter on reverse mortgages for Iowa Bar Association Older Iowans legal issues guide	Intermediate	DEA, AARP, IFA, Iowa Attorney General, University of Iowa Legal Clinic, IHOEP	Identify consumer risks associated with reverse mortgages	DEA
Study the use of a community land trust to reduce the purchase price of a house.	Identify resources on use of community land trusts		Intermediate	University of Iowa Legal Clinic	Research community land trusts	University of Iowa Legal Clinic
Lenders in some areas are slow to adapt to innovative financing tools, such as housing choice vouchers; loan servicing is more complicated; need for down payment assistance	Incorporate Section 8 vouchers into existing mortgage lending programs; More PHAs; More Servicers for FirstHome	Completed for government (FHA, VA) and USDA-RD loans. PHAs and lenders notified 05/2003.	Short	IFA, HUD, Fannie Mae, PHAs	Work with master servicer to allow use of Section 8 for <i>FirstHome</i> loans	IFA

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<p>Fannie Mae’s “HomeChoice” program allows people at 40 to 50 percent area median income (AMI) and 97 to 100 percent loan-to-value (LTV)</p>	<p>Implement “HomeChoice” program in Iowa</p>	<p>Completed: HomeChoice™ is in place and available statewide through Commercial Federal Bank; HomeChoice has been added to Iowa Finance Authority's contract with Fannie Mae; educated lending institutions on Iowa Able Foundation’s Alternative Financing Program and Telework Program loans, and HomeChoice</p>	<p>Short</p>	<p>Fannie Mae, Lender Partners Homebuilders Association, Olmstead Real Choices Consumer Task Force, IHOEP</p>		<p>Fannie Mae</p>
<p>Too little knowledge about resources that are available; too few contractors active in modifying existing and building new accessible properties</p>	<p>Hold an accessibility Home Fair to bring together all components of home buying industry including builders, bankers, realtors, sellers, etc. – to include CAPS program</p>		<p>Intermediate</p>	<p>IFA, Manufactured Housing Industry, NAHRO, IDED, IDEA, IHOEP, FHLB, HUD/USDA-RD, Fannie Mae, Centers for Independent Living, VA, AARP, ISU Extension, Iowa Bankers Association, Mortgage Bankers, Homebuilders</p>	<p>Set up a planning meeting (make as an agenda item for next meeting of the Housing Roundtable)</p>	<p>IFA (in cooperation with Housing Roundtable)</p>

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<p>Homebuilder training programs, including Certified Aging-in-place Specialist (CAPS), is already in place; Perception that universal design adds cost, homes are harder to sell, and creates a marketing barrier</p>	<p>Include Universal Design Home in home show</p>		<p>Intermediate</p>	<p>IFA, Manufactured Housing Industry, NAHRO, IDED, IDEA, IHOEP, FHLB, HUD/USDA-RD, Fannie Mae, Centers for Independent Living, VA, AARP, ISU Extension, Iowa Bankers Association, Mortgage Bankers, Homebuilders</p>	<p>Get on agenda of next meeting to plan upcoming home shows</p>	<p>Homebuilders Association of Iowa; IFA</p>
<p>Too little knowledge about resources that are available; too few contractors active in modifying existing and building new accessible properties</p>	<p>Hold an accessibility Home Fair to bring together all components of home buying industry including builders, bankers, realtors, sellers, etc. – to include CAPS program</p>		<p>Intermediate</p>	<p>IFA, Manufactured Housing Industry, NAHRO, IDED, IDEA, IHOEP, FHLB, HUD/USDA-RD, Fannie Mae, Centers for Independent Living, VA, AARP, ISU Extension, Iowa Bankers Association, Mortgage Bankers, Homebuilders</p>	<p>Set up a planning meeting (make as an agenda item for next meeting of the Housing Roundtable)</p>	<p>IFA (in cooperation with Housing Roundtable)</p>

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<i>Building Relationships between Housing Agencies and Service Agencies</i>						
Tailor message on Olmstead implementation to financial organizations, housing entities, service providers, families, and consumer community.	Deliver a “road show” on Olmstead to raise awareness of needs of people with disabilities; resources available	Olmstead presentation designed and being used by Taskforce members at state meetings and conferences	Intermediate	DHS; Olmstead Real Choices Consumer Task Force	Review strategy for communicating Olmstead related messages	DHS; Olmstead Real Choices Consumer Task Force
Build new and strengthen existing relationships	Replicate housing summit model at regional forums throughout the state. Focus on creating local solutions to meet housing needs.	Held Midwest Regional Housing Forum in Des Moines (09/03) with 6 Midwestern states; facilitate replication of local efforts such as those in Dubuque and Johnson County to address housing related barriers	Long	Olmstead Real Choices Consumer Task Force, neighborhood associations, community disability advocates, city and county officials		Olmstead Real Choices Consumer Task Force
Create incentives and directives for collaboration	Identify specific incentives and directives to promote collaboration that leads to increased availability of housing for people with disabilities	IFA meets quarterly with key leadership from DHS to discuss priority activities; IFA, DHS and CDD collaborated on the submission of the CMS Real Choice Systems Change grant application. IFA presented at conference for Targeted Case Management on coordinating housing with services; IFA entered into agreement with DHS to administer the HCBS Rent Subsidy Program (8/04)	Intermediate	PHAs, IFA, county government, DHS, IDED	Review existing programs and policies for changes and additions to create more housing availability; look for opportunities for additional state, regional and local agencies to collaborate (example: Dept. of Transportation, Workforce Development, Voc Rehab)	PHAs, IFA, county government, DHS, IDED, local landlords and service agencies, additional state agencies (specify)

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<p>Create incentives for local and regional organizations to address the community living needs of persons with disabilities.</p>					<p>Identify lead organization and potential actions</p>	
<p>Raise awareness for all providers, housing entities, consumer groups on Olmstead implementation and housing priorities</p>	<p>Deliver a “road show” on Olmstead to raise awareness of needs of people with disabilities; resources available</p>	<p>Olmstead presentation designed and being used by Taskforce members at state meetings and conferences</p>	<p>Intermediate</p>	<p>DHS; Olmstead Real Choices Consumer Task Force</p>		<p>DHS; Olmstead Real Choices Consumer Task Force</p>
<p>Build new and strengthen existing relationships</p>	<p>Replicate housing summit model at the regional and local levels</p>	<p>Completed at regional level: Held Midwest Regional Housing Forum in Des Moines (09/03) with 6 Midwestern states</p>	<p>Long</p>	<p>All state agencies covered under Executive Order 27, Olmstead Real Choices Consumer Task Force, neighborhood associations, providers, and trade associations</p>		<p>DHS; Olmstead Real Choices Consumer Task Force</p>

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<p>Create incentives and directives for collaboration</p>	<p>Identify specific incentives and directives to promote collaboration that leads to increased availability of housing for people with disabilities</p>	<p>IFA meets quarterly with key leadership from DHS to discuss priority activities; IFA and DHS collaborated on the submission of the CMS Real Choice Systems Change grant application. IFA presented at conference for Targeted Case Management on coordinating housing with services; IFA entered into agreement with DHS to administer the HCBS Rent Subsidy Program (8/04)</p>	<p>Intermediate</p>	<p>PHAs, IFA, county government, DHS, IDED</p>	<p>Review existing programs and policies for changes and additions to create more housing availability; look for opportunities for additional state, regional and local agencies to collaborate (example: Dept. of Transportation, Workforce Development, Voc Rehab)</p>	<p>PHAs, IFA, county government, DHS, IDED, local landlords and service agencies, additional state agencies (specify)</p>
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<p><i>Universal Design (UD)/Accessibility/Home Modifications</i></p>						
<p>Provide awareness and training activities about UD (definitions, benefits, comparison to accessibility/visit-ability) to builders, landlords, realtors, public, architects, Iowa Legislature, Governor’s Office</p>	<ol style="list-style-type: none"> 1. Increase new housing stock (single- and multifamily) being requested and built 2. Build partnerships for code changes, tax credits, etc. 	<p>Certified Aging in Place Specialist (CAPS) training provided 2 times in Iowa; 10 CAPS certified contractors in Iowa; Americans with Disabilities Act Accessibility Guidelines (ADAAG) training relating to new building code was conducted on limited basis in state. Great Plains DBTAC held training session on ADAAG in Des Moines. 8000 universal design booklets have been distributed throughout state. Iowa Association of Aging on Aging and IPAT obtained grant to National Association of Home Builders Research Foundation to train service providers on how to identify needs and obtain resources to complete home modifications. Trained 156 providers. IPAT and Area Agencies on Aging trained 57 contractors on universal design and home modifications; registered contractors as members of the Iowa Contractor Network.</p>	<p>Intermediate</p>	<p>IPAT, Olmstead Real Choices Consumer Task Force, state associations and licensing boards, AARP, media</p>	<p>Explore additional venues for adding construction codes for cities and counties to address accessibility, visitability and universal design (example: Iowa City)</p>	<p>Olmstead Real Choices Consumer Task Force</p>

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<p>Establish a “visit-ability’ code (SF 253) for all publicly funded housing in Iowa with fewer than three units</p>	<ol style="list-style-type: none"> 1. Increase the number of new housing units that are easily adapted for minimal accessibility. 2. Build partnerships for code changes and implementation. 	<p>Bill submitted for 2004 Legislative Session; bill was not adopted; further work during the recess is needed to build a stronger coalition; Lin Sandler has submitted a proposed bill for the 2005 Legislative Session</p>	<p>Ongoing</p>	<p>Iowa Department of Public Safety, Olmstead Real Choices Consumer Task Force, Homebuilders Association of Iowa, Iowa Association of Building Officials, Iowa chapter of the American Institute of Architects, AT Legal Project/UI/IPAT</p>	<p>Build consensus on proposed and establish a coalition of supporters for the legislative session</p>	<p>Iowa Department of Public Safety (Building Code Commissioner, Fire Marshal) and Olmstead Real Choices Consumer Task Force</p>
<p>Promote reverse mortgages as a safe and effective means to fund home modifications</p>	<ol style="list-style-type: none"> 1. Increase old housing stock that is made accessible. 2. Increase the number of persons who can stay in their own homes. 	<p>Provided info on reverse mortgage as a housing strategy to support community living during Rebalancing Long Term Care Town Meeting (11/03)</p>	<p>Intermediate</p>	<p>Fannie Mae, Olmstead Real Choices Consumer Task Force, state associations and agencies</p>	<p>Identify existing materials or develop new media releases</p>	<p>Fannie Mae, Olmstead Real Choices Consumer Task Force</p>
<p>Prioritize UD and accessibility in public housing program by giving significant additional scoring points for projects that have UD in all units/common areas and/or more than the required number of accessible units OR requiring UD in all units/common areas</p>	<p>Increase the number of new housing stock that is accessible or easily adapted</p>	<p>Included additional points in 2004 QAP under construction characteristics; removed following public comment that definitions need refinement; no revisions were made to the 2005 QAP</p>	<p>Ongoing</p>	<p>IFA, community builders, owners, projects, DD Council, ID Action, CIL</p>	<p>Identify disability advocates to speak on behalf of change in allocation plans</p>	<p>IFA</p>

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<p>Prioritize use of preservation loans to retro-fit “opt-out” buildings by giving significant additional scoring points for this type of project that would use UD in all units/common areas, make accessible units and/or make more than the required number of accessible units</p>	<p>Increase affordable older housing stock modified for accessibility</p>	<p>Included additional points in 2004 QAP under construction characteristics; removed following public comment that definitions need refinement; collecting information from other HFAs</p>	<p>Ongoing</p>	<p>IFA, community builders, owners, projects</p>	<p>Solicit and evaluate input on Qualified Allocation Plan for tax credit program</p>	<p>IFA</p>
<p>Identify and eliminate barriers to broader use of community development block grant (CDBG) funds for accessible housing or home modifications for renters, landlords and homeowners</p>	<ol style="list-style-type: none"> 1. Increase the number of accessible housing units. 2. Increase use of CDBG funds to modify housing units for accessibility. 3. Reduce the barriers to using CDBG funds to modify housing for accessibility. 	<p>Assistive technology legal project staff & students (University of Iowa) have reviewed the regulations and are providing technical assistance and local training sessions for consumers, service providers, housing developers, centers for independent living, and local government staff.</p>	<p>Ongoing</p>	<p>AT Legal Project/UI, Iowa Program for Assistive Technology, Iowa Olmstead Real Choices Consumer Task Force, IDED, state/federal agencies as identified, landlord associations, consumer organizations</p>	<p>Review and comment on the state’s Consolidated Housing Plan (IDED)</p>	<p>Assistive Technology Legal Project (UI); Iowa Program for Assistive Technology</p>
<p>Encourage compliance with laws and regulations governing accessibility, including compliance with accessibility requirements in federally assisted developments.</p>		<p>An insert on Universal Design was distributed by the Des Moines Register to 12,000 households; 10,000 copies of Universal Design booklet was distributed by Iowa Program for Assistive Technology; in addition consumers can access booklet on IPAT website (no count on number of guides downloaded)</p>				

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<p>Support efforts to create a visitability standard for construction for single family homes receiving funding from a local, state or federal affordable housing source.</p>						
<p>Disseminate lessons learned from the 2004 collaboration between the Iowa Caregivers Association and the Iowa Program for Assistive Technology (under funding from the National Home Builders Research Center), which engaged building contractors in strategies to promote accessibility.</p>		<p>Home Access Modification and Barrier Removal Workshops were held from April 2003 through March 2005 in 9 cities throughout Iowa. A “Lessons Learned” document was published by the UI Clinical Law Program and is being distributed through Iowa COMPASS</p>				<p>UI Clinical Law Program</p>
<p>Develop one entity in the state to compile and provide information on funding for accessible/UD housing</p>	<ol style="list-style-type: none"> 1. Increase new and existing housing stock that is accessible. 2. Make accurate and complete information available to all audiences. 	<p>Iowa COMPASS, with the assistance of the Iowa Law Center, etc.</p>	<p>Intermediate</p>	<p>Olmstead Real Choices Consumer Task Force, IFA, state agencies, organizations and associations</p>	<p>Discussion with key partners to identify who one entity is and method for links</p>	<p>Olmstead Real Choices Consumer Task Force and IFA</p>

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<p>Identify and eliminate barriers to broader use of community development block grant (CDBG) funds for accessible housing or home modifications for renters, landlords and homeowners</p>	<ul style="list-style-type: none"> • Increase the number of accessible housing units. • Increase use of CDBG funds to modify housing units for accessibility. • Reduce the barriers to using CDBG funds to modify housing for accessibility. 	<p>Completed. Assistive technology legal project staff & students (University of Iowa) have reviewed the regulations and are providing technical assistance and local training sessions for consumers, service providers, housing developers, centers for independent living, and local government staff.</p>	<p>Ongoing</p>	<p>AT Legal Project/UI, Iowa Program for Assistive Technology, Iowa Olmstead Real Choices Consumer Task Force, IDED, state/federal agencies as identified, landlord associations, consumer organizations</p>	<p>Review and comment on the state's Consolidated Housing Plan (IDED)</p>	<p>Assistive Technology Legal Project (UI); Iowa Program for Assistive Technology</p>
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Activities under the Direct Control of other Organizations or Agencies

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<i>Empowerment/Consumer Education</i>						
Identify successful pilots and disseminate information throughout state (webpage and through presentations; tie into other strategies)	Identify five exemplary projects to replicate throughout the state (and describe why); identify potential funding sources for replication		Short	CDD, Contractors, PHAs, Advocates, CPCs, Consumers, Rick Schloemer (Scott County Housing Trust Fund), Provider/developer combination	Identify exemplary projects	Center for Disabilities and Development (CDD)
<i>Homeownership</i>						
<i>Universal Design/Accessibility/Home Modifications</i>						

Completed Activities since March 2003 Summit

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<i>Affordable Rental Options</i>						
<i>Homeownership</i>						
<i>Building Relationships between Housing Agencies and Service Agencies</i>						

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