

**DMH/DD/SAS**

# Access To Housing For Persons With Developmental Disabilities in NC



**Presented to the NC Institute of Medicine Task Force on  
Developmental Disabilities**

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North Carolina Division of MH/DD/SAS**

# Presentation Overview

- Best Practice Housing Model
  - Supportive Housing Model
  - Benefits of Supportive Housing
  - Division of MH/DD/SAS (the Division) Role in Supporting Local Management Entities Housing Specialists (LMEs' HSs)
  - The LMEs' Housing Specialists & Their Role
  - Available Housing Options
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# Best Practice Housing Model For Persons With Developmental Disabilities

## ➤ Self-Determined and Self-Controlled

- A recognized model of best practice for meeting the housing needs of persons with Developmental Disabilities
- Key elements of this model are:
  - Independence
  - Accessibility
  - Affordability
  - Responsibility

# Supportive Housing Model

- A recognized model of best practice for meeting the housing needs of MH/DD/SAS consumers
  - This housing model enables persons to successfully select, acquire and maintain safe, decent and affordable housing with access to a variety of individualized, flexible support services.
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# Benefits of Supportive Housing

- Independent Private Living Space
  - Permanent Housing that is not time Limited
  - Opportunity for Housing Stability
  - Tenant Holds a Standard Lease
  - Establish / Maintain Connections within Communities
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# The Division Supporting LMEs Housing Specialists

- In 1997 – 98 to strengthen local capacity, the Division funded 19 HS positions to take the lead in local housing resource development.
- Currently, there are a total of 28 funded HS positions, with at least one HS in each of the 24 LMEs catchment areas across the state.

# The Division's Housing Specialist

- Address housing needs of individuals served by the Division for the purpose of supporting development of housing resources and residential options.
- Focus on establishing / strengthening access to community based support services for consumers within the public MH/DD/SAS system by:
  - Coordinating statewide meetings of LMEs' HSs

# The Division's Housing Specialist

- Assist LME Housing Specialists in developing and maintaining collaborative relationships with community service providers, low-income housing developers, public and private housing agencies, consultants, local, regional, & state advocacy groups, local and regional governments, and faith-based organizations for the purpose of developing housing resources and residential options.

# The LMEs Housing Specialists' Role

- Expanding housing opportunities requires an investment of time and relationship building:
  - Developing connections with housing providers, both public and private, to maximize access to existing affordable housing units.

# The LMEs Housing Specialists' Role

- As an Educator of Consumers, Families and Service Providers:
  - On accessing and maintaining affordable housing
  - On the N.C. Landlord-Tenant and Fair Housing Laws
  - On negotiating Reasonable Accommodations

# The Arc of NC Housing Services

- **Opening Doors Initiative** – Increase the range of housing options available to meet each individual's aspiration to live independently in the community with appropriate in-home supports.
  - 5 Regional Housing Resource Coordinators
  - Advocate for increased access to existing housing resources and programs
  - Promote the development of new housing resources, particularly independent living units/apartments.

# The Arc of NC Housing Services

- To provide alternatives to large institutions the Arc of NC has developed housing to service over 1300 residents.
  - 211 Group Homes with 5-6 residents
  - 15 small Supervised Apartment Buildings
  - 8 two-BR Condominiums (completed within the last year)
  - 4 Duplex Apartment Buildings (completed within the last year)

# The Arc of North Carolina Coordinators

## ➤ Housing Resource Coordinators:

- Central Region & Team Leader
  - Nicole Kiefer 919 782-4632 or 800 662-8706
- Eastern Region & Development Specialist
  - Monica McFadden 252 375-5001
- Southern Piedmont
  - Freda Taylor 704 568-0112
- Triad & Northern Region
  - Wayne Dawson 336 263-0365
- Western Region
  - Guy Morris 828 230-1607

# Group Homes for Adults

- Supervised Living is a 24-hour facility which provides residential services to individuals in a home environment where the primary purpose of these services is the care, and the habilitation of adults whose primary diagnosis is a developmental disability, but may also have other diagnoses (6 or fewer clients).
- There are over 1290 Group Homes for adults whose primary diagnosis is MR or DD.

G.S. 122C (10A NCA 27G .5600C)

# Specialized Community Residential Centers for Individuals with DD

- Intermediate Care Facilities for the Mentally Retarded (ICF/MR) are licensed by the Mental Health Licensure Branch, but certified by the ICF/MR Branch.
- There are 5 state operated, and 327 ICF/MR facilities in the state.

G.S. 122C (Rule 10A NCAC 27G .2100)

# Options for Implementing Self-Determined Housing

- Supported Apartments
  - Housing Choice/Section 8 Vouchers
  - Public Housing
  - Low Income Housing Tax Credits Apartments (LIHTC)
  - NC (LIHTC) Targeting Program
  - Key Program Assistance
  - Housing 400 Initiative
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# Supported Apartments

- Independent apartment units, with some supportive services built in – i.e. transportation, budgeting & shopping.
- These usually are not licensed facilities and do not have 24-7 staffing
- Generally are subsidized, tenant pays 30% income
- Example: The Arc Salisbury Apts. 2-quadplexes, & The Arc of Mecklenburg Apts. 5-plex under construction to be completed in the Spring.

# Housing Choice/Section 8 Voucher

- Federal program - administered by local Public Housing Authorities (PHA)
  - PHA are responsible for securing funding for vouchers, including extra Notice of Funding Availability (NOFA) vouchers.
  - 75% of Section 8 vouchers must go to households with incomes < 30% AMI
  
- Project Based
  - Rental assistance within a designated housing complex
  - Over 896 properties and 32,199 units with PBRA in NC
  
- Tenant Based
  - Rental assistance vouchers that travel with the household
  - Use with any qualified rental property
  - PHA's maintains a waiting list (applications are made at PHA's)

# Public Housing

- Funded by U.S. Department of Housing and Urban Development (HUD) and owned and managed by PHA's
  - Is an example of Project Based rental assistance
- 128 Public Housing Authorities in NC
- Rent is typically 30% of gross household income
- PHA's maintains a waiting list (typically shorter than Section 8)

# Low Income Housing Tax Credits Apartments (LIHTC)

- Housing developments funded with Low Income Housing Tax Credits (LIHTC) are the single largest source of affordable rental housing in NC – over 2000 units/year. Created by IRS mainly for persons earning between 50% and 60% of area median income.
- NC Housing Finance Agency has created close to 50,000 units through its LIHTC Program.
- Since 2004, these LIHTC complexes have to set aside 10% of their units specifically for persons with disabilities.
- LIHTC complexes must accept qualified persons that have Section 8 vouchers.
- LIHTC complexes may have project-based rental assistance

# NC (LIHTC) Targeting Program

- Is a partnership between the Department of Health and Human Services, NC Housing Finance Agency and local communities in which 10% of newly funded (LIHTC) units are “targeted” to persons with disabilities.
- Tenancy cannot be conditioned on service compliance.
- Confidentiality protected, no disability information, beyond eligibility, is communicated to management.

# Key Program Assistance

- The Key Program provides rental assistance for persons with disabilities in some Low-Income Housing Tax Credit (LIHTC) targeted units, and 400 Initiative developments.
- Operating subsidy that pays the difference between percentage of the tenant's income and the cost of operating the unit.
- Designed as “bridge” until the tenant can access permanent and portable Federal assistance.
- 400 Initiative appropriation included recurring funding for Key Program Assistance.

# Aid in the Implementation of the Targeting Program

- Housing Specialists play an essential role in assuring persons with disabilities have the opportunity to access and maintain housing in the Targeting Program:
  - Acts as a liaison between Targeted property management and the Referral Agencies
  - Working with Referral Agencies when contacted by Property Managers with tenant issues

# Aid in the Implementation of the Targeting Program (continues)

- Housing Specialists acts as Lead Agencies for the majority of the 35 Housing Support Committees (HSCs) across the state:
  - The HSCs are settings for Referral Agencies & other community partners to gain / share housing resource information, and to discuss other housing related issues.

# Housing 400 Initiative

- In 2006 the NC Legislature challenged NC Housing Finance Agency and Department (NCHFA) of Health and Human Services (DHHS) to create 400 units of permanent independent supportive housing affordable to persons on SSI income.
- Legislative support continued in 2007, 2008 and 2009 to add additional units.

# Supportive Housing Development Program 400

- SHDP 400 is a program that assists homeless and non-homeless persons with disabilities
- Loan to value ratio can be up to 100%
- Loan amount can be up to \$1.2 million with a \$90,000 per unit cost cap
- Construction loans are available
- Key Operating subsidy integrated into application

# Preservation Loan Program 400

- PLP 400 is a rental rehabilitation program for properties built with federal/state subsidies
- Loan amounts can be up to \$1 million
- 10% of each property's units (5 unit minimum) are set-aside for tenants with disabilities (targeted units)
- Key Operating subsidy is available for targeted units

# Results To date

- SHDP 400                      162 units
- PLP/Key                        185 units
- Housing Credits            1,451 units

# Whom To Contact

- Affordable Housing Primer  
<http://www.nchousing.org/affordable-housing-primer>
  
- Other housing resources:
  - LME Housing Specialists (Contact Log)
  - NC Housing Search: [www.nchousingsearch.com](http://www.nchousingsearch.com)
  - The Arc of NC Housing Resource Coordinators:  
[http://72.167.22.100/services/housing\\_development/index.shtml](http://72.167.22.100/services/housing_development/index.shtml)
  - North Carolina Housing Finance Agency: (Affordable Apartment Locator)  
[http://www.nchfa.com/Applications/Apt\\_Afford\\_Locator/AAL\\_Search.aspx](http://www.nchfa.com/Applications/Apt_Afford_Locator/AAL_Search.aspx)
  - North Carolina Housing Finance Agency: (Housing Resource Guide)  
<http://www.nchfa.com/Applications/HRG/HRGSearch.aspx>

# Contact Information

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# The End



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