



N.C. Department of Health
and Human Services

FINDING ACCESSIBLE HOUSING

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▶ Presentation Overview

- What is accessible housing?
- Who qualifies for accessible housing?
- What programs are offered for accessible housing?





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“How do I support
someone to find
safe, accessible
housing?”





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▶ Where to start if the person:

- Has a Physical disability
- Has Mental Health (MH) supports /disability
- Has Intellectual and/or Development disabilities (IDD/DD)
- Is an older adult





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- ▶ Housing for Persons with Disabilities includes Physical Disability, Mental Health Disability and Intellectual Disability and/or Developmental Disability





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- ▶ Housing may be specifically targeted for persons with disabilities
 - Targeted Units (Targeting Program)
 - Shelter Plus Care (S+C)
 - Housing Opportunities for Persons with AIDS (HOPWA)
 - HUD 811





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- ▶ Housing might be “accessible to” persons with disabilities because it is income targeted
 - Public Housing
 - Housing Choice Voucher Program (Section 8)
 - Rural Development Section 515





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- ▶ Income targeted housing may elect to give priority to persons with disabilities
 - Public Housing
 - Housing Choice Voucher Program (Section 8)





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OVERVIEW OF PROGRAMS





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- ▶ What is the Targeting Program?
 - Partnership between Department of Health and Human Services (DHHS), North Carolina Housing Finance Agency (NCHFA), Owners, Property Management, and Local Providers





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- ▶ What is the Targeting Program?
 - Annually, at a minimum, 10% of newly funded Low Income Housing Tax Credit (LIHTC) units are “targeted” to persons with disabilities
 - Persons are referred to target units by a service provider that has made a commitment to participate in the program





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▶ Targeting Program Goal

- Connect low-income persons with disabilities who are receiving supportive services to housing that is:
 - Affordable
 - Safe and decent
 - Permanent
 - Integrated in communities of choice
 - Accessible (Public transportation, community amenities, handicapped units)
 - Independent (Lease, not subject to service compliance, Lease controls tenancy)





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- ▶ Resource link for information from NCHFA website

- <http://www.nchfa.com/forms/forms/rental/kpbackgroundinfo.pdf>





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- ▶ What is Shelter Plus Care?
 - Shelter Plus Care(S+C) Provides rental assistance for homeless people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and HIV/AIDS and related diseases.





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- ▶ What Is Shelter Plus Care (S+C)?
 - A lot of the S+C grants are managed by Local Management Entities(LME)/Managed Care Organization(MCO)
 - No new grants are being awarded. Existing grants are eligible for renewal. All new grants will be awarded in the Continuum of Care program.





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- ▶ Resource link for LME/MCO
 - <http://www.ncdhhs.gov/mhddsas/lmeonbluebyname.htm>

- ▶ Resource link for HUD – Shelter Plus Care
 - <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/spc>





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- ▶ What is Housing Opportunities for Persons with AIDS (HOPWA)?
 - The only federal housing program solely dedicated to providing rental housing assistance for persons and their families living with HIV/AIDS. Supportive services are provided as part of the housing assistance. HOPWA is designed to help persons maintain housing stability, avoid homelessness, and improve access to HIV/AIDS treatment and related care while placing a greater emphasis on permanent supportive housing.





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- ▶ Resource Link for HOPWA
 - <https://www.hudexchange.info/hopwa/>





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▶ What is HUD 811?

- Through the Section 811 Supportive Housing for Persons with Disabilities program, HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities.
- The Section 811 program allows persons with disabilities to live as independently as possible in the community by subsidizing rental housing opportunities which provide access to appropriate supportive services.
- 811 is not currently active in NC





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- ▶ Resource Link for Section 811
 - http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section811pt1





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Housing for persons that are older adults





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▶ Supportive Housing for the Elderly (Section 202)

- Section 202 provides capital advances and contracts for project rental assistance to expand the supply of affordable housing with supportive services for very-low income elderly persons.
- Section 202 capital advance funds must be used to finance the development of housing through new construction, rehabilitation, or acquisition with or without rehabilitation.





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- ▶ Resource Link for HUD Section 202:
 - http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/mfinfo/sec202ptl

- ▶ Resource Link for 202 Search in NC:
 - <http://www.hud.gov/apps/section8/step2.cfm?state=NC%2CNorth+Carolina>





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- ▶ Housing for persons that are older adults can be embedded in some of the other programs listed such as
 - Targeting programs
 - Housing Choice Voucher Program (Section 8)
 - Public Housing





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- ▶ Housing might be “accessible to” persons with disabilities because it is income targeted
 - Public Housing
 - Housing Choice Voucher Program (Section 8)
 - Rural Development Section 515





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▶ What is Public Housing?

- Public Housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types. Persons may apply for public Housing through their local Housing Authority (HA).





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- ▶ Resource Link for HUD:
 - http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph

- ▶ Resource Link for HUD: NC Listing of Public Housing Authorities
 - http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts/nc





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- ▶ What is The Housing Choice Voucher Program (Section 8)?
 - The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.





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▶ What is The Housing Choice Voucher Program (Section 8)?

- Housing choice vouchers are administered locally by public housing agencies (PHAs). A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.





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- ▶ What is The Housing Choice Voucher Program (Section 8)?
 - Currently there are 125 PHAs in NC. Of the 125 PHAs, 27 administer only a Housing Choice Voucher Program; 57 administer only a public housing program, and 41 operate both





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▶ HUD Resource Link:

- http://portal.hud.gov/hudportal/HUD?src=/topics/housing_choice_voucher_program_section_8

▶ Resource Link for HUD: NC Listing of Public Housing Authorities

- http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts/nc





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- ▶ What is Rural Development Section 515?
 - Very low, low, and moderate income families, elderly persons and persons with disabilities are eligible to live in Section 515 financed housing. As of April 2010, sixty percent of all Section 515 tenants were elderly or disabled.





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- ▶ USDA Resource Link:
 - <http://www.rd.usda.gov/nc>

- ▶ USDA Resource Link for Housing Search:
 - http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select_county.jsp?st=nc&state_name=North%20Carolina&st_cd=37





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- ▶ How does an Live-In-Aide impact eligibility for housing subsidy programs?
 - Verification that a live-in-aide is needed to provide the necessary supportive services essential to the care and well-being of the person must be obtained from the person's physician, psychiatrist or other medical practitioner or health care provider.





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- ▶ How does a Live-In-Aide impact eligibility for housing subsidy programs?
 - Expenses for services provided by the live-in-aide such as nursing services (dispensing of medications or providing other medical needs) and personal care (such as bathing or dressing), that are out of pocket expenses for the tenant and where the tenant is not reimbursed for the expenses from other sources, are considered as eligible medical expenses.





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- ▶ How does an Live-In-Aide impact eligibility for housing subsidy programs?
 - A live-in-aide qualifies for occupancy only as long as the individual needing supportive services requires the aide's services and remains a tenant. The live-in-aide may not qualify for continued occupancy as a remaining family member.
 - Income of a live-in-aide is excluded from annual income for rent payment share.





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- ▶ How does having roommates impact eligibility for housing subsidies?
 - Roommates with disabilities and roommates without disabilities?
 - Depending on what you can afford, what your needs are and how they will be met may influence whether you choose to pursue a roommate.
 - Possible reasons for wanting a roommate
 - Companionship
 - help with the living expenses
 - Help with supervision needs





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- ▶ Each person has a unique set of needs that will influence whether a roommate situation is desired or needed
- ▶ Roommates would be considered a household member and would be included on a lease and have the same obligations that a lease creates.
- ▶ Roommates income would be counted in the total household income for rent share in housing subsidy calculations.





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▶ QUESTIONS?

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