



CELEBRATING 65 years

# *Housing Choices and Opportunities*

# Considerations for Success in Independent Living



- Are physical accommodations or features needed?
- Is training and/or support needed to accomplish ADLs?
- Is a group or private setting desired?
- Is access to public transportation needed?

# Balancing Choice, Needs, and Opportunities

## Level of Independence

24 Hour Supervision, Drop In Support, On Call

## Financial Resources

SSI + Work + Voucher + Family Support = ?

## Housing Availability

Single Family, Apartments, Shared Living, Group Homes

# Intermediate Care Facilities (ICFs)

- Between 6 -30 beds
- Awake staff 24-7
- Funded by Medicaid
- Licensed by the State
- Most intensive residential service for people with more intensive medical and behavioral needs
- Listings –NCDHSR or Bed Availability Database  
<https://www2.ncdhhs.gov/dhsr/data/icfmr.pdf> for latest data



# Group Homes

- Provide 24 hour care & habilitation.
- 3-6 residents per home.
- Overnight staffing, depending on level of care.
- Licensed by the State & owned/operated by private agencies.
- Listings –NCDHSR or Bed Availability Database can be found at <https://www.findresidentialcare.org/NC>.
- Residents typically have Medicaid or state funded services.
- Residents attend outside programs during the day.
- Apply directly at group home, but usually also need LME/MCO approval for support services.





# Alternate Family Living (AFL)



- Person resides with a family other than their own to receive habilitative care.
- Licensed by the State if more than one adult in same home.
- Paid for with SSI plus Medicaid or other services (but not Special Assistance).
- Need to have NC Innovations Waiver. (*~10 year wait*)
- List of licensed AFLs -NCDHSR or Bed Availability Database at <http://www.ncdmh.net/bedavailability/>.

# Shared Living

- 3-4 residents share common area living in a non-licensed home, duplex or apartment complex.
- Residents have their own individual services with a coordinator to assist with roommate relations.
- Individuals have their own bedrooms.



# Supported Apartments

- Independent apartment units targeted specifically for persons with disabilities.
- These are not licensed facilities and only have drop-in staff.
- Tenant usually pays 30% of income.
- Owned/operated by private agencies.





# Scattered Site Apartments

- Unit is located in a typical apartment complex.
- Could be in an affordable housing complex (rents set at specific income levels).
- Could also be in private market with a Housing Choice Voucher that the individual can use to make that unit more affordable.
- Supports are brought in specifically for that individual.



# Making Housing Affordable



- According to the Department of Housing and Urban Development, housing is affordable at 30% of an individual's income.
- **\$798** = Avg. rent in Raleigh for a 1 bdrm unit
- **\$220** = 30% of SSI (\$733/month)
- Rental subsidies in affordable housing are designed to bridge the gap between income and rent for individuals with limited income.

# Types of Rental Subsidies

- **North Carolina Key Subsidies**

- Subsidy stays with the unit
- Rent is 30% of resident's income
- Must be referred by a NC designated referral agency.

- **Housing Choice Vouchers (Section 8 Vouchers)**

- Subsidy transfers with the person.
- Tenant pays 30% of their income for rent.
- Apply with your local Public Housing Authority

- **Project Based Housing Subsidies**

- Subsidy stays with the unit
- Rent is either 30% of resident's income or are set according to certain income levels.
- Apply at each individual affordable housing property – [nchousingsearch.org](http://nchousingsearch.org)



# Home Ownership

North Carolina Housing Finance Agency has several home buying programs to help individuals that might need assistance:

- HUD Certified Housing Counselor
- First Time Home Buyer Programs
- Down Payment Assistance (forgiven after 15 years)
- NC Home Advantage Mortgage™
- For more information: [www.nchfa.org/home-buyers](http://www.nchfa.org/home-buyers)





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*Questions??*