

# *Housing Choices and Opportunities*

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# Balancing Choice, Needs, and Opportunities



## **Level of Independence**

24 Hour Supervision, Drop-In Support, On Call

## **Financial Resources**

SSI + Work + Family Support

## **Housing Availability**

Single Family, Apartments, Shared Living, Group Homes

# Current Housing Options: Intermediate Care Facilities (ICFs)



Between 6 beds

Awake staff 24-7

Funded by Medicaid

Licensed by the State

Most comprehensive residential service for people with more intensive medical and behavioral needs

Admissions coordinated through LME-MCOs





# Current Housing Options: 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. (IDD- 5600C)
- Listings –NCDHSR or Bed Availability Database can be found at <https://info.ncdhhs.gov/dhsr/data/Mhlist.pdf?ver=1.3>
- 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.



# Current Housing Options: 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 (5600F) -NCDHSR  
at <https://info.ncdhhs.gov/dhsr/data/Mhlist.pdf?ver=1.3>

# Current Housing Options: DHHS Licensed Facilities



## DHSR ICF/IID Facilities

As of 08/2023

### ALAMANCE

#### Poplar Street Group Home

Ralph Scott Lifeservices, Inc.

OWN: Jennifer Helton, Pres. & CEO

SITE: 328 Poplar Street, Graham, NC, 27253

(336) 227-1011 MHL-001-007

ADM: Brittany Mayak CCN: 34G022

27G.5600C - Beds : 6, Description : Supervised Living for Adults with Developmental Disabilities

#### Ralph Scott Lifeservices, Inc.

Ralph Scott Lifeservices, Inc.

OWN: Jennifer Helton, Pres. & CEO

SITE: 710 Townbranch Road, Graham, NC, 27253

(336) 227-1011 MHL-001-008

ADM: Brittany Mayak CCN: 34G021

27G.5600C - Beds : 6, Description : Supervised Living for Adults with Developmental Disabilities

#### Ralph Scott Lifeservices, inc.-Laramie Drive Group Home

Ralph Scott Lifeservices, Inc.

OWN: Jennifer Helton, Pres. & CEO

SITE: 108 Laramie Drive, Mebane, NC, 27302

(336) 227-1011 MHL-001-027

ADM: Brittany Mayak CCN: 34G223

27G.5600C - Beds : 6, Description : Supervised Living for Adults with Developmental Disabilities

#### Little River Group Home

ComServ, Inc.

OWN: Dawn Kelly, CEO

SITE: 4161 NC Hwy 127, Taylorsville, NC, 28681

(828) 728-9288 MHL-002-005

ADM: Paige Anderson CCN: 34G219

MGMT: ComServ, Inc.

27G.5600C - Beds : 6, Description : Supervised Living for Adults with Developmental Disabilities

#### VOCA-Second Avenue Group Home

VOCA Corporation of North Carolina

OWN: Patrick Kelley, President

SITE: 49 Second Avenue SE, Taylorsville, NC, 28681

(828) 635-1757 MHL-002-007

ADM: Tracey Norris CCN: 34G280

27G.5600C - Beds : 6, Description : Supervised Living for Adults with Developmental Disabilities

#### Ellendale Group Home

ComServ, Inc.

OWN: Dawn Kelly, CEO

SITE: 4165 NC Highway 127, Taylorsville, NC, 28681

(828) 728-9288 MHL-002-010

ADM: Paige Anderson CCN: 34G327

MGMT: ComServ, Inc.

27G.5600C - Beds : 6, Description : Supervised Living for Adults with

- Lists all non-ICF MH/IDD/SA Facilities
- Organized by county
- Does not indicate availability

<https://info.ncdhhs.gov/dhhsr/data/icfmr.pdf?ver=1.3>

# Shifts Toward Inclusive Housing



## **National Thinking**

- Olmstead Decision (1999)
- HCBS Final Rule

## **North Carolina Developments**

- TCLI Settlement (Ongoing, Specific to people with MI in Adult Care Homes)
- Supported Living (Innovations Waiver Service Definition)

## **Future of Housing for People with Disabilities:**

- Congregate care reserved for those with most intense needs, or a personal desire for communal living
- Unique plans incorporating affordable housing and individualized services



# Shared Living

## Roommate Matching

Planned 2-bedroom apartment – each resident rents out bedroom and shares common area in a non-licensed home with a property manager to assist with roommate relations.

Typically, residents have their own bedrooms and individual services.





# 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 within 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.

**\$773** = Avg. rent statewide for a 1 BR unit\*

**\$262** = 30% of SSI (\$794/month)

Rental subsidies in affordable housing are designed to bridge the gap between income and rent for individuals with limited income.

\*National Low Income Housing Coalition, Out of Reach 2020

# 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.

## 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)





# The Arc of NC Housing Options



- Statewide: Group Homes, Apartments, Scattered Site
- Primarily utilize HUD Project Based Subsidies, some Key Rental and other assistance.
- Operated in partnership with various provider agencies or separate from service delivery

# The Arc of NC Housing Availability



Find our Housing Inquiry Form at  
<https://www.arcnc.org/programs-and-services/housing#>



# The Arc of NC Referral Partner



## Become a Housing Referral Partner

Consider joining us as a Housing Referral Partner so that we can better serve people with either I/DD or S/PMI in reaching their housing needs. We rely on local organizations like yours to help us identify the individuals who need us the most, as we receive so many requests for housing assistance. If you are one of our referral partners, you'll simply refer a family or individual to us by filling out an online form- we will take it from there.

Find our Referral Partner Form at <https://thearcnc.wufoo.com/forms/become-a-housing-referral-partner/>

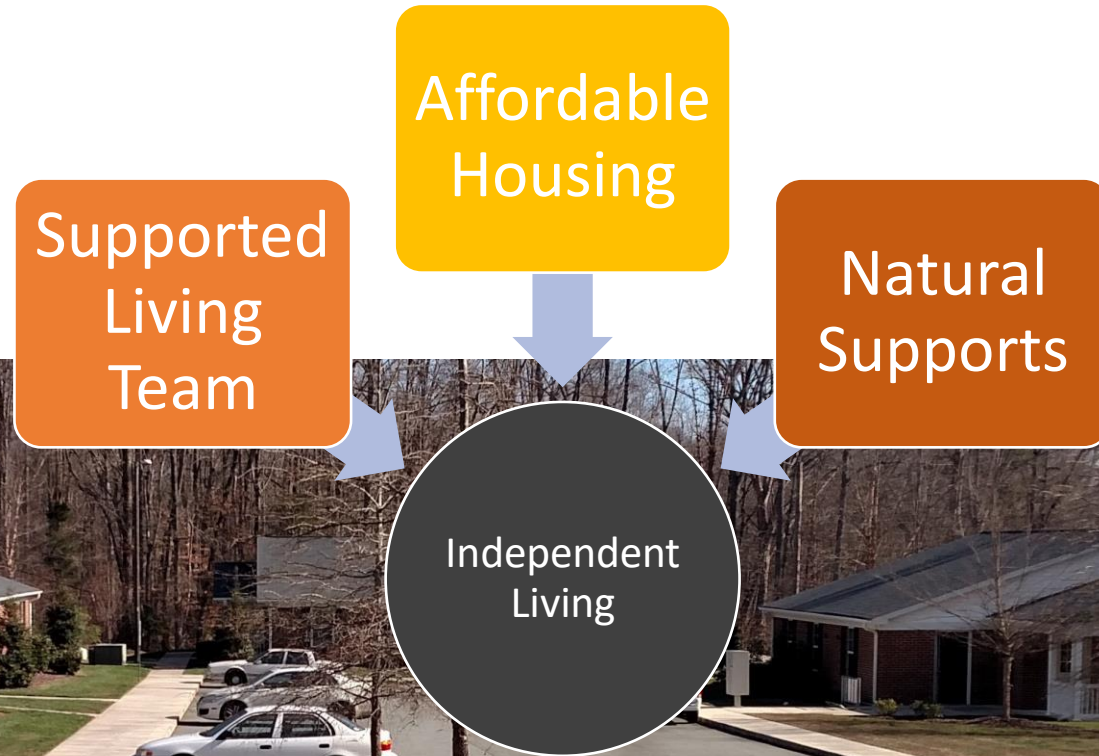


# Provider Choice and The Arc of NC



Rethinking how we can use our housing resources and putting housing advocacy into practice....

Example: CAC Alamance





*Questions??*