



# Division of Developmental Disabilities (DDD)

## Supportive Housing: Decoupling Housing and Services

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# Supportive Housing

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- ❑ What is supportive housing?
  - ❑ Affordable housing
  - ❑ Individualized housing
  - ❑ Community integrated
  - ❑ Individual choice and control



# Supportive Housing

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- ❑ “Bundled” model = housing and supports tied together
  - ❑ To live in a certain setting, must accept:
    - ❑ What services are offered
    - ❑ Who offers them



# Supportive Housing

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- ❑ Supportive housing = housing and supports both necessary, but not tied together
  - ❑ Choose housing setting
  - ❑ Choose supports needed to live there
  - ❑ Choose who offers them



# Supportive Housing

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- ❑ Affordable = Housing accessible to people at their income level
  - ❑ Subsidized with a voucher
  - ❑ Affordable housing project
  - ❑ Shared with roommates/friends to defray costs



# Supportive Housing

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- ❑ Individualized Supports
  - ❑ Assistance with daily living
  - ❑ Employment
  - ❑ All supports that help someone live independently in the community



## Supportive Housing

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- ❑ Community Integration
  - ❑ Access to employment opportunities, social opportunities, amenities and transportation
  - ❑ Opportunity for people with and without disabilities to live together in the community



# Supportive Housing

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- ❑ Individual Choice and Control
  - ❑ Ability to choose where/how someone wants to live
  - ❑ Ability to choose what services someone wants and how they will be provided
  - ❑ Control over housing setting through lease, ownership, etc.





# Three Types of Resources

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- ❑ Capital
  - ❑ “Bricks & sticks”
  - ❑ Acquiring/renovating/building a home
  
- ❑ Operating
  - ❑ Cost of sustaining the physical setting over the long term
  - ❑ Rental payment, mortgage, home maintenance, utilities, etc.
  
- ❑ Supports
  - ❑ Supports needed to help someone live successfully in his/her home



# Three Types of Resources

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## Capital

- ❑ Public financing
  - ❑ Often tied to specific initiatives, eligibility requirements
  - ❑ NJ Housing & Mortgage
  
- ❑ Private financing
  - ❑ Bank mortgage
  - ❑ Need to be sure operating resources can support cost of mortgage over long term



# Three Types of Resources

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## Capital

- ❑ Benefits
  - ❑ Ownership = longer-term control
  
- ❑ Challenges
  - ❑ Requires up-front investment
  - ❑ Ongoing cost of operations/home ownership – maintenance, etc.
  
- ❑ If rental, no need for capital investment



# Three Types of Resources

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## Operating

- ❑ How will rent/mortgage be paid
  - ❑ Other costs of housing – utilities, ongoing maintenance if property is owned



# Three Types of Resources

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## Operating

- ❑ Housing subsidy
  - ❑ Tenant-based rental assistance
    - ❑ Housing Choice/Section 8 vouchers
    - ❑ Federal resource administered through local public housing authority (PHA)
    - ❑ Individual pays a percentage of income, voucher pays remainder of rent up to Fair Market Rent (FMR)



# Three Types of Resources

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## Operating

- ❑ Rental in affordable housing development
  - ❑ Apartments with rents set to be affordable to people at lower income levels
  - ❑ Development with project-based rental assistance to make rent affordable
- ❑ Shared housing
  - ❑ Living with roommates to share costs of housing



# Three Types of Resources

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## Supports

- ❑ Natural supports – family, neighbors, clergy, community
- ❑ Medicaid – PCA program if documented need
- ❑ DDD Employment or Day Program
- ❑ DVRS, DDS, and other State agency supports



# Considerations

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- Where do you want to live?
  - Urban, suburban, rural area
  - Apartment, house
  - Access to employment, community services, transportation





# Considerations

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What resources will you need

VS.

What resources do you have

- Capital
- Operating
- Supports



# Considerations

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- ❑ Where are the gaps?
  - ❑ Identify additional resources
  - ❑ Revise plan
    - ❑ Changes don't have to be permanent



# Considerations

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- ❑ Revisit Plan
  - ❑ Needs and desires change over time
  - ❑ Supportive housing means a change can happen in on area without changing all areas



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# Questions?