

## Community Pathways Waiver - **New**

Service Type:

Service (Name): **HOUSING SUPPORT SERVICES**

### **Service Definition:**

- A. Housing Support Services are time-limited supports to help participants to navigate housing opportunities; address or overcome barriers to housing; and secure and retain their own home.
- B. Housing Support Services include:
  - 1. Housing Information and Assistance to obtain and retain independent housing;
  - 2. Housing Transition Services to assessing housing needs and develop individualized housing support plan; and
  - 3. Housing Tenancy Sustaining Services which assist the individual to maintain living in their rented or leased home.

### **SERVICE REQUIREMENT:**

- A. Housing Information and Assistance including:
  - 1. Housing programs' rules and requirements and their applicability to the participant;
  - 2. Searching for housing;
  - 3. Housing application processes including obtaining documentation necessary to secure housing such as State identification, birth certificate, Social Security card, and income and benefit information;
  - 4. Assessing the living environment to determine it meets accessibility needs, is safe, and ready for move-in;
  - 5. Requesting reasonable accommodations in accordance with the Fair Housing Act to support a person with a disability equal opportunity to use and enjoy a dwelling unit, including public and common use areas;
  - 6. Identifying resources for security deposits, moving costs, furnishings, assistive technology, environmental modifications, utilities, and other one-time costs;
  - 7. Reviewing the lease and other documents, including property rules, prior to signing;
  - 8. Developing, reviewing and revising a monthly budget, including a rent and utility payment plan; and
  - 9. Identifying and addressing housing challenges such as credit and rental history, criminal background, and behaviors;
  - 10. Assistance with resolving disputes
- B. Housing Transition Services including:
  - 1. Conducting a tenant screening and housing assessment including but not limited to collecting information on potential housing barriers and identification of potential housing retention challenges;

2. Developing an individualized housing support plan that is incorporated in the participant's Person Centered Plan and that includes but is not limited to:
    - (a) Short and long-term goals;
    - (b) Strategies to address identified barriers including prevention and early intervention services when housing is jeopardized; and
    - (c) Natural supports, resources, community providers, and services to support goals and strategies.
- C. Housing Tenancy Sustaining Services which assist the participant to maintain living in their rented or leased home including:
1. Education and training on the role, rights and responsibilities of the tenant and landlord; how to be a good tenant; and lease compliance;
  2. Coaching to develop and maintain key relationships with landlord/property manager and neighbors;
  3. Assistance with housing recertification process;
  4. Early identification and intervention for behaviors that jeopardize tenancy;
  5. Assistance with resolving disputes with landlords and/or neighbors;
  6. Advocacy and linkage with community resources to prevent eviction; and
  7. Coordinating with the individual to review, update and modify the housing support plan.
- D. The services and supports must be provided consistent with programs available through the US Department of Housing and Urban Development, the Maryland Department of Housing and Community Development, and applicable State and local policies.

**Specify applicable (if any) limits on the amount, frequency, or duration of this service:**

Services may not exceed a maximum of 175 hours annually.

**Service Delivery Method (check each that applies)**

- Participant Directed as specified in Appendix E  
 Provider Managed

**Specify whether the service may be provided by (check all that applies):**

- Legally Responsible Person  
 Relative  
 Legal Guardian

**Provider Specifications:** (Instructions list the following for each type of provider that can deliver the services):

Provider Category	Provider Type Title
Agency	DDA Approved Housing Support Service provider

**Provider Category:** Agency

**Provider Type:** Approved Housing Support Service Provider

**Provider Qualifications License (specify):**

**Certificate (specify):**

**Other Standard (specify):**

- A. DDA Approved Housing Support Service provider including nonprofit, governmental, or for profit entities;
- B. Minimum of two years of experience providing housing support services to persons with disabilities who successfully transitioned to independent renting; and
- C. Experience with federal affordable housing or rental assistance programs.
- D. Housing assistance staff minimum training requirements include:
  - 1. Conducting a housing assessment;
  - 2. Person-centered planning;
  - 3. Knowledge of laws governing housing as they pertain to individuals with disabilities;
  - 4. Affordable housing resources;
  - 5. Leasing processes;
  - 6. Strategies for overcoming housing barriers;
  - 7. Housing search resources and strategies;
  - 8. Eviction processes and strategies for eviction prevention; and
  - 9. Tenant and landlord rights and responsibilities.
- A. Successfully pass a criminal background investigation and any other required background checks and credential verifications as provided in Appendix C-2-1a.

**Verification of Provider Qualifications**

**Entity Responsible for Verification:**

- DDA for verification of provider approval
- Fiscal Management Service providers for participant’s self-directing services
- Provider for staff requirements

**Entity Responsible for Verification:**

**Frequency of Verification:**

- DDA - annually
- Fiscal Management Services - prior to initial service delivery Provider prior to service initiation

Renewal Proposal