



MD Community of Practice for Supporting Families Webinar Series

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## Webinar #22 – May 12, 2021

# *Maryland Partnership for Affordable Housing (MPAH) Overview of Housing Programs*



Hosted by the Developmental Disabilities Administration

Facilitated by Mary Anne Kane-Breschi

*Director of Family Supports*



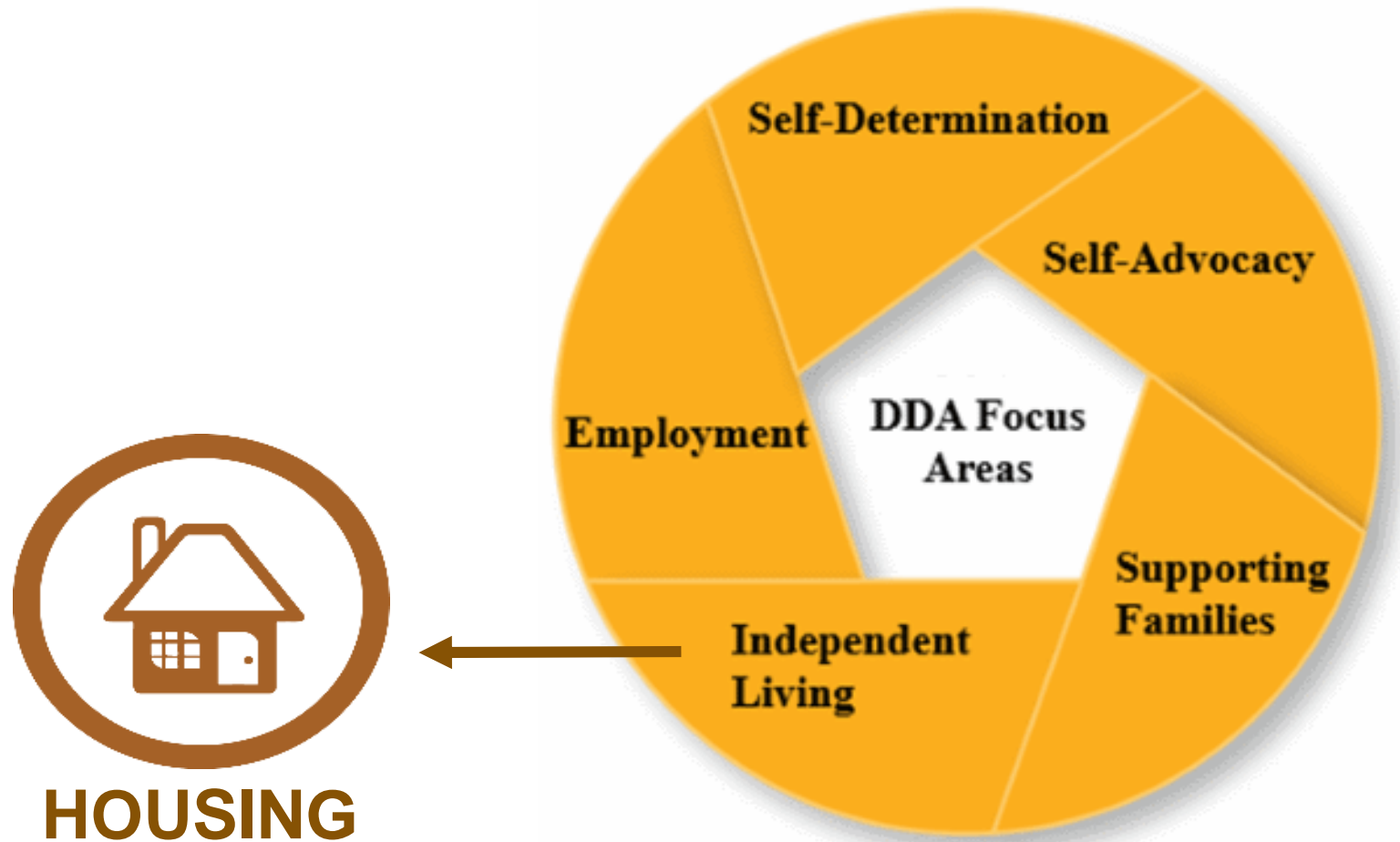
# CHARTING the LifeCourse



[lifecoursetools.com](http://lifecoursetools.com)



# DDA's Focus Areas





# Special Guests

**Chelsea Hayman, Director of Housing Policy and Programs**  
Maryland Department of Disabilities

**Christina Bolyard, MPAH Administrator**  
Maryland Department of Disabilities

# HUD 811 Project Rental Assistance Weinberg Apartments Program Overview



# 811 PRA Program Overview

## Goal

- 400 permanent supportive housing units funded using 3 HUD awards totaling \$27.9M
- 292 identified

## Program Type

- Project-based rental assistance
- Located in multi-family housing developed with DHCD affordable housing financing
- Integrated – no more than 25% of units designated for people with disabilities

## Eligible Applicants

- Age 18 to under age 62 at time of leasing
- Disabled as defined by HUD
- Medicaid recipients
- Eligible for long-term supports and services
- Income at or below 30% Area Median (AMI) – includes SSI level income

## Tenant Rent Contribution

- 30% of income for rent and utilities combined

# 811 PRA Priority Populations

**1. Institutionalized & Medicaid recipient:** nursing facility, ICF/ID, state psychiatric hospital or hospital where assistance is available under Medicaid

**2. At risk of institutionalization due to current housing situation:** i.e. homebound, deplorable housing conditions

**3. Moving to independent renting:** DDA Community Pathways waiver GH & ALU; Brain Injury waiver ALU; BHA Residential Rehabilitation Program; CO waiver & DHMH-Licensed Assisted Living Facility

**4. Homeless & Medicaid recipients (as defined by HEARTH Act) in this order:**

- Actually homeless
- Imminent risk of homelessness
- Homeless under other Federal statutes (i.e. unaccompanied youth/families w/ youth)
- Fleeing domestic violence

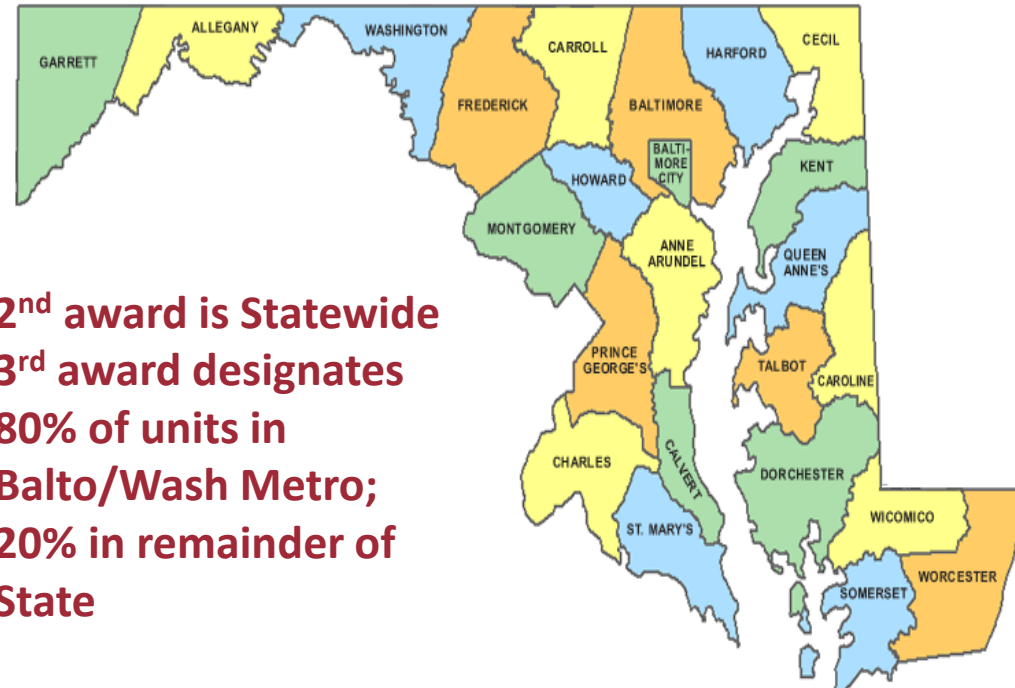
# HUD Section 811 PRA Award Details

**\$27.9 million for project-based rental assistance**

- February 2013 – MD received award for \$11 million in HUD 811 PRA
- March 2015 – MD received award for additional \$10 million
- November 2020 – MD received award for \$6.9 million in HUD 811 PRA

## Locations: 1<sup>st</sup> Award

- **Baltimore MSA**
  - Anne Arundel County
  - Baltimore City
  - Baltimore County
  - Carroll County
  - Harford County
  - Howard County
  - Queen Anne's County
- **Washington MSA**
  - Calvert County
  - Charles County
  - Frederick County
  - Montgomery County
  - Prince George's County



- **2<sup>nd</sup> award is Statewide**
- **3<sup>rd</sup> award designates 80% of units in Balto/Wash Metro; 20% in remainder of State**



# Unit Selection Process

LIHTC Application is approved for funding

HUD 811 Interagency Committee reviews locations and number of units

- Committee representatives include staff from DHCD, MDH, MDOD and Maryland Centers for Independent Living (CIL)
- Agency representatives may drive by the location to gather specific information regarding proximity of public transportation, shopping, sidewalks, etc.
- Input is solicited from the local Center for Independent Living (CIL)
- Demand for units, including offered unit sizes, is assessed using waitlist data and feedback from CIL

HUD 811 Interagency Committee reviews locations, number of units and consumer feedback and determines if location is desirable, and the number of units needed

# Weinberg Apartments



**The Harry and Jeanette  
Weinberg Foundation, Inc.**



**Maryland Partnership  
for Affordable Housing**

# Background



- Funded by the Harry and Jeanette Weinberg Foundation in 2011.
- Administered in partnership with
  - MD Department of Housing and Community Development
  - MD Department of Disabilities
  - MD Department of Health
- Initial \$2 million in funding for development of affordable independent rental units for people with disabilities. **(WEINBERG 1)**
  - Created 20 units serving incomes of 15 – 30% AMI.
  - All units occupied
- Additional \$2 million granted in August 2016. The goal is to create 15 units. **(WEINBERG 1)**
  - 9 units identified
  - Income targeting lowered to 10-30% AMI
- In 2020, the Foundation awarded an additional \$3 million in funding for the development of affordable independent rental units for people with disabilities. **(WEINBERG 2)** The new program carves out priority populations that the Foundation will look to target for housing opportunities.

# Weinberg Apartments Eligibility

Age: between 18 and 62 at time of leasing

Disabled and receiving SSI and/or SSDI cash payment

Gross household income between 10% and 30% AMI in the county in which the unit is located

Criminal background does not include

- Lifetime sex offense registry requirement
- Conviction for production of methamphetamine on federally assisted property

Tenant Rent Contribution

- 30% of income for rent and utilities

# Weinberg 1 Prioritization and Unit Identification

Priority: Location of unit and those with greatest need. Factors considered include (not in any order)

- Need for accessible housing
- People with multiple disabilities
- Health, safety and well-being of the applicant, including children
- Persons currently institutionalized or homeless, or those at risk
- Eligibility for and access to voluntary long-term supports and services that promote independent living and successful tenancy
- Readiness to move
- Date/time of application to waitlist

## Unit selection

- Development must have financing through DHCD
- Must have non-profit involvement

# Weinberg 2 Prioritization

Priority: Groups identified as high priority are listed below in no particular order.

- Transitioning youth with intellectual and developmental disabilities (18 -35 years of age) who are living with aging caregiver(s), in a group home setting, or transitioning from permanent supportive housing
- Individuals/families who are homeless
- Youth aging out of foster care who are disabled and homeless or at risk of homelessness

## Outreach plans

- Developing partnerships with DHS Foster Care, DDA

# Section 811 Successes



- 201 families have been housed through the program as of January 2021.
- Leasing is in process for another 17 units in 3 properties
- 850 active applicants on the 811 waitlist

# Weinberg Successes

- 37 families have been housed through the program as of January 2021.
- 34 families are currently living in Weinberg units.
- 733 active applicants on the Weinberg waitlist

# Local Partnerships

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## **Community Choice Homes Program (CCH) – Montgomery County**

- Provides 30 HOC-owned rental units for people with disabilities for 15 year period
- Participants pay 30% of their monthly gross household income for rent and utilities
- **Live/Work Preference:** applicants must live or work in the county at the time of referral or lived or worked within 5 years of referral and currently live in an institution or group living setting

## **Disability Income Housing Units (DIHUs) – Howard County**

- Alternative compliance strategy for for-profit developers producing market-rate units in the county
- Creates affordable units in projects for people with disabilities with an income at or below 20% AMI



## New Initiatives – Coming Soon

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### **MD Developmental Disability Administration Rent Subsidy Program**

- Partnership with MDOD to create a tenant-based rent subsidy program for people receiving services funded by DDA or who are on the DDA waitlist for services.
- DDA and MDOD are working on the creation of a waitlist registry for applicants to the program.
- Housing Support Services staff and CCS workers will assist individuals in the application process.

# Leasing a HUD 811 PRA Unit and a Weinberg Apartments Unit

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## Eligibility Screening & Referring an Applicant

**[www.socialserve.com](http://www.socialserve.com)**



This is a secure, online, centralized eligibility screening tool to help Case Managers determine which housing programs their consumers are eligible for and refer them to the appropriate program.

# Prescreen Applicant

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DOB

Medicaid number

Income

Household size

Criminal background

- Sex Offender – lifetime registry requirement
- Conviction of methamphetamine production on Federally assisted property

Which County (s) applicant is interested in living in?

Support services/programs applicant is enrolled in

Current living situation

**Obtain all of the required information before logging in to pre-screen for eligibility.**

# Leasing Process

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- MDOD receives completion date of property from DHCD or property mgmt. company
- MDOD sets up Intro meeting with property mgmt. company:
  - Review 811 program/Weinberg Apartments
  - Property information
  - Property's resident selection plan
  - Reasonable accommodation policy
- MDOD works with property mgmt. company to review and finalize: application packet & resident selection plan (posted to DHCD's website)
- MDOD notifies top eligible applicants:
  - Create interest list
  - Send finalized application packet to CM
  - 14 days to complete and return w/ valid ID and social security card
- Weekly or bi-weekly calls are help with property mgmt. company

# Selection Process

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As units become available, referrals are screened for eligibility by MDOD and selected from the wait list in order of:

Section 811:

Area of preference

Priority status

Date and time of application

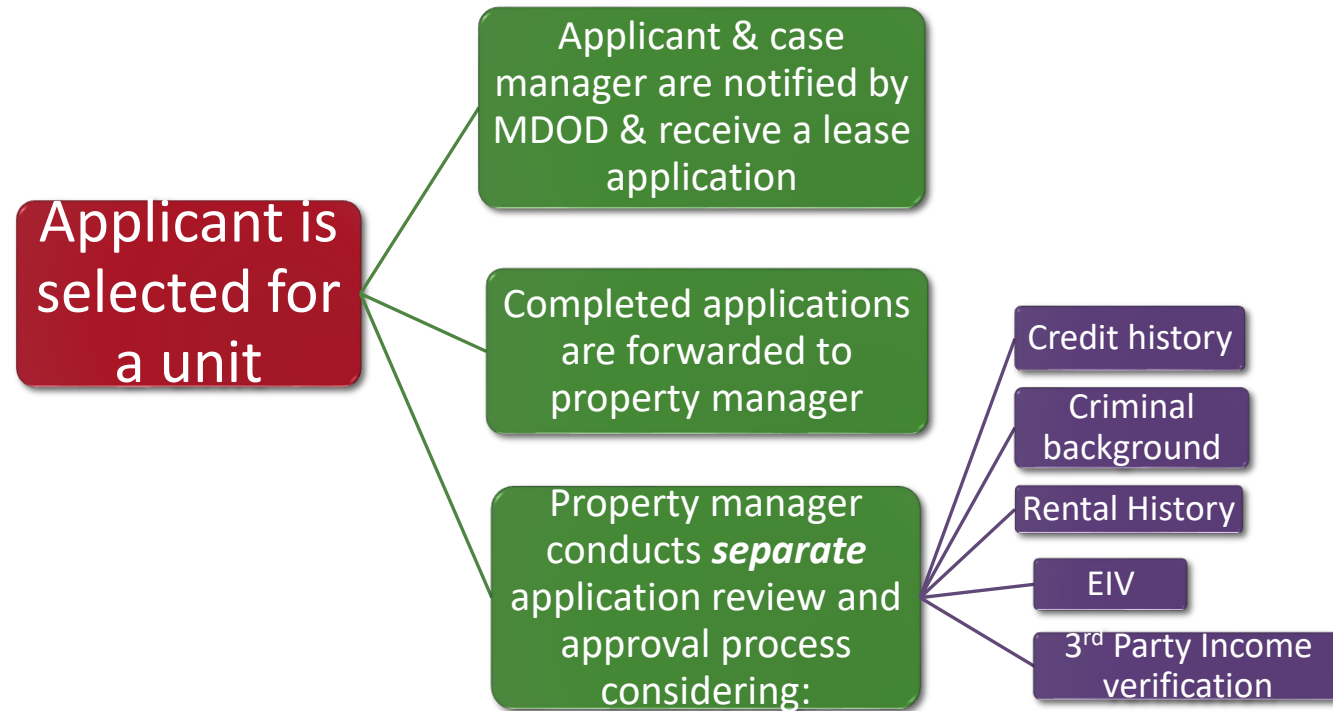
Weinberg:

Area of preference

Date and time of application

MDOD identifies eligible applicants

# Selection Process



**Prompt responses are crucial!**

# Approvals & Move-Ins

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- MDOD will provide a list to the property of referred applicants in priority order based on 811 PRA guidelines and Weinberg MOU
- Property will offer the unit only after contacting MDOD for approval
- Acceptance or welcome letter will be sent to the applicant
- Lease signing date is scheduled

**811:**

HUD 811 lease is used

HUD 811 move-in inspection form

All addendums

**Weinberg:**

Lease from property

All addendums



# Contact Information

## **Chelsea Hayman**

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Maryland Department of Disabilities

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## **Christina Bolyard**

*MPAH Administrator*

Maryland Department of Disabilities

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# Resources

## Technology

**Adaptive Living Spaces / Universal Designed Homes**  
**PSE Remote Supports** - <https://apse.org/wp-content/uploads/2020/04/Remote-Supports-FAQ.pdf>  
**Electronic Reminders**

**Communication-**  
**\*Assistive Technology**  
**Low Level** – Picture Exchange Communication Systems (PECS)  
**High Level** – TOBY / iPad voice output Communication Apps – TouchChat etc.

**MD Technology Assistance Program**  
<http://mdod.maryland.gov/mdtap/Pages/MDTAP-Home.aspx>  
**Connect with others...**

- ZOOM , Google Hangouts
- Messenger, Portal, Facebook

## Community Based

**Charting the LifeCourse (CtLC) Learning Tools** <https://www.lifecoursetools.com/learning-materials/>

**Community Centers**  
**Community Health Centers**  
**Faith Based Organizations**  
**Family/General Practices / Community Grocery Store / Local Pantries & Farmers Markets**  
**Home Ownership / Apt and/or Home Rental**  
**Hospitals**  
**Neighborhood Pharmacy**  
**Parks & Recs -Nature Trails**  
**YMCA - Gym Memberships**

**MD Transportation**  
<https://www.mta.maryland.gov/>

**Ride Services – Lyft, Uber etc**

## Eligibility Specific

**MD Developmental Disabilities Administration (DDA)**  
<https://dda.health.maryland.gov/Pages/TY.aspx>  
**DDA Coordinators of Community Services**  
<https://dda.health.maryland.gov/Pages/coordinator%20of%20community%20services.aspx>

**MD Department of Disability**  
<http://mdod.maryland.gov/housing/Pages/Housing-Home.aspx>

**MD Department of Housing and Community Development**  
<https://dhcd.maryland.gov/Pages/default.aspx>

**Housing Choice Voucher Program**  
[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/about/fact\\_sheet](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet)

**MD Statewide Independent Living Council**  
<http://www.msilc.org/>

**MTA Mobility Link**  
<https://www.mta.maryland.gov/mobility>

**MD Department of Natural Resources (DNR)**  
<https://dnr.maryland.gov/Publiclands/Pages/accessforall.aspx#:~:text=DNR's%20Americans%20with%20Disabilities%20Act,or%20800%2D735%2D2258.>



# Questions?

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# Thank You!

Please join us on ***May 26th at Noon***  
for our next webinar:

***Transition Across the Lifespan:  
Person Centered Planning & Charting the LifeCourse***

## **Special Guests**

**Gregory Knollman, Ph.D.**, Assistant Professor  
College of Education, Department of Special Education | Towson University

**Katherine C. Holman, Ph.D.**, CCC-SLP, Associate Professor  
Teacher as Leader in ASD ME.d. Program Coordinator  
College of Education, Department of Special Education | Towson University

**Donne Allen**, Director of Special Projects  
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## Contact Info

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