Special Needs Assistance with SHIP Funds

sponsored by
Florida Housing Finance Corporation’s Catalyst Program
Michael Chaney

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CATALYST TRAINING SCHEDULE

www.flhousing.org

REQUEST A SITE VISIT RELATED TO SPECIAL NEEDS HOUSING OR MORE

- Call (800) 677-4548
- Up to 6 hours of training in your office
- Review of Files, Staffing, Procedures
- Discuss new and existing strategies
**SPECIAL NEEDS SET-ASIDE REQUIREMENT**

Applies to 13/14 and on

SHIP Statute updated in 2016 to include the Special Needs set-aside requirement:

Use 20 percent of allocation to serve households that include one or more household members with special needs, defined in S.420.0004

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**TYPES OF SPECIAL NEEDS DEFINED IN S.420.0004**

Developmental Disabilities (DD)
Receives SSD/SSI or other Disability Benefits
Youth Aging Out of Foster Care
Survivor of Domestic Violence
Person with Disabling Condition requiring independent living services
The first priority... must be to serve persons with developmental disabilities... with an emphasis on home modifications, including technological enhancements and devices, which will allow homeowners to remain independent in their own homes and maintain their homeownership.

**Developmental Disabilities Defined in S.393.063, Florida Statutes**

A disorder or syndrome that is attributable to retardation, cerebral palsy, autism, spina bifida, or Prader-Willi syndrome; that manifests before the age of 18; and that constitutes a substantial handicap that can reasonably be expected to continue indefinitely.
**Disabling Condition = Many Types of Applicants**

- Chronic physical illness or disability
- Developmental Disability
- Serious mental illness
- Diagnosable substance abuse disorder

**Document Special Needs Services**

- In most cases, document that they are eligible to receive special needs services.
- For households receiving financial assistance, count this when determining income eligibility.
SUPPORTING DOCUMENTATION FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

• OPTION 1: Written documentation from the agency from which they have been determined eligible to receive services.

• OPTION 2: Written documentation that they were “determined eligible” to be on waiting list.

ALTERNATIVE DOCUMENTATION FOR DD

• OPTION 3: Written documentation that applicant was referred by an agency that serves persons with Developmental Disabilities
  • Local APDs, Arcs and CILs.
**DOCUMENT RECEIVING DISABILITY BENEFITS**

Obtain an award letter indicating the monthly amount of disability benefits.
- Social Security Disability Insurance (SSDI),
- Supplemental Security Income (SSI)
- The Veterans Administration

**DISABLING CONDITION SUPPORTING DOCUMENTATION**

Written documentation from the agency from which they have been determined eligible to receive services.

**Formerly in Foster Care**
- Written referral from the local Community-Based Care program.
- Document they are receiving a stipend under the Road to Independence Program.
DOCUMENTATION FOR A SURVIVOR OF DOMESTIC VIOLENCE

- Letter from a victim service provider, attorney, or medical professional who helped applicant address D.V incidents
- Must state that he/she believes the incidents of abuse are real.
- Applicant and professional sign and state truthfulness “under penalty of perjury.”

DOCTOR’S LETTER

- Instead of diagnosis, present special needs definition. Does client meet definition?
- Medical records in SHIP file are exempted from public record. Section (3)(bb)1, Florida Statutes.
EXERCISE: SPECIAL NEEDS SCENARIOS

APPLICANT 1
A rehab applicant claims she is a homeowner with Developmental Disabilities. She has provided documentation from an agency that provides her with special needs supports. However, she is not listed as a borrower on the mortgage note. Her husband is the borrower.
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ANSWER: Yes, Special Needs. As a family member she counts as special needs.

APPLICANT 2
This elderly applicant is 68 years old. She is in good health, mobile, capable of driving and living on her own. She does not require or receive any independent living support, not even from family and friends.
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This elderly applicant is 68 years old. She is in good health, mobile, capable of driving and living on her own. She does not require or receive any independent living support, not even from family and friends.

ANSWER: NOT SPECIAL NEEDS

APPLICANT 3

States he has impairments like cerebral palsy and so he should be counted as developmental disabilities. Yet his impairments resulted from a stroke, and he was not born with them. He does not meet the definition of Developmental Disabilities in the Florida Statutes.
APPLICANT 3

States he has impairments like cerebral palsy and so he should be counted as developmental disabilities. Yet his impairments resulted from a stroke, and he was not born with them. He does not meet the definition of Developmental Disabilities in the Florida Statutes.

ANSWER: Yes, Special Needs. Does not matter that he doesn’t have DD. Document his disabling condition.

TYPES OF SHIP ASSISTANCE
Home Repair and Barrier Removal

- Among the most common housing needs of Special Needs households
- City of Sunrise Architectural Barrier Removal Program

POP QUIZ!

TRUE OR FALSE?

ONLY 'ACCESSibility' OR 'BARRIER REMOVAL' ASSiSTANCE COUNTS TOWARDS THE S.N. SET-ASiDE
FALSE

IF A HOUSEHOLD HAS A SPECIAL NEEDS HOUSEHOLD MEMBER, ANY SHIP ASSISTANCE RECEIVED COMPLIES WITH THE S.N. SET-ASIDE

SHIP Purchase Assistance

$120,000 Purchase Price

Sources to pay for this house

- $80,000 First Mortgage
  (monthly payment $655)
- $10,000 SHIP Purchase Assistance
- $10,000 HOME Purchase Assistance
- $4500 Indiv Development Account
- $15,000 Family contribution
- $500 Church contribution
Rental Housing Option #1:
Rent Assistance to a Household

**Start Up funds**
- First and Last Months Rent
- Security Deposits
- Utility Deposits

**Eviction prevention** Up to 6 months rent in arrears

**Pay ongoing rent** For Very Low Income special needs households (also homeless applicants).

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Learn about SHIP Rent Subsidies

Review Recording for:
“Best Practices for Implementing a SHIP Rapid Rehousing Strategy”
https://vimeo.com/242139810
More Rental Housing Options

SHIP may Construct or Repair

• **Group Homes**
  - Housing and Support Providers are the same

• **Shared Living**
  - Housing and Support Providers are different

SHIP makes Subsidized Rentals Affordable

$3.4 Million Cost for Park Place Apartments

$800,000      SHIP
$2.2 million   HOME
$300,000      Low interest loan from County Surtax funds
$154,000      Borrowed from a lender
Subsidized Rentals in Hialeah are Accessible

Subsidized Rental Example
Miami-Dade County

Rogelio Cespedes has a safe and affordable home he rents with his family. He lives in Park Place apartments, a 34-unit multifamily property in Hialeah, Florida. A below wheelchair, as well as with bathing and dressing himself.

Examples of SHIP Subsidized Rentals in Publication

Final Guide on FDDC website:
Locate **Subsidized Rentals** using floridahousingsearch.org

- Inventory of Rentals with vacancies
- Available online, via toll-free call center, phone, fax, mail and email
- Includes subsidized and private market-rate rental units affordable for households earning up to 120% AMI

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**Housing Seekers with Disabilities**

- Accessibility Tab: a 24-point checklist of accessibility features
  - Examples: No-step entry, ramped access and lever-style door handles
- Listings for Adult Living Facilities (ALF) and Adult Family Care Homes (AFCH)
- Also identifies rentals on a Paratransit Route
Finding Special Needs Applicants

Add question to SHIP application:

“Does any member of your household meet the following definition of special needs?”

Handout: Disability Etiquette

- Good for everyone to read.
Developmental Disabilities Outreach

These organizations serve individuals with Developmental Disabilities
• Centers for Independent Living
• The Arc
• Goodwill
• United Cerebral Palsy (UCP)
• Agency for Persons with Disabilities regional offices

Another Approach

Special Needs Only Strategies

• Target Special Needs applicants with limited resources
  • Could be S.N. Project using existing strategy
• Perhaps contract with Community Partners
• Add new strategy to Local Housing Assistance Plan
Assisting Youth Transitioning Out of Foster Care

**Marion County**
- Working with 2 Nonprofits
- Transitional Housing: SHIP helped purchase and rehabilitate a building

**Brevard County and City of Melbourne**
- Hacienda Girls Ranch
Collaborations with Community Partners

- $80,000 (FY 15-16) 3 consumers assisted
- $175,000 (FY16-17)
  - Spend on at least 7 minimum
  - Maximum per unit: $36,000.
- CIL’s Service Delivery Fee = % of the contract

Center for Independent Living of Broward
Ramps program uses:

• Volunteers
• Donated materials
• Discounted materials

Assisting Homeless Individuals

• Some who are homeless have special needs: use a wheelchair, mental illness or another disabling condition; DD; domestic violence

• SHIP can partially finance the development of Permanent Supportive Housing where Support services are available
  • 90% permanent housing stability
  • Reduces costs $30,000 per person annually
Barbara Carey-Shuler Manor
In Miami

- 100 apartments (efficiencies to 4-bedroom)
- 50 units serving formerly homeless families
- 50 units serving elderly residents and low-income families
- Amenities include exercise facility, multi-purpose community room, and parking garage

Tracking & Reporting
Special Needs
Tracking Spreadsheet Form 1 contains Special Needs Categories

Form 5: Special Needs

SHIP Expended and Encumbered for Special Needs Applicants

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<th>Units</th>
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Special Needs Category Breakdown by Strategy

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Codes for Targeted Special Needs Strategies

Report assistance from ANY Strategy

Only use Codes 11 or 12 if your LHAP includes a specific strategy assisting Special Needs only

- Code 11: Special Needs Homeownership
- Code 12: Special Needs Rental – including Group Homes
- Possibly Code 26: Rent Subsidies for SN Only

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