



Housing and Community Supports Information and Resources

*Supporting individuals who wish to transition from nursing
facilities back into the community of their choice*

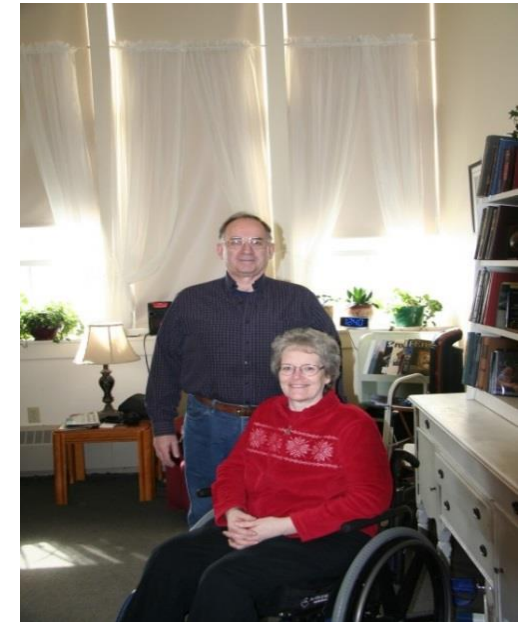
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Training Objective

Provide information and resources

- Person Centered Planning and housing
- Housing options
- Applying for housing
- Tools to locate community supports
- Supporting the move



Person-Centered Planning

Person-centered planning is a process used to develop an individual support plan that is directed by the participant and their representative, and is intended to identify their preferences, strength, capacities, needs and desired outcomes or goals.

Person-Centered Planning and Housing

- Few things are more personal than the decision on where to live
- Most people want to stay in their communities or transition to a community that provides services and support
- Advocacy surrounding an individual's area of choice is sometimes needed
- For a successful transition, individuals should be supported in moving to the community of their choice

Housing Assessment

- Completing a housing assessment is a helpful and necessary action to ensure that an individual has input, and ultimately, control over where they move
- Housing assessments should include an individual's property or community of choice, income information, and supports they will need once home

Housing Options

- There are differences in housing options although they are often confused as the same thing
- Options include:
 - The Choice Voucher/Section 8
 - Subsidized Housing
 - Fair Market Housing
 - Open Market Housing
 - Shared Housing

Choice Voucher

- Also known as Section 8
- Issued by New Hampshire Housing Finance Authority (NHHFA), can be applied for through NHHFA or local housing authorities
- Allows recipients to “spend” the voucher any where in New Hampshire provided the property accepts it and passes an inspection
- Each region is issued a spendable amount based on population
- Individuals are required to pay a portion of their rent
- According to NHHFA’s website the estimated wait time is 7-9 years

Subsidized Housing

- Often applied for while waiting for Section 8 because wait list is often shorter
- Subsidy belongs to the apartment only, if the individual moves, the subsidy stays with the unit
- Recipients pay 30% of their adjusted income for their apartment
- Usually includes heat, hot water, and electricity
- Can be offered by housing authorities and management companies
- Many places listed for the elderly will also accept adults with disabilities

Fair Market Housing

- Housing is deemed to be “fairly priced”
 - Example: fair market for a typical one bedroom in Concord may rent for \$800.
- This option should be considered for anyone that has a higher income OR has received a Choice Voucher from NHHFA

Open Market Housing

- Offers no subsidies
- May or may not accept the Choice Voucher
- Appropriate for those who can afford to pay full price for housing
- Larger complexes are typically open market but may have a certain number of apartments they will rent to a Choice Voucher recipient

Shared Housing

- Includes roommates, live-in providers, Adult Family Care or Kinship Care environments
- Roommates can be the individual's natural supports
- Live-in providers live in the individuals home and provide an agreed upon level of care in exchange for free rent
- Live-in providers must pass criminal background checks to move into any HUD housing

Accessible Housing

- Most accessible units are found in subsidized elderly housing
- Common to see different definitions of what is considered “accessible”
- Ask questions to determine if the unit can fit the individual’s needs
- If modifications are needed, tenants must get permission
- In HUD funded housing, reasonable accommodations must be allowed
- In most cases, property mgt. companies and landlords are not required to pay for modifications

Application Process

- Because of the length of time it can take to obtain housing, individuals wishing to transition to the community should apply as soon as possible
- They do not have to be ready to transition when applying
- Because there is no standardized housing application, each apartment complex uses their own unique application
- Requirements vary from complex to complex but there are universal rules about the documentation required

Documentation

- In order to move into housing, a copy of the social security card must be provided
- Some agencies require a copy of the social security card be sent in with the application while others require it be presented at the time of the lease signing
- A birth certificate is required at the time of the lease signing
- Missing documentation will slow the process

Criminal Background

- When working with an individual who has a criminal history, it is important to remind him/her to be honest on their housing applications
- Withholding information about a criminal history can be reason enough for property managers to deny the applicant
- While there are certain offenses that HUD financed properties cannot accept, individuals with misdemeanors are almost always denied initially, but people can appeal the decision and can sometimes be approved for housing

Next Steps

- Between 7 and 30 days after receiving the application, the housing agency will send a status letter
 - The letter identifies the next step in the process and an estimate of how long the individual will remain on the wait list
 - The letter may also include a request for additional documentation such as proof of income or a criminal background check

Timeframe

- In NH subsidized properties have an average of 1-5 year wait depending on the area and any preferences given to the applicant
- The Choice Voucher (Section 8) has a reduced wait time of 18-24 months for people who qualify for:
 - Choices for Independence (CFI) waiver
 - Developmental Disabilities (DD) waiver
 - Acquired Brain Disorder (ABD) waiver
- For those ineligible for a waiver, average wait time for the voucher is 7-9 years

Information Required

- The individual's current address must be on file with each application
- Housing authorities and property management companies send out a letter annually asking if the applicant wishes to remain on the wait list
- If the applicant does not respond, or does not have a current address, he or she is removed from the list

Next Steps

- Once an applicant's name reaches the top of the list, housing activity increases quickly
- Examples of activity
 - Meetings with property managers
 - Apartment viewing
 - Paperwork submissions
 - Lease signing
- This is also the appropriate time to secure funds for the security deposit and first month's rent

Prior to the Transition

- Confirm that medical services are in place
- Community supports are in place
 - Natural supports
 - Paid providers
 - Meals on Wheels
 - Other community supports
- The individual's belongings have been identified and will be moved
- Move-in assistance has been arranged
- Transportation has been arranged

Housing Related Resources

- NHHFA maintains an online Directory of Assisted Housing
 - Includes contact information for every subsidized housing unit in NH
- Medicaid participants who qualify for the Choices for Independence (CFI) waiver receive Transitional Case Management (TCM) services, which include navigating the housing system and providing application assistance
- Assistance with security deposit may be provided by organizations such as Community Action Programs
- Qualified individuals may receive additional housing assistance from the NH DHHS Bureau of Behavioral Health www.dhhs.nh.gov/dcbcs/bbh



NEW HAMPSHIRE
DEPARTMENT OF
HEALTH AND
HUMAN SERVICES

Community Support and Housing Resource Guide



University of
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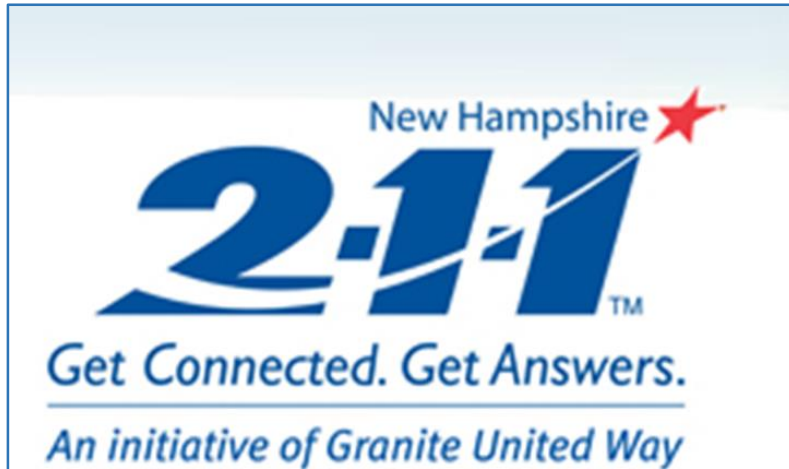
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Community Supports and Resources

- Along with housing, individuals have many other needs
- Home and community needs may include
 - Medical Care and Health Coverage
 - Home and Personal Care Services
 - Equipment and Modifications
 - Financial and Utility Assistance
 - Transportation
- As needs change, there are community organizations to help navigate through options and resources

NH Community Resources and Organizations



211 New Hampshire
(www.211nh.org)



NHCarePath
(www.nhcarepath.org)



ServiceLink Resource Center
(www.servicelink.nh.gov)

Apply for Long Term Supports and Services

- Behavioral Health and Community Mental Health Centers
- Developmental Services and Area Agencies
- Elderly and Adult Services



(www.nheasy.nh.gov)



**NH Easy
Gateway to Services**

 MENU   SIGN IN

Apply now for Cash, Medical, SNAP (Food Assistance), Child Care, Medicare Beneficiary and Long Term Care Assistance

Medical, Health and Personal Care

- Case Management Services
 - Health Care Coverage: Medicaid, Medicare, Veterans Administration and Private Insurance
 - Doctors, Medical Care Specialists, Occupational and Physical Therapy
 - Home Care: house cleaning, laundry and meal preparation
 - Personal Care: toileting, showering, dressing and personal hygiene

Equipment and Modifications

- Durable Medical Equipment
 - Walker, wheelchairs, crutches, canes, raised toilet seats, grab bars, shower seats and commodes
- Home Modifications
 - Ramps, stair glides, wheelchair platform lifts/elevators and Hoyer lifts
- Daily Living Aids
 - Bottle and jar openers, reachers/grabbers, dressing aids, amplified and large button phones

Home and Household Items

- Utility Assistance
 - Fuel and Electric Assistance through organizations like Community Action Agencies or Programs
- Telecommunication
 - Personal emergency response systems, landline and cell phones
- Temporary Financial Assistance Programs
 - Security deposits, rent or mortgage, utility hookups and medication assistance
- Household Items
 - Furniture, pots and pans, small appliances, clothing and footwear

Community and Home Based Services

- Meals on Wheels and Commodity Food Programs
- Companionship Programs, Respite Care and Adult Day Care Services
- Transportation Services and Resources
 - Public and Para-Transit
 - Wheelchair Accessible
 - Medical and Shopping
 - Volunteer Drivers
 - Travel Reimbursement

Handouts

- Housing Assessment
- Community Support and Housing Resource Guide
- HUD NH Income Limits for 2017
- HUD Rent Limits Comparison for 2017
- Copy of today's presentation

The Housing Assessment and the Community Support and Housing Resource Guide were produced by Granite State Independent Living (GSIL). Additional copies are available on request.

<https://www.gsil.org>



Abbreviations

NHHFA: New Hampshire Housing Finance Authority

CFI: Choices for Independence waiver

DD waiver: Developmental Disabilities waiver

ABD waiver: Acquired Brain Disorder waiver

HUD: Housing and Urban Development

TCM: Transitional Case Management

Section 8: Section 8 of the Housing Act of 1937

GSIL: Granite State Independent Living

NH DHHS: NH Department of Health and Human Services

BBH: Bureau of Behavioral Health



Thank You!

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