



FINANCING HOUSING SOLUTIONS

for People with Disabilities

As a self-supporting public agency, the North Carolina Housing Finance Agency finances affordable housing options for people throughout the state. Over the years, the Agency has helped approximately 35,000 people with disabilities and other special housing needs, including seniors and veterans, with investments from several programs.

The Agency partners with local governments, for-profit developers and nonprofit organizations to finance:

- Home rehabilitation, emergency repairs and accessibility modifications for North Carolinians with lower incomes
- Independent apartments that are set aside for persons with disabilities and integrated into the community in rental developments
- Housing for special populations, including families experiencing homelessness or in need of housing supports.

Safe, clean, affordable housing opportunities lower exposure to health threats to children and families, which in turn saves state dollars by reducing public health care spending. Good quality, affordable housing can also help people age in place, cutting institutional care costs for both individuals and public health systems.

HOME REPAIRS

The Agency has financed repairs for more than 12,000 households through the Urgent Repair Program (URP), the Essential Single-Family Rehabilitation Loan Pool (ESFR) and the Displacement Prevention Partnership (DPP).

URP funds emergency repairs and accessibility modifications to fix housing conditions that threaten the health and safety of low-income homeowners who are veterans, seniors, disabled and/or have other eligible special needs.

ESFR funds home rehabilitation for low-income homeowners who are elderly, disabled, qualified veterans or have other eligible special needs.

DPP, a partnership with NC Vocational Rehab Services, funds repairs and modifications to improve home accessibility for low-income homeowners with disabilities.



*Before and after:
URP project in Western NC*





RENTAL HOUSING

Through the Targeting Program and the Supportive Housing Development Program (SHDP), the Agency has financed 10,000 units for people with disabilities or other special housing needs.

The Agency partners with the NC Department of Health and Human Services (NC DHHS) on the **Targeting Program**, along with property owners, managers and service providers. Each year, between 10% and 20% of all apartments financed by the Agency’s Housing Credit program are reserved as Targeted Units for low-income renters with disabilities.

SHDP finances emergency and permanent supportive housing for people and families experiencing homelessness or with unique housing needs, such as persons with mental, physical or developmental disabilities; persons with substance use disorders; children and youth in or aging out of foster care; and adults released from correctional facilities.

RENTAL ASSISTANCE

The Agency works with two NC DHHS programs that have cumulatively provided rental assistance to 5,000 people with physical or behavioral health disabilities and low incomes.

Key Rental Assistance is offered by NC DHHS to people with disabilities and extremely low incomes who are living in properties participating in the Targeting Program. NC DHHS’s ten Regional Housing Coordinators refer tenants to available units.

The **Transitions to Community Living Voucher (TCLV)** is a component of the Transitions to Community Living Initiative (TCLI) operated by NC DHHS in partnership with the state’s Local Management Entities/Managed Care Organizations. TCLV provides rental assistance to people with disabilities so that they may live in integrated apartments within communities of their choice. TCLV can be used with any landlord who accepts it.

BY THE NUMBERS Solutions for people with special housing needs

Program	Type	Total Households Served
Urgent Repair Program		14,700
Essential Single-Family Rehabilitation		3,300
Displacement Prevention Partnership		4,400
Targeting Program		4,700
Supportive Housing Development Program		4,500

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A self-supporting public agency



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