

NC Department of Health and Human Services

Division of Mental Health, Developmental Disabilities, and Substance Use Services

Permanent Supportive Housing and Targeting Program for People with I/DD

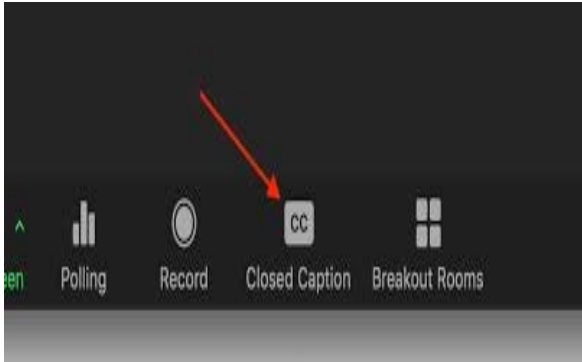
June 24, 2026

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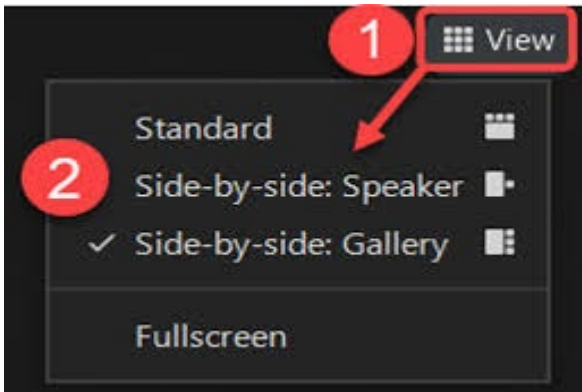


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Intérpretes y subtítulos en lengua de signos americana (ASL). Habrá intérpretes de ASL y opciones de subtítulos disponibles para el evento de hoy. Para opciones de subtítulos, seleccione la función "Subtítulos" ubicada en su panel de control.



- Adjusting Video Layout and Screen View
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Agenda

1. Overview of Permanent Supportive Housing (PSH)
2. Understanding Tenant Protections in PSH
3. HUD's Housing Assistance Programs for Individuals with Disabilities
4. Other Affordable Permanent Housing Options
5. Role of LME/MCO Housing Specialists
6. Targeting Program Overview
7. Supporting Referrals for People with I/DD
8. Q & A

Tina Barrett, MA, LPA, HSP-PA

Assistant Director, I/DD

IDD, TBI & Olmstead Section, DMHDDSUS



- MA in Psychology
- Licensed Psychological Associate
- More than 30 years of experience providing clinical and administrative services to people with IDD
- DMHDDSUS since 2023

Guest Speakers

**Angela Harper King, MH Housing Specialist,
I/DD, TBI, & Olmstead Section, NCDHHS-
DMH/DD/SUS**



- MA in Counseling, and 37 years in the Human Services Field
- 27 years directly in housing
- Believes where we call home, impacts every part of our lives

**Detra Purcell, Section Chief of Housing &
Homelessness, NC DHHS-Division of Aging**



- B.S. Public Health
- 30 yrs of Public Health & Housing Experience
- Division of Aging since 2023, DHHS 30 years



**A Viable
Housing Option**



Overview of Permanent Supportive Housing (PSH)

Permanent Supportive Housing (PSH) - Defined

- **HUD Defines PSH as:**

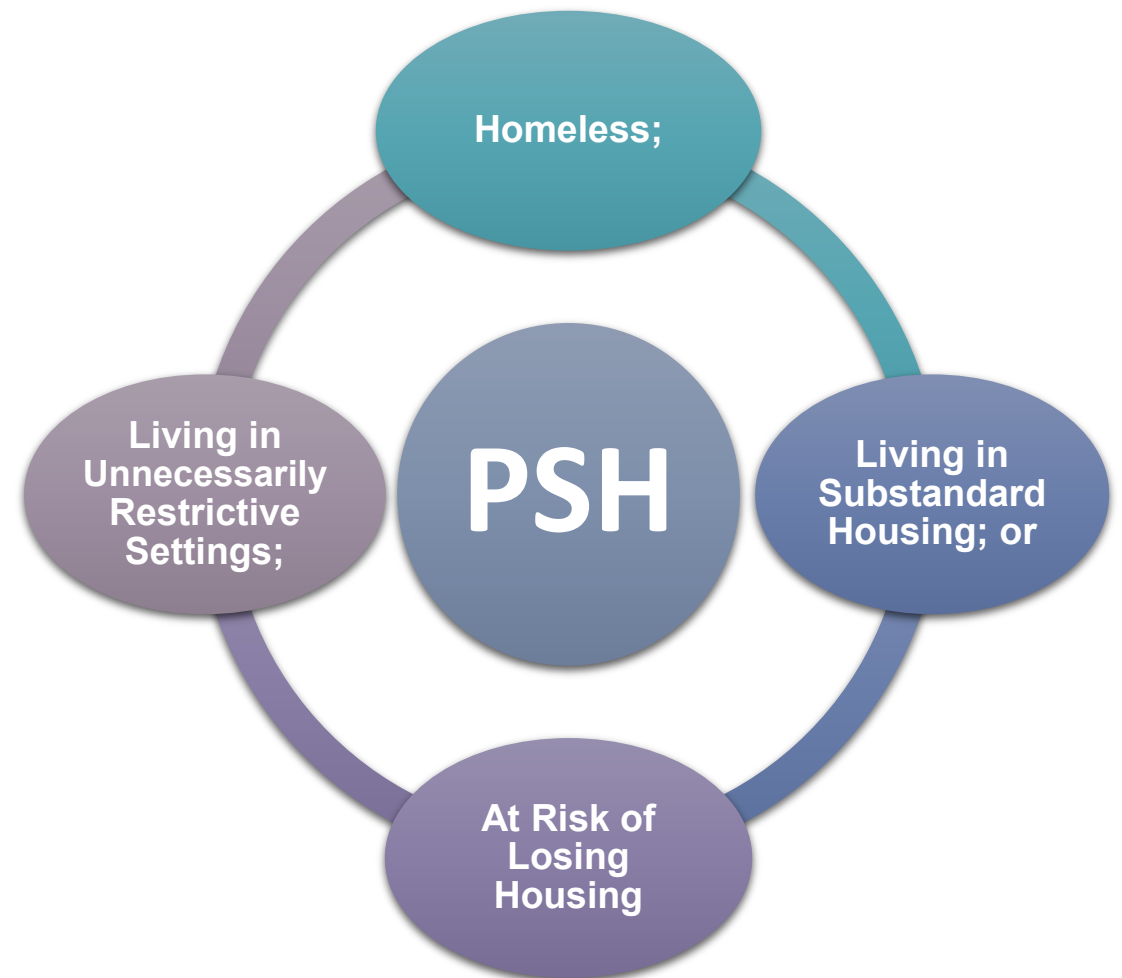
- *Permanent housing in which housing assistance and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability.*

- **NCDHHS PSH Framework Defines PSH as:**

- *Community-based housing targeted to individuals and households who need deeply affordable housing and access to long-term housing-related supports to become and remain successfully housed in the community.*
 - *Targeted primarily, but not exclusively, to very low-income households and individuals with serious, long-term (including life-long) disabilities.*

PSH – An Evidence-Based Practice Housing Model

- **Recognized for meeting the housing needs of individuals with disabilities and those that are homeless.**
 - Presents alternative to hospital, shelters, and other settings that segregate people by disabilities.
 - Vital resource of affordable housing with supports for individuals with disabilities who are:



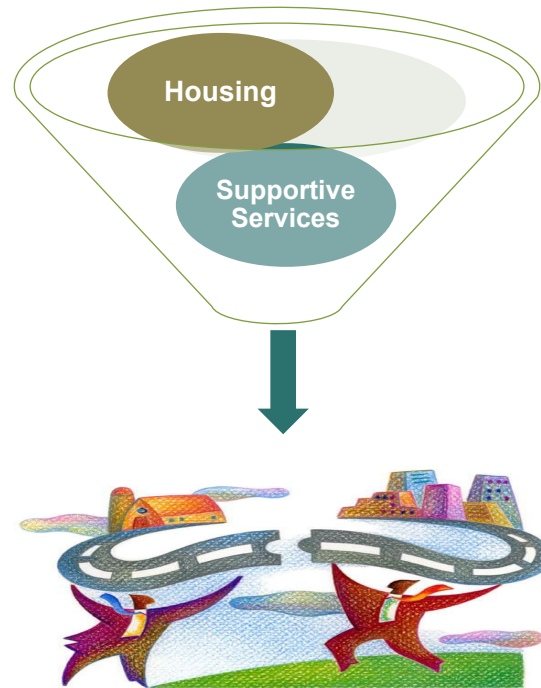
What's Unique About PSH

Housing

- Permanent
- Rights and Responsibilities
- Ownership or Tenancy
- Habitable/Safe
- Affordable and
- Accessible

Supportive Services

- Individualized
- Flexible
- Voluntary
- Varied
- Adequate and
- Available



PSH – Characteristics of a Habitable “Healthy” Home

Dry & Clean

Ventilated &
Thermally
Controlled

Accessible &
Ready

Pest &
Contaminant
Free

Safe &
Maintained

Affordable



PSH – Why Affordability Matters

- **Affordable Housing**

- Tenant generally pays no more than 30% of their household income for rent or mortgage with utilities.
 - Paying more than 50% takes income away from other necessities (severely cost-burdened).
- Individuals receiving \$994 SSI per month can afford to pay \$298 per month in housing costs to avoid costs burden.



Extremely Low-income

- Households that are at or below 30% of the Area median income (AMI)

SOURCE: [HUD Glossary of Terms Affordable Housing and Social Security 2026 Cost-of-Living Adjustment Fact Sheet](#)

SOURCE: North Carolina Housing Coalition [County Profiles](#)

PSH – Key Benefits



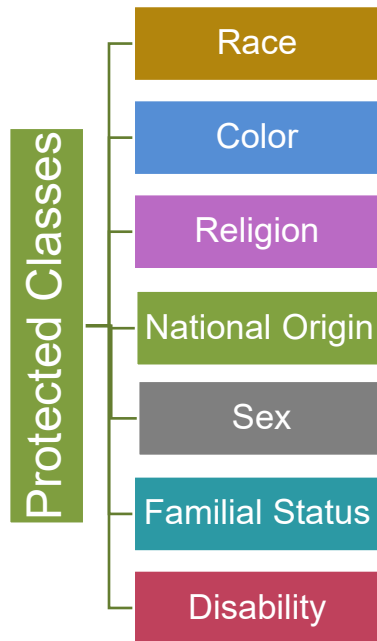
SOURCE: SAMHSA Permanent Supportive Housing – [Building Your Program](#)

SOURCE: Center on Budget and Policy Priorities – [Supportive Housing Helps Vulnerable People Live and Thrive in the Community](#)

Understanding Tenant Protections in PSH

Fair Housing Act (FHA) 1968

- Passed by Congress and signed by President Lyndon B. Johnson with two broad mandates:
 - Prohibit discrimination in housing, and
 - Promote integrated housing patterns in a manner that positively furthers fair housing



SOURCE: National Housing Law Project – [Fair Housing & Housing for People with Disabilities](#)

SOURCE: The Fair Housing Project of Legal Aid of North Carolina – [Contact For Fair Housing Assistance](#)

Allows for Reasonable Accommodations & Modifications

Reasonable Accommodations

- Property owners and Landlords must consider requests to change in a rule, policy, practice, or in the way services are provided, to enable individuals with a disability to have equal opportunity to use and enjoy a dwelling and/or common area.
 - Can be requested at application and during tenancy (recommended to be in writing but not required).



Reasonable Modifications

- Property owners and Landlords must consider request for physical changes to a dwelling, or common areas, that a landlord allows a tenant with a disability to make to enable the tenant to have equal opportunity to use and enjoy a dwelling or common area.
 - A tenant is responsible to pay for the modification unless the property is federally subsidized.



U.S. Supreme Court, *Olmstead v. L.C.* 1999

- Cited segregation is a form of discrimination prohibited under Title II of the Americans with Disabilities Act (ADA) of 1990, and that public entities must support housing of individuals in the least restrictive, most integrated setting that meets their needs in community-based programs when professionally deemed appropriate, desired by the individual and is feasible.





HUD's Housing Rental Assistance Programs for Individuals with Disabilities

U.S. Department of Housing and Urban Development (HUD) – Section 811 Project Rental Assistance Program

Section 811 PRA Program

- **Authorized by the Frank Melville Supportive Housing Investment Act in 2010 to expand the supply of supportive housing that promotes community integration for low-income people with disabilities where tenants typically pay 30% of their adjusted income toward rent.**
- HUD awards funding to state housing agencies to fund project-based rental operating assistance and allowable administrative costs (with no more than 25% of the total units in multifamily properties).

Eligible Tenants must:

- ▭ Be at least 18 years old and less than 62 years of age, and
- ▭ Have extremely low-income (at or below 30% AMI); and
- ▭ Have at least one adult member of the household (HH) with a disability

HUD's Special Purpose (SP) Housing Choice Voucher (HCV) – Mainstream and Dashboard

Mainstream Voucher Program

Provides tenant-based rental assistance to assist non-elderly individuals with disabilities at extremely low income.

- HH must have at least “one” individual with a disability;
- Head of HH is at least 18 years old and less than 62 years of age;
- Admission preference can be adopted for individuals transitioning out of institutional or other segregated settings;
- HHs must meet HCV eligibility rules.
- HHs normally pay 30% of their monthly adjusted income toward rent.

HCV Dashboard – Mainstream

PHA Name	PHA Code	MS Total Effective Awards	MS Total Leased	MS % Leasing
Western Piedmont Council of Governments	NC159	246	310	126.02%
Eastern Carolina Human Services Agency, Inc.	NC144	75	75	100.00%
North Carolina Commission of Indian Affairs	NC901	39	37	94.87%
Sandhills Community Action Program, Inc.	NC149	49	45	91.84%
Housing Authority of the City of High Point	NC006	148	131	88.51%
Rocky Mount Housing Authority	NC019	39	34	87.18%
Housing Authority of the County of Wake	NC021	23	20	86.96%
Monroe Housing Authority	NC065	39	33	84.62%
Housing Authority of the City of Greenville	NC022	50	41	82.00%
Fayetteville Metropolitan Housing Authority	NC009	62	47	75.81%
Housing Authority of the City of Wilson	NC020	8	6	75.00%
Housing Authority of the City of Winston-Salem	NC012	278	205	73.74%
The Housing Authority of the City of Durham	NC013	33	24	72.73%
Mountain Projects, Inc.	NC152	75	52	69.33%
Housing Authority of the City of Asheville	NC007	37	25	67.57%
Northwestern Regional Housing Authority	NC167	140	82	58.57%
Housing Authority of the City of Greensboro	NC011	200	109	54.50%
Housing Authority of the City of Wilmington	NC001	37	18	48.65%
Housing Authority of the City of Charlotte	NC003	72	31	43.06%
Housing Authority of the City of Goldsboro	NC015	20	8	40.00%
Gastonia Housing Authority	NC057	82	31	37.80%
Mid-East Regional Housing Authority	NC087	38	4	10.53%
Chatham County Housing Authority	NC120	26	2	7.69%
City of Hickory Public Housing Authority	NC056	73	0	0.00%
Total		1,889	1,370	72.53%

SOURCE: HUD Special Purpose [Mainstream Vouchers](#) and [HCV Data Dashboard](#)

SOURCE: HUD North Carolina [PHA Contact Information by City](#)

HUD's SP Housing Choice Voucher – Non-Elderly Disabled (NED) and Dashboard

NED Voucher Program

Provides tenant-based rental assistance to assist non-elderly “Head of Households” with disabilities at extremely low income.

- “Head of HH” must have a disability, and at least 18 years old and less than 62 years of age;
- Vouchers can be targeted for individuals currently living in nursing homes and other health care institutions;
- HHs must meet HCV eligibility rules.
- HHs normally pay 30% of their monthly adjusted income toward rent.

HCV Dashboard – NED

PHA Name	PHA Code	Total NED Awards	Total NED Leased	NED Leasing %
Town of East Spencer Housing Authority	NC134	50	50	100.00%
Coastal Community Action, Inc.	NC141	50	49	98.00%
Western Carolina Community Action, Inc.	NC140	30	27	90.00%
Northwestern Regional Housing Authority	NC167	64	54	84.38%
Housing Authority of the County of Wake	NC021	100	83	83.00%
The Housing Authority of the City of Durham	NC013	200	157	78.50%
Gastonia Housing Authority	NC057	100	77	77.00%
Housing Authority of the City of Asheville	NC007	75	55	73.33%
Chatham County Housing Authority	NC120	50	30	60.00%
Housing Authority of the City of Charlotte	NC003	275	139	50.55%
Housing Authority of the City of Greensboro	NC011	400	188	47.00%
Franklin-Vance-Warren Opportunity, Inc.	NC155	150	66	44.00%
Housing Authority of the City of Winston-Salem	NC012	378	165	43.65%
Housing Authority of the City of Wilmington	NC001	55	22	40.00%
Asheboro Housing Authority	NC081	25	9	36.00%
Lexington Housing Authority	NC039	50	0	0.00%
Total		2,052	1,171	57.07%

Other Affordable Permanent Housing Options

HUD's Public Housing and Housing Choice Voucher (Sect. 8) Program

Public Housing

Federally funded rental assistance programs administered HUD and locally managed by Public Housing Agencies (PHAs).

Units are (project-based), owned and managed by PHAs for eligible low-income families, elderly, and individuals with disabilities.

PHA's maintain waitlist, and each has some specific screening criteria.

Rent is typically 30% of gross household income after certain deductions are taken out.

HCV Program (Sect. 8)

One of the largest federally funded programs for housing assistance in the private market that is directed by HUD and locally administered by Public Housing Authorities.

Helps low-income families, elderly people, veterans and individuals with disabilities.

Can be used in single-family homes, townhouses, and apartments.

Assistance can be tenant-based or project-based.

Rent is typically 30% of gross household income after certain deductions are taken out.

HUD's HCV Homeownership and Active Participants Dashboard

HCV Homeownership

Some PHAs also have Homeownership Vouchers which can be used to purchase a home and help with monthly assistance in meeting homeownership expenses.

- Program is limited to families that are assisted under the HCV program
- Families must also be first-time homeowners who have received housing counseling and meet the minimum income requirements.
- Not all PHAs participate, but HUD encouraged outreach to your local PHA if interested.

Homeownership Participants – NC

Active Homeownership Participants

335

Number of Homeownership Participants by PHA

PHA Code	PHA Name	Homeownership Participants	% of Program that is Homeownership
NC007	Housing Authority of the City of Asheville	73	2.59%
NC003	Housing Authority of the City of Charlotte	42	0.43%
NC011	Housing Authority of the City of Greensboro	33	1.01%
NC012	Housing Authority of the City of Winston-Salem	29	0.91%
NC006	Housing Authority of the City of High Point	27	2.31%
NC013	The Housing Authority of the City of Durham	17	0.80%
NC159	Western Piedmont Council of Governments	17	0.82%
NC167	Northwestern Regional Housing Authority	14	0.87%
NC072	Statesville Housing Authority	12	1.29%
NC152	Mountain Projects, Inc.	10	0.57%
NC144	Eastern Carolina Human Services Agency, Inc.	8	1.62%
NC001	Housing Authority of the City of Wilmington	6	0.48%
NC004	Housing Authority of the City of Kinston	5	0.50%
NC140	Western Carolina Community Action, Inc.	5	1.18%
NC151	Twin Rivers Opportunities, Inc.	5	0.56%
NC020	Housing Authority of the City of Wilson	4	0.61%

SOURCE: HUD HCV Homeownership Program and [Homeownership Active Participants](#) – retrieved June 2, 2026

SOURCE: HUD North Carolina [PHA Contact Information by City](#)

U.S. Dept. of Agriculture (USDA) Rural Development

Multi-Family Rentals

- **Affordable housing for individuals that have a disability, families, and elderly (62 or older), in rural areas with low and extremely low-income.**
 - Apartments are made affordable by project-based Rural Development rental subsidy, with renters paying 30% of their adjusted household income towards housing.

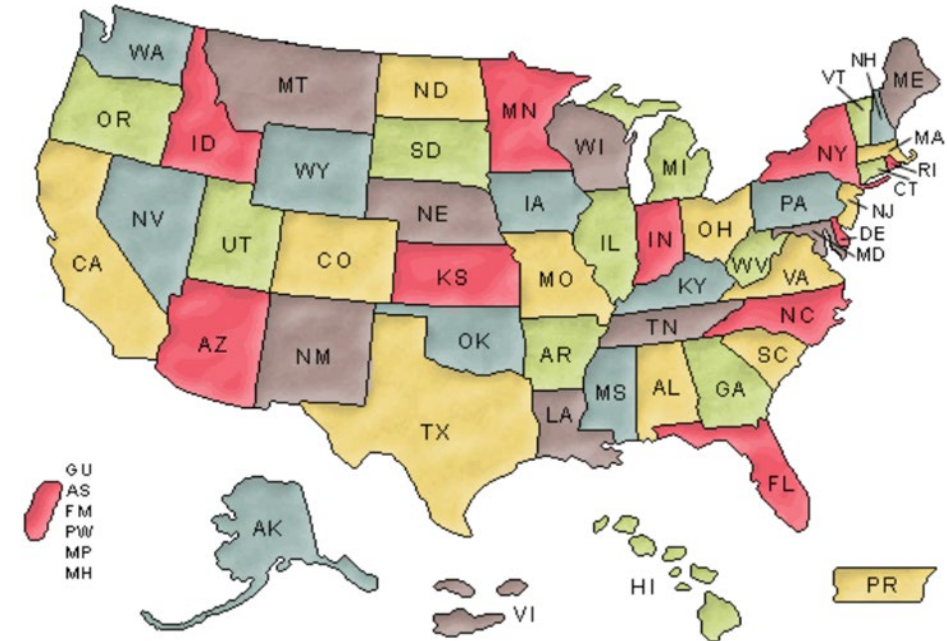
Options to Search for Rentals

You are here: [Home](#) / [Select State](#)

Multi-Family Housing Rentals

Select a state on the map below to locate properties for rent.

[Text Version](#)



Role of LME/MCO Housing Specialists

Role of Local Management Entity- Managed Care Organizations (LME/MCOs) Housing Specialists



Experts on affordable and supportive housing



Develop and Annually update a Regional Housing Plan in Collaboration with DHHS


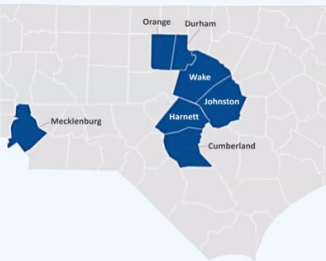


Educate and Outreach



Initiate Key Collaborative Relationships

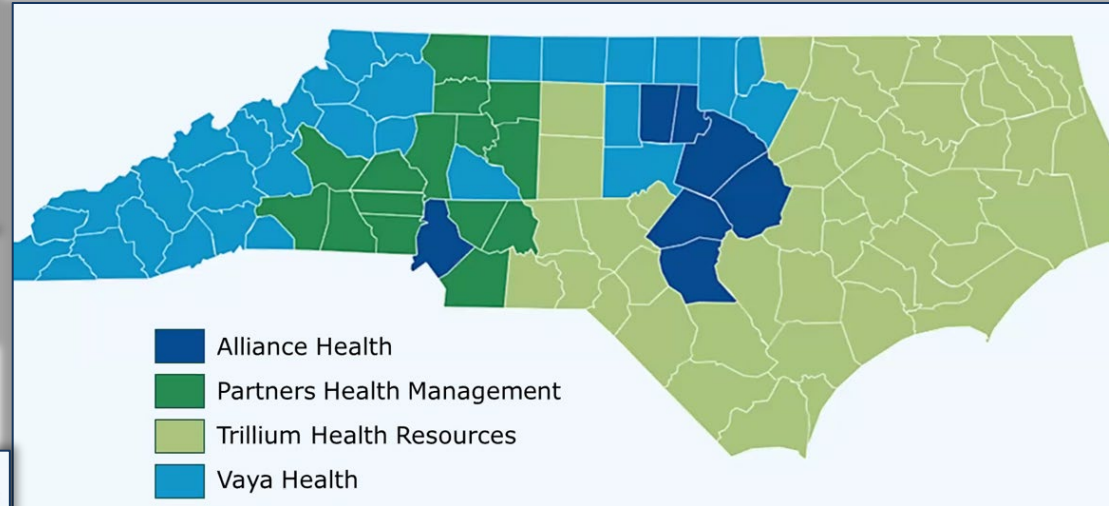


LME/MCOs Housing Specialists

Member and Recipient Services
Monday-Saturday,
7 a.m. – 6 p.m.
800-510-9132

Behavioral Health Crisis Line
24 hours a day, 7 days a week
877-223-4617

Independent Living Initiative
Member Line: 1-800-510-9132

Member and Recipient Services
Monday-Saturday, 7 a.m. – 6 p.m.
888-235-4673

Behavioral Health Crisis Line
24 hours a day, 7 days a week
833-353-2093

Email: housing@partnersbhm.org
Housing Line: 1-704-884-2686




Member and Recipient Services
Monday-Saturday, 7 a.m. – 6 p.m.
877-685-2415

Behavioral Health Crisis Line
24 hours a day, 7 days a week
888-302-0738

Housing Advocacy
Housing Line: 1-877-685-2415

LME/MCOs employ housing staff to build local housing capacity, maximize existing resources, develop housing system expertise and partner with housing providers, and local, state & federal stakeholders.




Member and Recipient Services
Monday-Saturday,
7 a.m. to 6 p.m.
800-962-9003

Behavioral Health Crisis Line
24 hours a day, 7 days a week
800-849-6127

Housing Programs
Housing Line: 1-800-962-9003,
ext. 4560

Targeting Program Overview

What Is The Targeting Program?

It is a Permanent Supportive Housing program for adults with disabilities and low-income implemented through a partnership we entered with the NC Housing Finance Agency (NCHFA) and the Division of Aging.

Targeted Units are integrated into newly constructed or rehabilitated Low-Income Housing Tax Credit (LIHTC) rental properties around the state through our partnership with NCHFA.

Targeting Program guidelines require all Housing Tax Credit developments to set aside 10% of the total number of units to Targeting Program Participants. NCHFA allows property owners to increase the number of Targeting units up to 20% of all units on the property (Voluntary Targeted Units) if requested.

A key component to the program is supportive services provided to Targeting Program participants by Approved Referral Agencies (ARAs) to ensure their success in remaining stably housed.



Why is The Targeting Program Needed?

The Targeting Program is a housing program that is needed for the sole purpose of expanding affordable housing opportunities to low-income individuals with disabilities who need ongoing access to supportive services to secure and maintain permanent supportive housing.

Targeting Program Eligibility

Adults head of household with a disability eighteen (18) years or older.

Income less than 50% of the area median income (AMI) or below 30% AMI depending on the source of funding (e.g., Key Rental Assistance, Housing Choice Voucher, HUD 811 PRA, etc.).

Approved Referral Agencies (ARAs) refer eligible adults to the Targeting Program. The ARAs must be providing services to the referred individual and support them through the move in, tenancy, and address tenancy issues to promote compliance with their leases and prevent tenant evictions to the extent possible.



How to Access the Targeting Program

An adult with a disability that is eligible for the Targeting Program gains access to permanent supportive housing in a neighborhood of their choice through a referral process by an agency approved to refer people to the Targeting Program. We call these agencies Approved Referral Agencies (ARAs.)

The ARA submits the Targeting Program Referral Packet to the Targeting Program Housing Assessor. The Housing Assessor reviews the packet to ensure all required documentation is provided and places the individual on waitlists of properties they've selected until a vacancy becomes available that meets their needs based on priority group.

When these vacancies become available the Housing Assessor contacts the ARA to inform them there is an available vacancy for the referred individual on the list and to ask if the referred person is ready to move/still wants the vacancy.

If the individual is ready to move, the ARA assists them with gathering the required documents, scheduling appointment with Property Management to apply for the unit, and move in.

How Do Human Services Provider Agencies Become Approved to Refer Eligible Individuals to the Targeting Program?

To become an 'Approved Referral Agency' the agency must do the following:

- Agency staff request information on how to become an ARA.
- The Targeting Program staff talk with agency Directors to assess the agency's capacity to provide ongoing 'support services' to eligible individuals they would refer to the program.
- Identify 2 agency contacts (Point Person and Back-up) that will be sending referrals to the Targeting Program.
- Review and sign the 'Agreement to Participate.'
- Point of contacts are required to attend the Targeting Program & Key Rental Assistance Training before they can begin to refer.



Why is the Process for Becoming an Approved Referral Agency Important?

The process of becoming an 'approved referral agency' is important because the Targeting Program is a 'permanent supportive housing' solution for disabled individuals referred. These ARAs must be trained on the program and have the capacity to provide ongoing support services to Targeting Program participants they've referred.

The Division of Aging's Targeting Program team does not have providers on staff to provide ongoing support services that will help participants remain stably housed. We do assist approved referral agencies & Property Management with problem-solving to salvage the tenancies of individuals at risk of losing their units so they can remain stably housed.

Supporting Referrals for People with I/DD

Supporting Referrals for People with I/DD

- According to the Duke Margolis Institute for Health Policy, "I/DD Data Initiative," **there is a lack of current and readily accessible data about the I/DD community that could guide the deployment of policy interventions to address these unmet needs.** Collecting data on existing Intellectual/Developmental Disabilities (I/DD) population demographics, funding for current services, and care options can assist in driving forward positive change in the I/DD policy space.
- The Targeting Program is a disability neutral program and serves eligible individuals regardless of the disability type (e.g., behavioral, physical, severe mental illness/severe persistent mental illness, and intellectual/developmental disabilities.) In recent years, we have established priority populations in lieu of first come first serve on property waitlists.
- The referral process for the I/DD population is managed in the exact same way as all Targeting Program referrals. Currently, we do not have a formal mechanism for tracking I/DD referrals. The referrals we receive could very well include individuals with I/DD as part of the priority populations or the general population of people with disabilities. But we are not collecting that data in a way that we can tell you the number of I/DD we are serving. With that said, we are working on capturing the I/DD data as we speak.

North Carolina Olmstead Settlement Agreement

- In 2012, the NCDHHS settled an Olmstead-based lawsuit with the U.S. Department of Justice (U.S. DOJ).
- Because of the Settlement Agreement, the Transitions to Community Living (TCL) program that assists individuals with serious mental illness (SMI) or serious and persistent mental illness (SPMI) is mandated to transition TCL individuals from state psychiatric hospitals & adult care homes (ACH) to live independently in their own homes in the community.
- In addition, the Settlement mandates that individuals at risk of being placed in state psychiatric hospitals & ACHs are diverted from this as an option.
- To assist in gaining compliance with the Olmstead Settlement Agreement, the Targeting Program developed a priority list for filling vacant Targeted Units across the State in lieu of first come first serve.



Targeting Program Priority Populations

Priority 1 - Transitions to Community Living (TCL) population – Eligible adults with severe mental illness or severe and persistent mental illness living in congregate settings (e.g., Adult Care Facilities) that want to live independently in communities of choice with ongoing supportive services.

Priority 2 - Money Follows the Person (MFP) Population – MFP is a Medicaid Demonstration Project that assists people living in qualified facilities (e.g., hospitals, skilled nursing facilities, and intermediate care facilities) with moving into their own communities with supportive services.

Priority 3 – Disabled Homeless Individuals

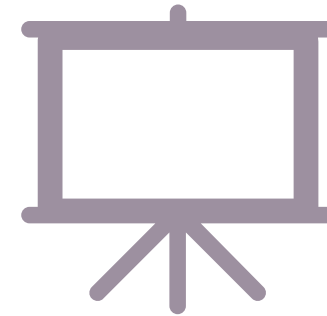
Priority 4 - General Population - Eligible individuals with disabilities that do not meet the definitions for TCL, MFP, and homelessness.



Q&A



Questions and feedback are welcome at BHIDD.HelpCenter@dhhs.nc.gov.



The presentation slides for this webinar will be posted to [DMH/DD/SUS Webinars](#) webpage.



NC DEPARTMENT OF
**HEALTH AND
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Division of Mental Health,
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