



North Carolina's Targeting Housing Program



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What Is The Targeting Program?

- Supportive housing program for people who are very low income and disabled in need of affordable housing
- Partnership between North Carolina Housing Finance Agency (NCHFA) and the North Carolina Department of Health and Human Services (NCDHHS) in collaboration with owners, property management, and service provider agencies
- Each year 10% of all the rental apartments that are developed using the federal Low Income Housing Tax Credit (LIHTC) are reserved (targeted) to allow people with disabilities to apply to live in them
- Properties may opt to increase their participation up to 20%



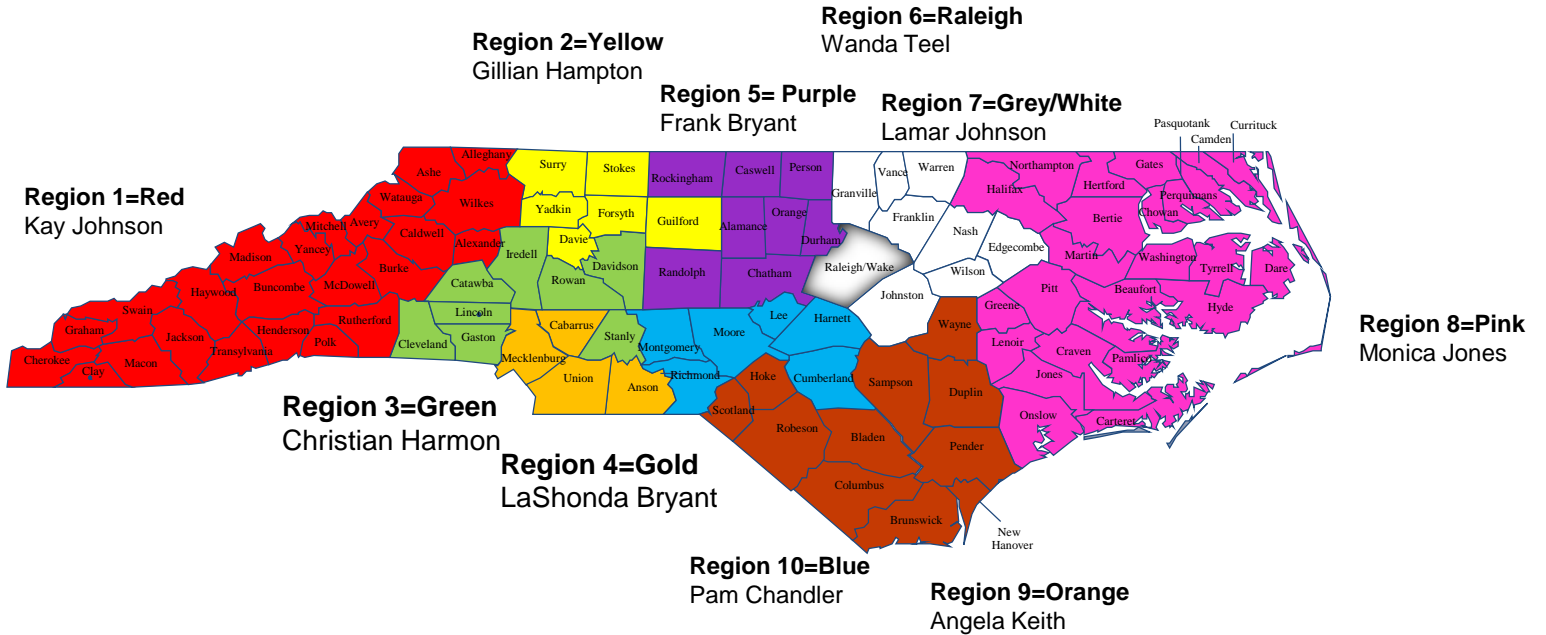
Goals of Program

Connect people who are low income with disabilities to supportive housing:

- Housing
 - Permanent: Not time limited, not transitional
 - Affordable: To very low income people (due to financing with minimal to no conventional debt coupled with rent subsidies)
 - Independent: Tenant holds lease with normal rights and responsibilities.
- Supportive Services
 - Flexible: Individually tailored and flexible supportive services that are voluntary, can be accessed 24 hours a day/7 days a week, and are not a condition of ongoing tenancy
 - Collaborative: Ongoing collaboration between service providers, property managers, and tenants to preserve tenancy and resolve crisis situations that may arise.



Regional Housing Coordinator Map



Targeting Program Applicant Eligibility Criteria

- Applicants are referred to the program by a participating referral agency via the NCDHHS Regional Housing Coordinators
- Applicants must be disabled or homeless and have income below 50% AMI
- Minimum gross income of \$300/month
- Applicants will receive a referral letter from NCDHHS and it will also be sent to the property
- Applicant must go to the property and complete the property application



Targeting Program Applicant



- Households pay 25% of income toward rent regardless of unit size
- If the owner pays utilities, households pay 30% of income toward rent regardless of unit size

Example Property for Serving Homeless Population

- Williams Square Apartments
 - Project is 100% for chronic homeless
 - Targeting Program Homeless Waiver
 - 16 units- KEY subsidy
 - Multiple funding sources-SHDP-400, HUD SHP, CDBG, HOME, Housing Bond, etc.



Questions?



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