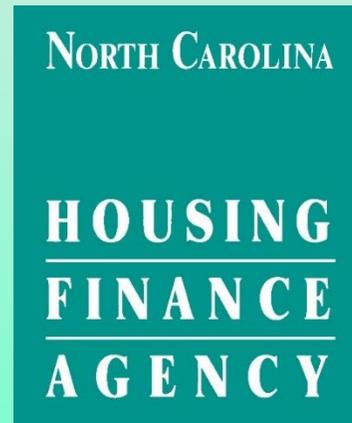


# Targeting Program

SUPPORTIVE HOUSING FOR NORTH CAROLINA



# 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 the Targeting Program

- Connect people who are low income with disabilities to supportive housing that is:
  - Affordable
  - Safe
  - Permanent
  - Integrated
  - Accessible
  - Independent (lease controls tenancy)



# Role of NCHFA

- Manages the Low Income Housing Tax Credit (LIHTC) program and other funding sources that provide access to affordable housing
- Collects participant program eligibility documentation from property management
- Processes the Key Rental Assistance payments, deposits, and special claims payments



# Role of NCHFA

- Recruits additional properties and units
- Provides training on the housing portion of the program rules (tax credit rules, etc.) to property management
- Assists NCDHHS with troubleshooting program issues
- Provides program data to NCDHHS and stakeholders by tracking number of Targeted Units and how they are utilized



# Role of NCDHHS

- Determines the program rules
- Provides Regional Housing Coordinators who manage the referral process for tenancy in the Targeting Program
- Manages approved referral agencies



# Role of Regional Housing Coordinators

- Assist referral agencies with fair housing information and reasonable accommodation requests
- Serve as first line of contact for property management regarding tenancy concerns
- Provide training to supportive service agencies and property management on the program rules and referral process



# Role of Regional Housing Coordinators

- Manage the Targeting Program referral process
- Evaluate referrals for program eligibility
- Manage property specific first in time waitlists for each of the nine regions.
- Send appropriate matched referrals for vacancy notifications received from property management



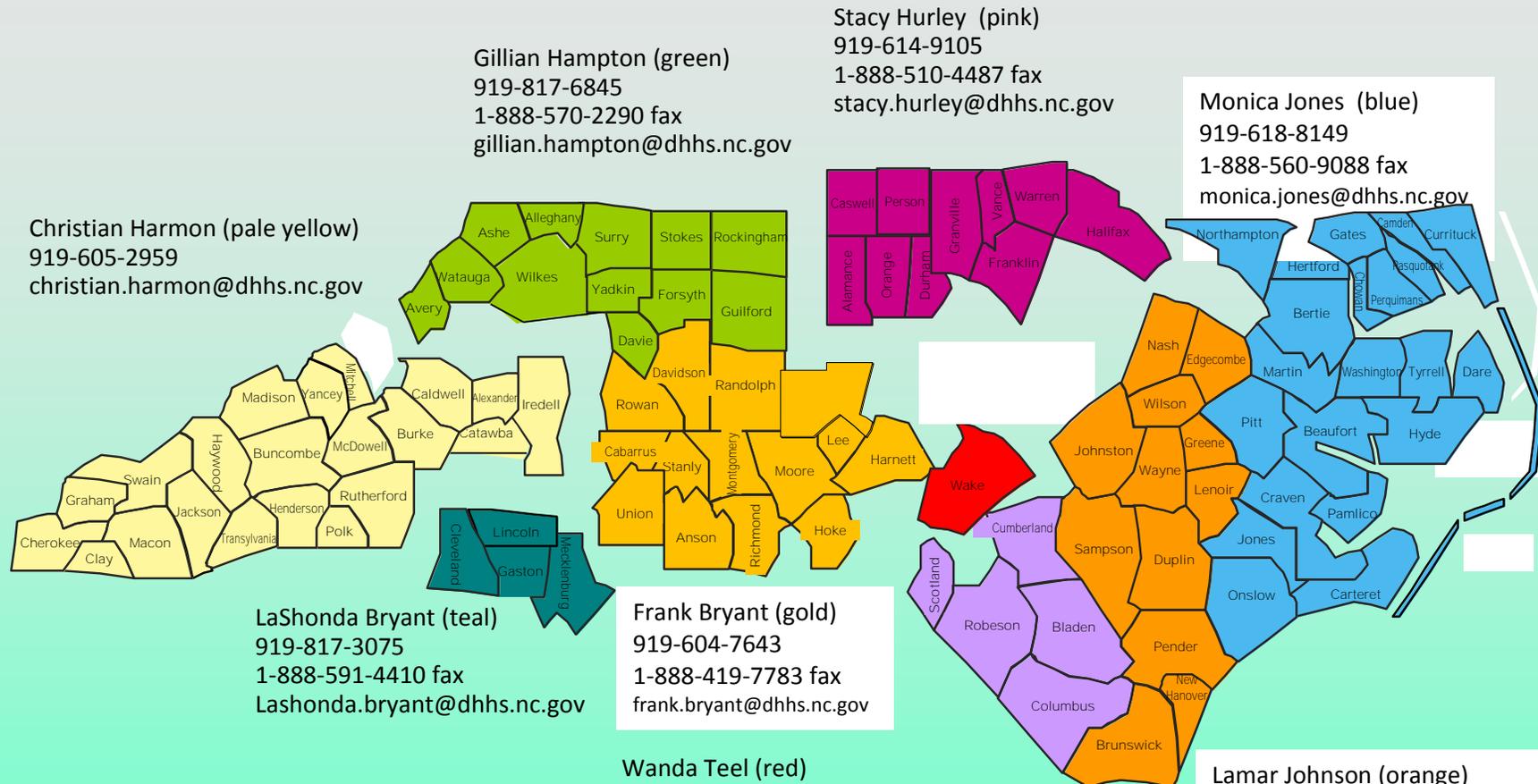
# Role of Regional Housing Coordinators

- Offer technical assistance to referral agencies
- Notify and offer assistance to referral agencies to troubleshoot and prevent adverse tenancy actions
- Are housed within the Division of Aging and Adult Services of NCDHHS



# TARGETING PROGRAM

## DHHS Regional Housing Coordinator Coverage Areas



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VACANT  
Regional Housing Manager



# Role of Property Owners/Management

- Build and/or rehab units
- Operate ~~the~~ housing in compliance with all funding source requirements, comply with the terms and conditions of the Targeting Agreement
- Accept and process referrals from NCDHHS
- Submit requisitions and documentation to create tenancy via the NCHFA reporting system (RCRS)
- Notify NCDHHS and NCHFA in a timely manner of vacancies, and outcomes of referrals (approvals, denials, decisions on reasonable accommodation requests)



# Targeted Units



# Roles of Service Provider Agencies

- Provide support services to people with disabilities
- Assess the level of supports and services needed to maintain permanent tenancy
- Make referrals for individuals to the Targeting Program
- Assist persons in the application process, including requesting reasonable accommodations and modifications
- Provide ongoing and voluntary supportive services to Targeted unit tenants with the goal of permanent tenancy



# Program Requirements

- Each year 10% (not more than 20%) 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
- DHHS is afforded 30 days to refer eligible households to available units if the property has not met their agreed to 10% Target Unit requirement or negotiate a hold on the unit
- If DHHS does not have referrals to make, the property owner can take the next otherwise eligible households from their primary waiting list
- Targeting referrals are given preference each time a property vacancy occurs until the required number of units are filled by eligible tenants



# 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 and have income below 50% AMI
- A referral letter from NCDHHS will be sent to the property
- Applicant must go to the property and complete the property application **within 5 days**



# Targeting Program Applicant Eligibility Criteria

- Households also must meet the income requirements of the governing rent assistance or property funding source (Properties may have multiple funding sources)
- Households must meet the eligibility requirements of the governing rent assistance or property funding source
- Households must meet the property management's screening criteria



# Questions and Comments

## Contact Information

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Subsidy Administration Programs Coordinator

