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November 14, 2023

To: North Carolina Housing Finance Agency

The Executive Committee (EC) of the North Carolina Council on Developmental Disabilities appreciates the work being done by the North Carolina Housing Finance Agency to address the needs of North Carolinians living with intellectual and/or other developmental disabilities (I/DD).

The EC also wishes to issue a statement in support of the IDEAL Communities comments submitted to the North Carolina Housing Finance Agency (NCHFA) on NCHFA's *draft* 2024 Qualified Allocation Plan.

IDEAL Communities Public Comment I/DD-Related Recommendations & Highlights:

- Reserving 9% awards for projects which demonstrate appropriate supports for a targeted population, like I/DD, would both expand the 9% LIHTC program's impact in creating new supportive housing in support of the state's goals, and would also ensure that the provision of services is a component of that housing since it is a critical piece for positive outcomes for those residents. It would ensure that project developers awarded credits under this set aside have demonstrated core competency in serving these populations' unique needs.
- Increasing the Targeting set-aside requirement in high-opportunity counties to 15%.
- An expansion of funding for the Transitions to Community Living Initiative to allow support for individuals with I/DD. TCLI is a program with demonstrated success of providing critical support enabling positive outcomes. This would expand a successful program to the I/DD community, which is an ongoing Olmstead goal for the state.
- Adjustments to the Supportive Housing Development Program (SHDP), allowing it to better support inclusive supportive housing integrated in a broader affordable community. Coordinating between SHDP and a non-competitive 4% LIHTC award would magnify the impact of each SHDP subsidy dollar and support the programmatic goal of Olmstead-compliant community integration. As an example, a maximum SHDP award (with required matching funds) would create around 5 units at current construction costs. That same award could support a 40-unit affordable housing project if combined with 4% LIHTC and would include 8 supportive housing units. Other states use similar subsidy programs to enable supportive community living, including Community Based Housing in Massachusetts.

The Executive Committee of the North Carolina Council on Developmental Disabilities appreciates the opportunity to provide belated support for the IDEAL Communities' comments on NCHFA's *draft* 2024 Qualified Allocation Plan.

Respectfully submitted,

DocuSigned by:

Bryan Dooley

Chair, NCCDD

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