

Governor's Commission on Housing Policy

Affordable and Accessible Housing for Individuals with Disabilities Summary of Recommendations 3/2/02 Submission

The Affordable and Accessible Housing for Individuals with Disabilities Subcommittee continued discussion and research regarding three main categories of recommendations.

1. Bridge Subsidy
2. Rental Housing Finance
3. Accessibility

Template Description

Utilizing three working groups, the subcommittee developed recommendations and placed information in a recommendation template. The template included:

1. Issue
2. Background
3. Resources
4. Recommendations
5. Strategy for Implementation

Recommendations

1. Bridge Subsidy
 - a. Develop Pilot program entitled Rental Allowance Program (RAP) for Persons with Disabilities (modification to RAP program)
 - i. Provides 24 months of subsidy with the potential for two six month extensions.
 - ii. Allows for a greater amounts of rental subsidy than current RAP program.
 - iii. Annual budget - \$690,000 per year, for three years (100 families will benefit)
 - b. Develop Pilot Program entitled HOME Renal Assistance Program for Persons with Disabilities
 - i. Reallocate HOME funds
 - ii. Provides 24 months of subsidy with potential for contract renewals
 - iii. Similar to Housing Choice Voucher Program
 - iv. Annual Budget - \$800,000 per year, for three years (100 families will benefit)
2. Rental Housing Finance (target additional 200 units each year for next five years)
 - a. Governor's Housing Initiative
 - i. Similar to 40 at 4 or Community Legacy
 - ii. Interdepartmental set aside of funding
 - iii. Competitive process for funding

- b. Legislative or Regulatory Changes
 - i. Partnership Rental Housing Program – Expand program to enable funds to be used in connection with privately owned housing developments. In addition, require recipients to provide 5% of units to people who are non-elderly and disabled at rents affordable to those on SSI.
 - ii. Maryland Affordable Housing Trust – Utilize a portion of the funds to reduce development costs for units at or below 10% of median income that target people with disabilities
 - iii. Transitional or Group Home Financing Program – Modify requirements to allow development of rental units for individuals with disabilities at SSI level of income
 - iv. Retool existing funding sources to enable a developer to offset the decrease in revenues for at or below 10% of median by increasing density.
 - c. Market Place Incentives
 - i. MPDU type program - density bonuses for developers, reduction in impact fees, abatement of taxes, exemptions from adequate public facilities for developers that provide housing for individuals with disabilities at SSI level
 - ii. Encourage city/county housing authorities and developers to project base a portion of their Section 8 vouchers
3. Accessibility
- a. Ensure “visit-ability” in all single family construction by changing the Maryland State building code (and by other educational or promotional means) and promote the concept of universal design to all Marylanders in general and developers, in particular
 - b. Update and upgrade the Affordable/Accessible Housing Registry, currently residing on the DHCD website, to allow it to be interactive, useful to landlords and tenants with accessibility and financial concerns.
 - i. Use the Massachusetts legislation as a model for requiring cooperation and coordination of vacancy and other critical data elements
 - ii. Explore funding through HUD and other grants to support the enhancement of the Registry