

# HOUSING OPTIONS FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

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# Three Basic Options Exist

- 1) The Market Place: the person or family pays what the going price is for housing.
- 2) Section 8 Vouchers: the person or family pays rent at a subsidized level in the market place.
- 3) New Affordable Housing With Set Aside: for person and families with developmental disabilities.

# Limitations of the Options

- 1) Market Place:
  - a) Affordability
  - b) Tenure
  - c) Housing Quality
- 2) Vouchers:
  - a) Availability
- 3) New Affordable Housing:
  - a) Sources of Funds

# Leveraging Funds For New OPWDD Housing

See “Alternative Financing Methods for Development of OMRDD Housing,” prepared by the Affordable Housing Clinic, UB Law School, April 25, 2001.

- ▣ Three new financing models suggested: LIHC, tax exempt bonds, taxable bonds.
- ▣ OPWDD capital financing used to leverage other State funding.

# Alternative Development Structures: For Agency Focused on Service

1. Create partnerships with experienced developers – both for-profit and not-for-profit – to develop, own, and manage new apartment units.
2. Negotiate set asides for 20-30% of new apartment units under NYSHCR Unified Funding Program.
3. Use a 501 (c) 3 holding company to develop and own the apartments for the network of small OPWDD funded agencies without the capacity to develop and own real estate.

# The Effect of Leveraging

- ▣ Assume the development of a new apartment will cost \$210,000. Assume further that a Sister State Agency will fund the cost and set aside the unit for a person or family with developmental disabilities, if OPWDD will partner in the funding at \$35,000 per unit.
- ▣ A leverage factor of  $\$210,000 / \$35,000$  or 6/1 will result.