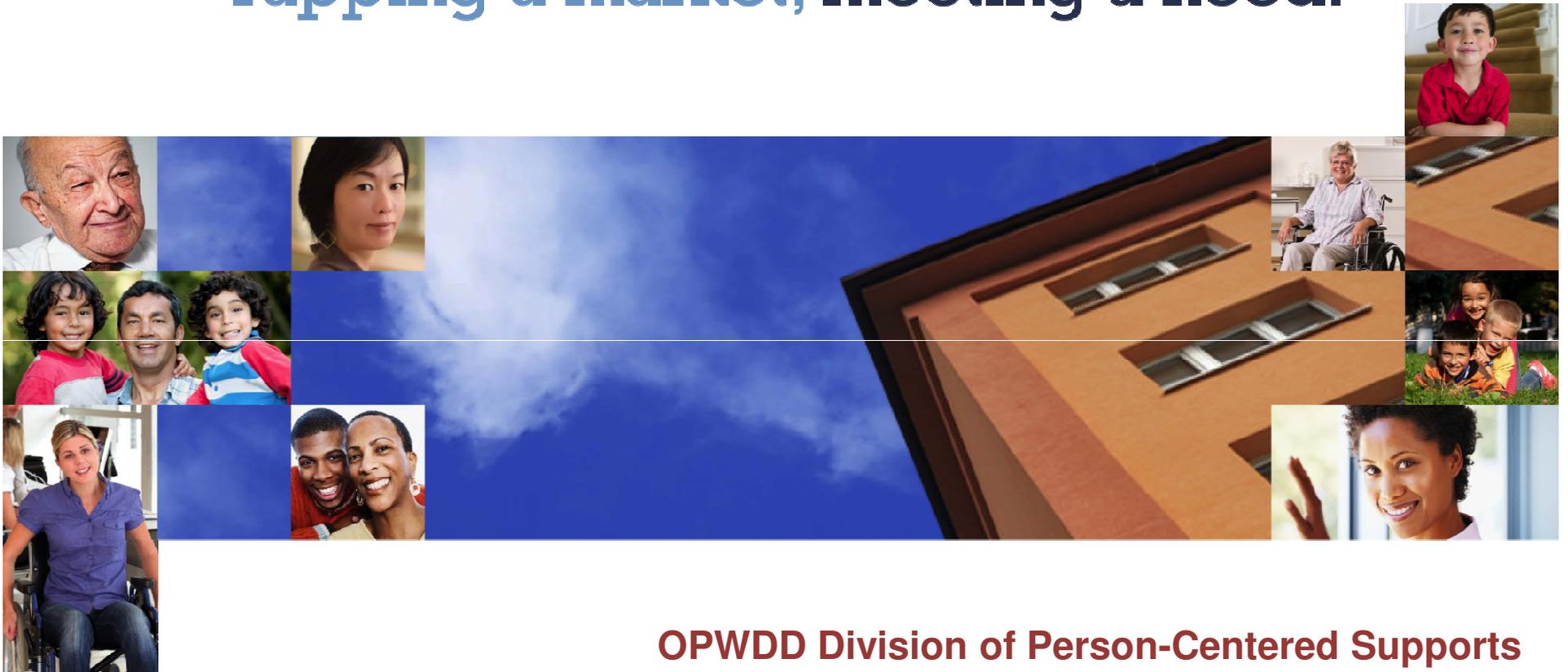


Tapping a market, meeting a need.



**OPWDD Division of Person-Centered Supports
Office of Home and Community Living
Housing Forum
April 2, 2012**



Today's Session



Building Public/Private Partnerships to Create Supportive Housing for People with Developmental Disabilities: Challenges and Opportunities

Today's Audience



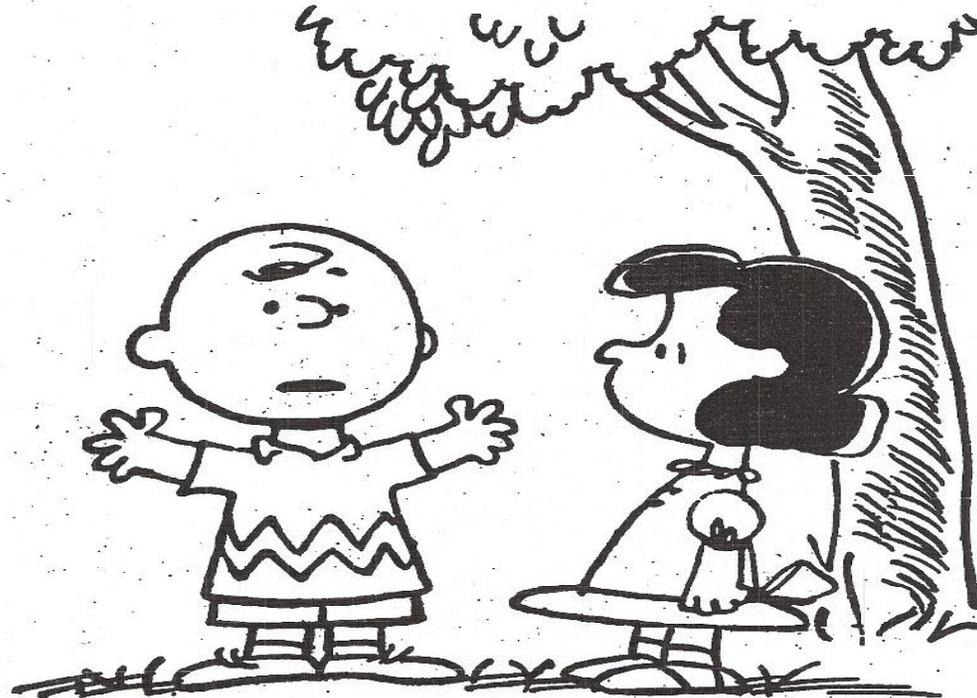
- **Parents**
- **Voluntary Agencies**
- **Government Officials**
 - Including USDA
- **Advocates**
- **Medicaid Service Coordinators**



Goals



SPEAKING IN PUBLIC



"I have three hints for becoming a good speaker, Charlie Brown. You must know when to stand up, when to speak up and when to shut up."

Today's Agenda



- **Recent History of Housing at OPWDD**
 - Certified vs. Non-Certified
- **Concept of Choice**
- **Innovative Projects/Models**
- **Financing**
- **Legal Issues**
- **Q&A**

Recent History @ OPWDD





Housing Initiatives

Conference at a Glance

TUESDAY, OCTOBER 6, 2009

<p>Registration & Continental Breakfast <small>Level B Ballroom CDE</small></p> <p>MORNING SESSION</p> <p>A Special Presentation <small>TBA</small></p> <p>Welcome & Opening Remarks <small>Diana Jones Ritter Commissioner NYS OMRDD</small></p> <p>Why Public/Private Partnerships <small>TBA</small></p> <p>Introduction of Keynote Speaker <small>TBA</small></p> <p>Keynote Address & Morning Plenary <small>"Building Public/Private Partnerships to Advance Affordable Housing for People with Disabilities: Challenges and Opportunities" Charles D. Hammerman President & CEO The Disability Opportunity Fund</small></p> <p>Public/Private Partnership Panel Discussion <small>Moderator: Charles D. Hammerman</small></p> <p><small>"Sharing Resources in Challenging Times"</small> Priscilla Almodovar, President & CEO, NY Homes Deborah Boatright, District Director, NeighborWorks America Michael Burgess, Director, The NYS Office for the Aging Rebecca Cort, Deputy Commissioner, Vocational and Educational Services for Individuals With Disabilities Martin Dunn, President, Dunn Development Corporation Bruce E. Feig, Executive Deputy Commissioner, NYS Office of Mental Health Peter King, Affordable Housing Officer, Federal Home Loan Bank of New York Judith Nelson, President, Habitat for Humanity of NYS Terrence O'Neal, Principal, Terrence O'Neal Architect LLC Melanie Shaw, Executive Director, The New York Association on Independent Living Deborah VanAmerongen, Commissioner, The Division of Housing & Community Renewal</p>	<p>8:30 AM – 9:30 AM</p> <p>9:00 AM – 9:15 AM</p> <p>9:15 AM – 9:45 AM</p> <p>9:45 AM – 10:00 AM</p> <p>10:00 AM – 12:30 AM</p>
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NYS Office of Mental Retardation & Developmental Disabilities

Putting People First

Concept of “Choice”



- What does *Olmstead* really mean?
- How is it being implemented around the United States?
- What is happening in New York State?

Innovative Projects/Models



Clarkin Home

Cardinal McCloskey Services Home

Aspen Court Home

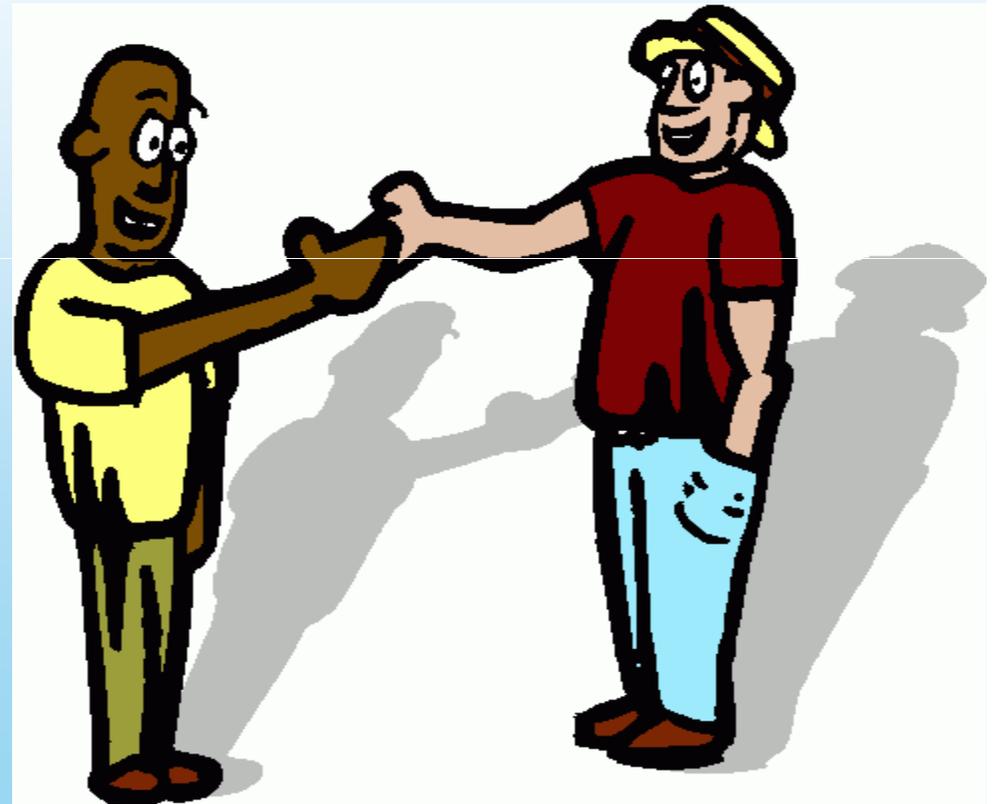
Clarkin Family: 2010 - 2012



Mixture of Public and Private Financing/Innovation

Players:

- OPWDD
- The DOF
- Habitat for Humanity
- Nassau County (New York)
- HUD "HOME" Funds
- Village of Mineola
- Community
- MVP = The Family



Clarkin: BEFORE & AFTER



Cardinal McCloskey Services



2010 – 2011

HOW TO ADDRESS THE
“AGING OUT” ISSUE??

CHALLENGES

OPPORTUNITIES

Home to four young adults who recently aged out of educational programs (three out of state and one in state): Approved as certified home; parents willing to have it as non-certified.

Existing House What About E-Mod??



Home to three adult men with developmental disabilities

Needed some “TLC” for home



Future Models....?????



OR



Farm/Rural Community



Manufactured Housing



FINANCING



The DOF Loan Products



Pre-development Loans:

(\$10,000 - \$300,000)

Land/Property Acquisition Loans:

(\$50,000 - \$1,000,000)

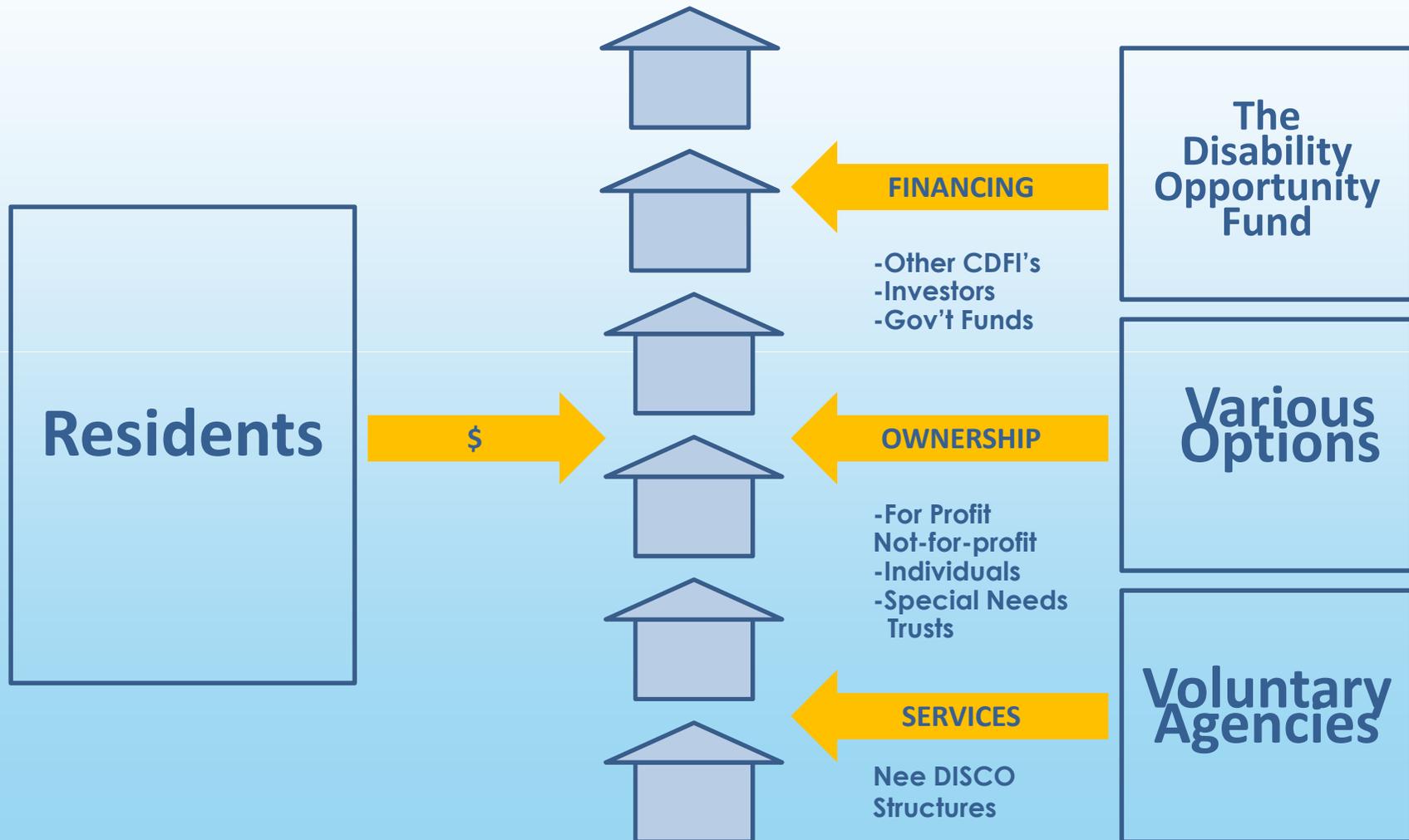
Construction Loans:

(up to \$2,000,000)

Mini-Perm Loans:

(up to \$2,000,000)

Why We Finance Disability Housing



LEGAL ISSUES



Rent or Buy? Weigh Pros/Cons Ownership Structures:

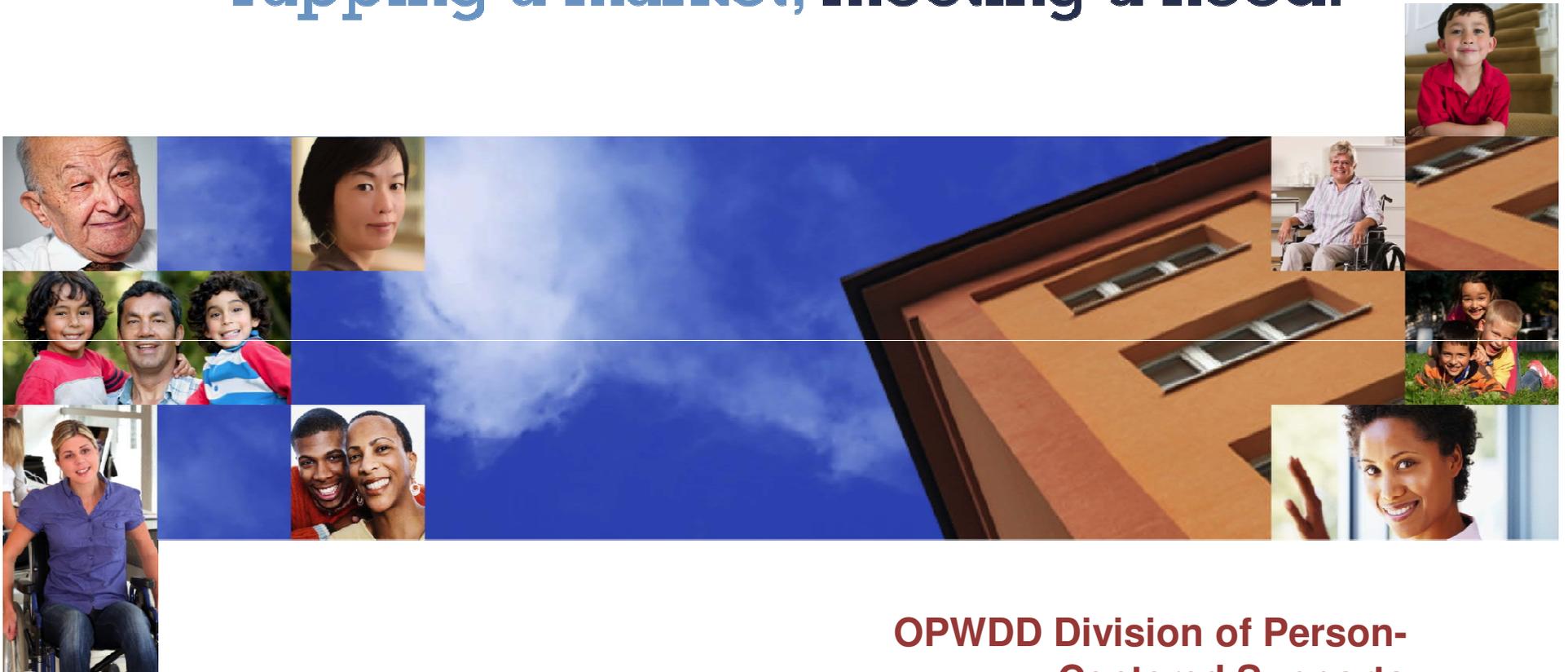
- Not for Profit
- Co-ops
- Condos
- LLCs
- HDFCs



Q & A



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