

The **Housing 400 Initiative**, a partnership between the North Carolina Housing Finance Agency (NCHFA) and the North Carolina Department of Health and Human Services (DHHS), implements the 2006 legislative appropriation to increase the supply of independent and supportive living apartments for persons with disabilities that are affordable to persons with incomes at the level of Supplemental Security Income (SSI).

DHHS and NCHFA have worked together closely over the past months to ensure that the Housing 400 Initiative will be successful for tenants with disabilities. It will be an efficient use of resources, responsive both to legislative intent and the interests of stakeholders. To that end, a series of public forums were held over the summer to gather input from developers, persons with disabilities, advocates, services providers and interested parties. Input from these meetings was used to make informed decisions on how best to distribute these funds utilizing existing staff and programming. NCHFA and DHHS plan to make the \$10,937,500 in capital funds and the \$1,205,000 in recurring operating subsidy for the development of 400 affordable units available through three programs:

- ♦ **The Housing 400 Initiative Supportive Housing Development Program (SHDP400)**

A variation of NCHFA's existing Supportive Housing Development Program, making capital funding available for new construction or acquisition/rehabilitation of approximately 100 units in small scale independent apartment developments reserved for persons with disabilities. Eligible applicants are experienced non-profit or for profit developers or units of local government.

- ♦ **The Housing 400 Initiative Preservation Loan Program (PLP 400)**

Again, a variation of NCHFA's existing Preservation Loan Program, making funding available to upgrade and maintain the stock of existing affordable housing by providing funds for rehabilitating affordable properties that will set aside 10% (or a minimum of 5) of the units in their development for tenants with disabilities. Eligible applicants are owners of existing state or federal assisted affordable housing developments. An estimated 50 units will be created through this program.

- ♦ **The KEY Program and Housing Credit Targeting Plans**

Since 2004, 10% of the units in every development are targeted to persons with disabilities under the existing DHHS-NCHFA Targeting Plan partnership. NCHFA and DHHS jointly fund an operating subsidy called the Key Program for units developed through this partnership. The 400 Initiative operating assistance will extend the Key Program to include approximately 250 units for persons with disabilities developed through the 2007 Housing Credit awards.