



## Inclusive Housing 2025-2026 Public Policy Priorities

### About IDEAL Communities

IDEAL (Inclusive, Diverse, Engaging, Affordable, and Lifelong) Communities is a collective impact initiative, led by HOPE NC, that brings a committed group of individuals and partners together to advocate for and create inclusive communities for people with intellectual and developmental disabilities (IDDs) in North Carolina.

### The Need for Inclusive Housing in North Carolina

North Carolina's housing landscape offers limited inclusive, affordable living options with the necessary support for people with disabilities. The state has historically prioritized congregate models, such as institutions and group homes, over community living. This approach contrasts with the aspirations of many individuals with I/DD who wish to live independently in their own homes. This policy platform addresses the need to reform the existing housing framework, promoting more inclusive options that align with the preferences and needs of these communities.

### Priority 1: Increase the Supply of Inclusive Housing

Description: Increase the development and operation of inclusive housing for individuals with I/DD within affordable housing developments.

#### Focus Areas:

- **Increase Low-Income Housing Tax Credit (LIHTC) Set-Asides & Incentives** – Raise the targeting set-aside for I/DD housing to 15% in high-opportunity counties and award Qualified Allocation Plan (QAP) points for projects serving the I/DD community.
- **Provide Incentives in HUD Section 811** – Provide incentives for developers utilizing Section 811 for creating inclusive housing.
- **Adjust Supportive Housing Development Program (SHDP) Requirements** – Modify the SHDP requirements to support inclusive, community-integrated housing integrated within broader affordable housing development.
- **Promote Use of Local HOME & CDBG Funds** – Encourage local governments to award HOME and CDBG funds towards projects that serve the I/DD community.



## Priority 2: Expand Rental Assistance for People with I/DD

Description: Increase rental assistance programs to make housing affordable for people with I/DD.

Focus Areas:

- **Increase Access to Housing Choice Vouchers (HCVs)** – Work with state and local housing authorities to set aside a percentage of housing vouchers for people with IDD.
- **Expand Transition to Community Living (TCL) Utilization** – Ensure that unoccupied Transition to Community Living (TCL) housing units can be used to support individuals with I/DD.
- **Shift Oversight of Key Rental Assistance** – Move the administration of Key Rental Assistance from the Division of Aging to the Division of Mental Health, Developmental Disabilities, and Substance Use Services (DMH/DD/SUS) to better align with the needs of individuals with I/DD.
- **Pilot a State Rental Subsidy Program** – Create a state-funded rental assistance program for individuals with I/DD to promote long-term housing stability, modeled after states like Maryland or Virginia or Pennsylvania

## Priority 3: Ensure Stable Support Services

Description: Secure stable funding to provide resident- and community-related services and programming.

Focus Areas:

- **Develop a New Medicaid HCBS Service for Housing Support** – Establish a Medicaid-funded service that provides housing navigation assistance and ongoing tenancy support for adults with I/DD to live independently.
- **Expand Supportive Housing Funding for Adults with I/DD** – Integrate Supportive Housing Development Program (SHDP) funding with Low-Income Housing Tax Credit (LIHTC) projects to ensure long-term financial support for inclusive housing.
- **Leverage Mutual Aid Networks for Housing and Services Support** – Explore partnerships between disability-focused organizations like HOPE NC and local mutual aid networks to elevate housing and related needs for individuals with I/DD.