

Community Integration via Supportive Housing

Indiana Housing and Community Development Authority
Special Needs Housing: Housing for Persons with Special Needs

HFA Staff Contact

Ian Hauer

iahauer@ihcda.in.gov



HFA Name: Indiana Housing and Community Development Authority
Entry Title: Community Integration via Supportive Housing
Category: Special Needs Housing – Housing for Persons with Special Needs
Staff Contact: Ian Hauer, iahauer@ihcda.in.gov

Community Integration via Supportive Housing

Background

Individuals with intellectual or developmental disabilities (IDD) are not immune to housing struggles; indeed, many face a severe lack of safe, affordable accessible housing. Even where housing is available to people with IDD, there is a significant lack of community integration, and these individuals can be isolated and face housing discrimination. This presents not only a problem for the individuals themselves, but also for their families and caregivers. In many cases, families with an IDD child have been forced to place their child in an institution or a group home, and if none is available, to provide them with a place at home without support or services.

The Indiana Housing and Community Development Authority (IHCDA) recognizes the need to provide supportive housing to IDD individuals and their families, and is dedicated to growing the amount of permanent, affordable housing paired with services that help people live more stable, productive lives. In 2018, IHCDA began taking steps to address this complex issue.

Beginning in 2018 and continuing every year since, IHCDA has set aside a certain number of tax credit awards for developments that commit to serving individuals with IDD by providing affordable housing in an integrated setting. In the most recent Qualified Allocation Plan (QAP), 10% of available annual Rental Housing Tax Credits (RHTC) were set aside for developments that commit to serving individuals with IDD and traumatic brain injuries.

Measurable Impact

IHCDA has seen consistent activity in the development of supportive housing units dedicated to people with IDD. Over the six years the set-aside has included IDD developments, IHCDA has seen 362 units established in 32 developments, spread across 22 cities and towns in the state of Indiana. These include population centers like Indianapolis (pop. 880,621 in city limits alone) as well as small towns like Ellettsville (pop. 6,657). Communities with IDD units dot the state from north to south (see the visual aids section for a map).

Intangibles

Providing housing for IDD individuals is essential to their physical and mental well-being. Access to safe and supportive environments reduces stress, anxiety, and the risk of exploitation or abuse. Housing options tailored to the needs of individuals with IDD empower them to live independently and make choices about their living arrangements. Supported living arrangements offer assistance with regular tasks while respecting the individual's autonomy.

Furthermore, tying housing to supportive services gives these residents the opportunity not only to integrate with their neighbors, but their communities at large. This promotes



HFA Name: Indiana Housing and Community Development Authority
Entry Title: Community Integration via Supportive Housing
Category: Special Needs Housing – Housing for Persons with Special Needs
Staff Contact: Ian Hauer, iahauer@ihcda.in.gov

access to employment opportunities, economic independence, and self-sufficiency, as well as giving them easy access to healthcare, counseling, and skill-building programs.

IHCDA has interacted extensively with IDD individuals occupying these units, as well as their families. The stories they share are overwhelmingly positive. For many IDD people, the chance to live in an integrated community gives them a sense of dignity, security, and belonging. They describe moving in as a life-changing event and are eager to share how they've decorated their home, how they cook for themselves, and their career plans. Their families are equally grateful, as they see their child or sibling achieving a level of independence that was previously unavailable.

Documentary

As the number of units expanded and IHCDA continued to hear from residents, we were staggered by the positive feedback we received. We decided to capture some of these stories to share with others around the state, hoping to encourage developers, community leaders, and IDD individuals alike to view the possibilities of supportive housing.

In late 2023, IHCDA visited three integrated developments to interview residents, family, and staff about how they have been impacted by this initiative. These interviews were used to create a short documentary highlighting IHCDA's efforts in community integration.

The production of the interview was a great success. Families shared how much the opportunity impacted them, development staff had a chance to show off their facilities, and residents were thrilled to share their stories. In fact, many of the residents were overjoyed at the opportunity to be on camera for the first time! Over the course of two days, we took an in-depth look at life in community integration units, and the documentary has become one of the most popular videos on IHCDA's YouTube channel with nearly 600 views in the first month.

We released the video in March 2024 to coincide with Developmental Disabilities Awareness Month and shared it with multiple state and local partners including The Arc of Indiana, the Governor's Council for People with Disabilities, Easterseals, and the Indiana ABLE Authority. A link to the video can be found in the visual aids section below.

Program Requirements

To be eligible for the community integration set-aside, developments must reserve at least 20% of the total development units for households in which at least one member is a person with IDD or a traumatic brain injury. The units must be spread throughout the property and cannot be clustered into a separate designated area. Creating designated buildings or areas solely for occupancy by persons with disabilities does not qualify and the owner may not limit occupancy to a particular type of disability.



HFA Name: Indiana Housing and Community Development Authority
Entry Title: Community Integration via Supportive Housing
Category: Special Needs Housing – Housing for Persons with Special Needs
Staff Contact: Ian Hauer, iahauer@ihcda.in.gov

Prospective developers must provide a Memorandum of Understanding (MOU) with at least one provider that serves persons with IDD. The MOU must include an agreement to refer clients to the development and to connect residents with appropriate supportive services.

All applicants that receive a reservation of tax credits are required to participate in training with IHCDA and the Corporation for Supportive Housing (CSH) regarding IDD supportive housing best practices and implementation. The developer, management company, and referral or service agency must all participate in the training.



HFA Name: Indiana Housing and Community Development Authority
Entry Title: Community Integration via Supportive Housing
Category: Special Needs Housing – Housing for Persons with Special Needs
Staff Contact: Ian Hauer, iahauer@ihcda.in.gov

Visual Aids and Supporting Materials

The 2024 Community Integration Documentary Short can be viewed [here](#), or by clicking the photo below.

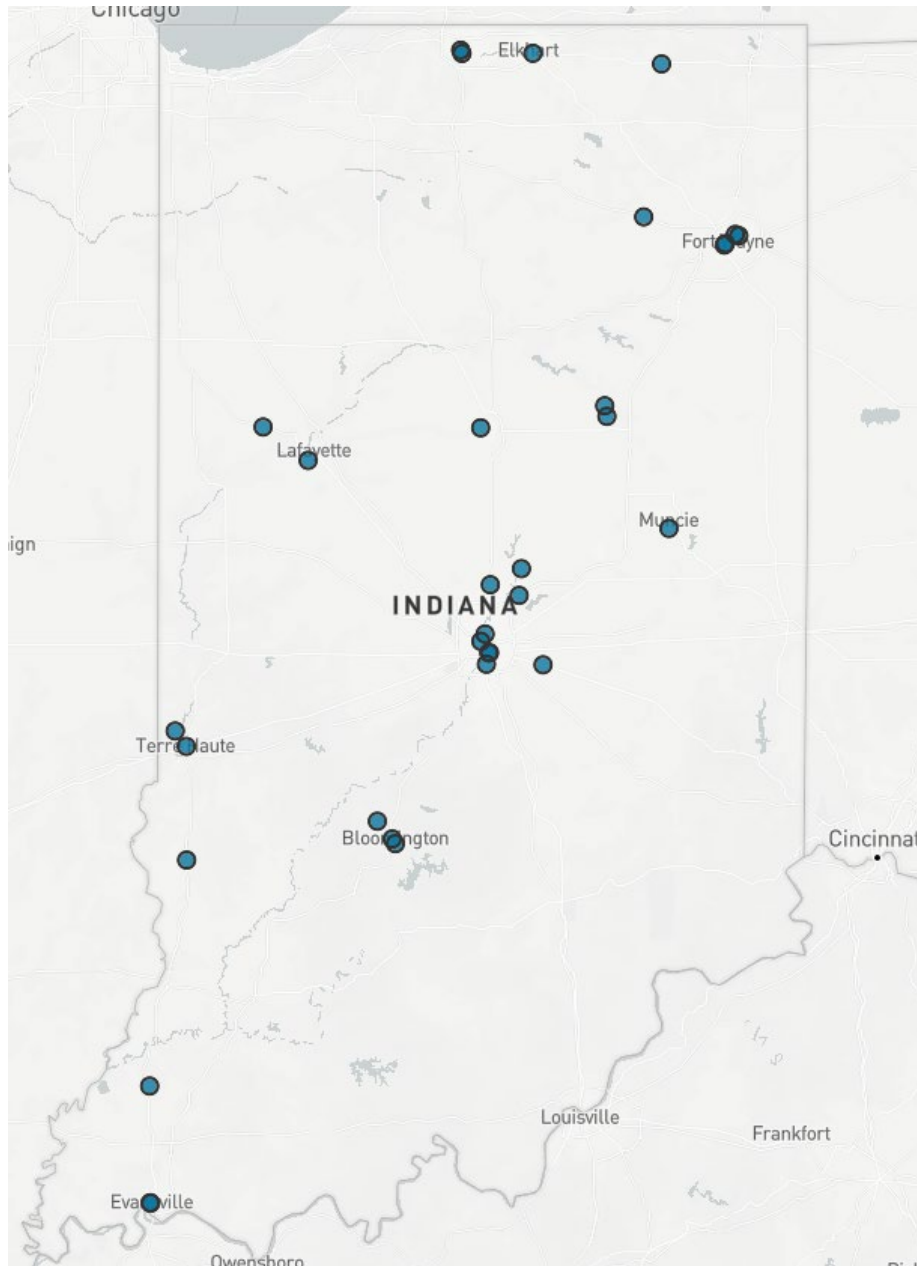
More information on IHCDA’s supportive housing efforts in Indiana, including integrated housing, is available [here](#).



Thumbnail from the documentary showing North End resident and interviewee Ryan Carlson with his mother, Gayle.



HFA Name: Indiana Housing and Community Development Authority
Entry Title: Community Integration via Supportive Housing
Category: Special Needs Housing – Housing for Persons with Special Needs
Staff Contact: Ian Hauer, iahauer@ihcda.in.gov



Map showing supportive housing developments throughout the state.