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Issue Brief

Community Living Exchange

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Affordable Housing and Financing Documents

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Affordable Housing and Financial Documents Issue Brief

Summary

The following documents are a compilation of information related to the tools needed to develop affordable/accessible housing. Included in this document is:

- Glossary of affordable housing financial terms
- Financial resources for affordable housing development
- Innovative solutions implemented by Real Choice Systems Change Grantees to expand accessible, affordable, and integrated housing for persons with disabilities.

Financing Resources for Affordable Housing: A Brief Overview

U.S. Department of Agriculture- Rural Development
http://www.rurdev.usda.gov

1) Community Facilities Direct Loan Program
   - Purpose: For construction of essential community facilities. Applicant must demonstrate that conventional commercial financing cannot be utilized.
   - Public Bodies or Non-Profits in communities of up to 20,000 people are eligible.
2) Community Facilities Guaranteed Loans
   - Purpose: For construction of essential community facilities. USDA-RD makes a loan guarantee to a commercial lender.
   - Public Bodies or Non-Profits in communities of up to 20,000 people are eligible.
3) Rural Rental Housing Program (Section 515)
   - Purpose: Provide affordable multifamily rental housing for very low-, low-, and moderate-income families. In new projects, 95% of tenants must have very low incomes. In existing projects, 75% of tenants must have very low incomes.
   - Note: The budget for Section 515 loans has been drastically cut over the last few years. Most of the money available goes to finance renovations of existing projects, with very little available to finance new construction.
4) Section 521
   - Purpose: Rent subsidies to very low-income households in Section 515 developments.
   - Tenant pays 30% of their income in rent, and RHS pays the remainder. Households must have income below 50% of the area median to qualify.

Federal Home Loan Bank
http://www.fhlbanks.com/

1) Affordable Housing Program
   - Purposes: (1) Purchase, construction, or rehabilitation of owner-occupied homes at or below 80% of the area median income; (2) purchase, construction, or rehabilitation of rental housing for very low-, low-, and moderate-income households, with 20% of units reserved for families below 50% of the area median; or (3) partnerships for affordable housing projects between profit and nonprofit organizations.
2) Community Investment Advance
   - Purpose: Residential lending program designed to provide financing for the rehabilitation, construction, redevelopment, or purchase of affordable housing. Provides a low-priced advance used with other funding to achieve the best rate for residential lending projects.

U.S. Department of Housing and Urban Development (HUD)
http://www.hud.gov

1) Section 811 Supportive Housing for Persons with Disabilities
    - ❖ Purpose: HUD provides interest-free capital advances to nonprofit sponsors to help them finance the development of rental housing such as independent living projects, condominium units and small group homes with the availability of supportive services for persons with disabilities. The capital advance can finance the construction, rehabilitation, or acquisition with or without rehabilitation of supportive housing. The advance does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years.
    - ❖ HUD also provides project rental assistance; this covers the difference between the HUD-approved operating cost of the project and the amount the residents pay--usually 30 percent of adjusted income. The initial term of the project rental assistance contract is 5 years and can be renewed if funds are available.
2) HUD 232 Mortgage Insurance Program
    - ❖ Purpose: Encourages commercial lenders to provide long-term, fixed rate loans to those interested in developing low-income housing, including senior housing projects, and assisted living facilities.
    - ❖ Insures lenders against loss on mortgage defaults of up to 90 percent of the value for new construction or substantially rehabilitated. The program insures up to 95 percent for nonprofit sponsors.
    - ❖ Facilities with federally insured mortgages are prohibited from charging admission or entrance fees and they must provide continuous protective oversight (24 hours/day).
3) HUD Section 8 Rental Assistance Voucher
    - ❖ Purpose: Provides rental assistance to help eligible individuals live in existing housing stock. Individuals must have income at or below 50% of the area median.
    - ❖ May be used together with Medicaid waivers, however, there are conflicts between the two programs. Section 8 is not to be used for continuous medical care, but most state Medicaid waivers require a nursing-home level of care.
4) Community Development Block Grant Program
    - ❖ Purpose: Neighborhood revitalization and community development. No less than 70% of the funds benefit households with incomes below 80% of the area median income.
    - ❖ Can be used for housing rehabilitation, limited new housing construction activities, purchasing land and buildings, public improvements in support of housing development, and making buildings accessible to the elderly and handicapped.
    - ❖ Only municipalities can apply, meaning that developers must work with the municipality to access funding.

5) HOME Investments Partnership Program
    - ❖ Purpose: HOME provides formula grants to States and localities that communities use – often in partnership with local nonprofit groups – to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.
    - ❖ HOME funds can be used to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. HOME funds can be used to provide tenant-based rental assistance contracts of up to 2 years if such activity is consistent with their Consolidated Plan and justified under local market conditions. This assistance may be renewed.

State Housing Finance Agencies
www.ncsha.org

1) Low-Income Housing Tax Credit Program
    - ❖ Purpose: Encourage the construction and rehabilitation of apartments affordable to low-income families by offering a credit or reduction in tax liability for 10 years for the owners or developers of such housing. Housing Credits are allocated by states under a plan [qualified allocation plan (QAP)] each state develops to evaluate competing apartment developments against state and local housing needs. Each year the Housing Credit induces several billion dollars of private investment to produce nearly 125,000 apartments affordable to low income families, the elderly, and other special needs populations for a minimum of 30 years.
    - ❖ Section 42 of the Internal Revenue Service provides the rules related to this program.

Fannie Mae
http://www.fanniemae.com

1) Multifamily Affordable Housing Forwards
    - ❖ Purpose: Finance new construction or substantial rehabilitation of multifamily properties that qualify for Low-Income Housing Tax Credits (see above).
    - ❖ Allows borrower to lock in rates at the start of construction.
2) Market Rate Forwards
    - ❖ Purpose: Finance new construction of multifamily properties with affordable rents for moderate-income families without rent restrictions.
    - ❖ At least 51% of units must be occupied by moderate-income households earning less than 100% of area median income.

3) Rehabilitation Product Line Initiative
    - ❖ Purpose: Permanent financing for multifamily properties in need of moderate or substantial rehabilitation.
    - ❖ All units must be affordable to low- and moderate-income tenants.
4) Variable Rate Tax-Exempt Bonds
    - ❖ Purpose: Credit enhancement and liquidity support for tax-exempt variable rate demand bonds to finance acquisitions, new construction properties, moderate or substantial rehabilitation and refinancing of existing debt.

GLOSSARY OF HOUSING AND FINANCIAL TERMS

4% Annual Credit

The approximate applicable percentage used to calculate the annual amount of tax credit given for the cost of a new building or substantial rehabilitation built with a federal subsidy or the cost of buying an existing building for which substantial rehabilitation expenditures also are incurred with a federal subsidy. The actual applicable percentage is set each month by the Department of Treasury based on current interest rates. This percentage is then multiplied by the qualified basis to determine the actual annual tax credits. In this case, the aggregate amount of tax credits would have a present value of 30% of the qualified basis.

9 % Annual Credit

The approximate applicable percentage used to calculate the annual amount of tax credits given for the cost of a new building or substantial rehabilitation built without federal subsidy. The actual applicable percentage is set each month by the Department of Treasury based on current interest rates. This percentage is then multiplied by the qualified basis to determine the actual annual tax credits. In this case, the aggregate amount of tax credits would have a present value of 70% of the qualified basis.

20/50 Test

Minimum set-aside requirements in which at least 20% of a development's units must be set aside for households whose incomes are less than or equal to 50% of applicable are median income.

40/60 Test

Minimum set-aside requirements in which at least 40% of a development's units must be set aside for households whose incomes are less than or equal to 60% of applicable area median income.

Affordable Housing Program "AHP"

A program offered throught the Federal Home Loan Bank System. The program provides subsidies to member institutions (banks) to assist in the creation and preservation of housing for lower income families and individuals. The program must be used to finance the purchase, construction or rehabilitation of owner-occupied or rental housing that meets specific criteria.

Amortization Term

The number of years necessary to repay the debt, while interest is paid on the outstanding balance.

Allocation

The process whereby a state housing agency issues an owner of rental housing the authority to deduct a specific amount of tax credits each year from his/her personal tax liability.

Annual Income

The **gross** amount (before deductions) of contributions **All** family members anticipate they will receive from **All** sources, including earned income, unearned income, and income from assets, in the 12-month period following the effective date of certification (or recertification) of income.

Application/Tenant

The first stage for the Section 42 tenant certification process where accurate and complete income asset information, and other necessary personal data is collected from **All** family members and **reviewed with applicants** by a property manager or owner.

Area Median Income (AMI)
The annual gross income for a specific county or metropolitan statistical area (MSA) above which and below which lie an equal number of family incomes. Income eligibility for subsidized housing programs are often set as a percentage (%) of the area median income.

Bond:
An interest-bearing promise to pay a specified sum of money – the principal amount – which is due on a specific date and secured by specified sources of revenue.

Certification/Tenant
The process **All** Section 42 prospective applicants and current residents must complete to prove that they are eligible to reside in the unit. This process includes the tenant(s) reporting all income and asset information on an application, appropriate verification and documentation of reported information by management, and finally a **Tenant Income Certification (TIC)** is signed (within 5 days of move-in or recertification) by all adult family members (18 years and over) and by management to certify to the tenant's eligibility.

Community Development Block Grants (CDBG):
Programs administered by HUD to aid community and economic development, mostly to benefit serving low and moderate-income persons. Three types of CDBGs:

> *CDBGs (Entitlement):* Grants to entitlement communities, for a wide range of community development programs for neighborhood revitalization, economic development and improved community facilities and services. These communities develop their own programs in consultation with local residents.
>
> *CDBGs (Non-entitlement) for States and Small Cities*: Grants to non-entitlement communities, for similar programs.
>
> *CDBGs (Section 108 Loan Guarantee)*: These are loan guarantees that offer eligible communities financing for housing rehabilitation, economic development and large-scale physical development projects.

Compliance Period
The period of time in which the property must be rent restricted and occupied by qualified low-income tenants.

Credit Period
The ten-year period during which the owner of rental housing may deduct the tax credits from his/her personal tax liability if the requirements of the program are met. [Reference IRC Section 42(f)]

Deep Rent Skewed Project (IRC 142(d)(4)(B0
If an owner elects to have a project treated as a deep rent skewed project the following requirements must be met:

1. 15% of the low-income units in the project must be rent restricted and occupied by households whose income does not exceed 40% of the are median gross income.
2. The gross rent of each low-income unit in the project must not exceed ½ of the average gross rent of the comparable unrestricted units if there are any.

3. The Available Unit rule defines an over-income unit a Deep Rent Skewed project as a low-income unit in which the aggregate income of the occupants of the unit increases above 170% of the applicable income limitation.

Extended Use Period
Owners of developments that received an allocation of credits after 1989 are subject to a Land Use Restriction Agreement (LURA) between the owner and IFA that requires the development to comply with the Program requirements for an extended period of a specified number of years beyond the initial 15 year Compliance Period.

Fair Market Rents (FMRs)
Established by Housing and Urban Development (HUD) to determine how much rent HUD will subsidize when it assists low-income renters under its rental assistance programs. HUD determines the FMR by calculating the 45th percentile rent for an area, i.e., the rent level below which 45% of the units should rent.

Gross rent
The amount of contract rent paid by the tenant plus the amount of utility allowance for the unit, which when combined cannot be greater than 30 percent of the income allowable for the unit (50% or 60% of area gross median income, depending on the minimum set-aside election adjusted for family size).

1. For projects allocated prior to 1990, allowable rent is based on the actual number of family members.
2. For projects allocated after 1989, allowable rent is based on the actual number of bedrooms in the unit. (See Section VI of this manual)

HOME Investment Partnerships (HOME) Program
A "housing block grant" program authorized by the National Affordable Housing Act of 1990 which provides federal funds which may be used for ownership or rental housing or tenant-based rental assistance.

Household/Family
Any and all persons residing or intending to reside in the Section 42 unit **except** for foster children, foster adults and live-in attendants.

Note: The need for a live-in attendant must be verified by an outside source.

Housing Quality Standards (HQS)
Guidelines for determining that apartment units are safe and suitable for occupancy by the Section 8 program, and by state agencies for the LIHTC program.

Housing and Urban Development (HUD)
The federal agency which administers most federal housing programs.

Imputed Asset Income
When the family's net assets exceed $5,000, income from assets is calculated by multiplying the total cash value of the family assets by the current passbook specified by HUD (See HUD 4350.3). Once the imputed income is compared with the actual income from assets, the greater of the two amounts must then be included in the annual gross income for the family.

LIHTC Program
Refers to the Low-Income Housing Tax Credit program (also called the Section 42 program).

Live-In Aide
A person who resides in a unit **only** to provide essential support services that insure the care and well-being of an elderly, disabled, or handicapped tenant and who is not obligated for the financial support of the tenant. The need for such a person must be verified.

Low Income
In program eligibility determinations, defined as some percentage (usually 50 to 80%) of median income.

Low Income Housing Tax Credit (Tax Credit)
A credit against ordinary income taxes which is permitted under Section 42 of the Internal Revenue Code for certain investments in low-income rental housing.

McKinney Act Programs
A series of programs enacted by Congress to address the needs of homeless persons and to prevent homelessness.

Minimum Set-Aside
When application is made for tax credits on a project, the owner establishes that a minimum percent of units in the project will be rent restricted **AND** occupied by (or set-aside for) tenants who meet a certain low-income requirement. The minimum, once elected is locked in and applies throughout the life of the project.

Mixed Income Development
A development that in accordance with its occupancy requirements has set-aside less than 100% of the units for low-income households. As a result, mixed income developments have low-income units and unrestricted or market units.

Public Housing
Low-income housing developed, owned and operated by public housing authorities (PHAs) and financed through the sale of tax-exempt bonds. HUD provides debt service contributions, operation subsidies, modernization funds and technical assistance to support PHA projects.

Qualified Allocation Plan (QAP)
A required plan which a state allocating agency (usually a state finance agency or authority) must use to allocate Low Income Housing Tax Credits.

Rent Restricted
Rent charged to a tenant, which is 30 percent or less of the area median gross income limit designated by the minimum set-aside election established for the project.

> **Note:** Gross rent includes the cost of any utilities (utility allowance) for a unit that are not paid by the owner.

Restrictive Covenant
A land use agreement restricting the use of the property and defining the length the property must be in compliance with the requirements of the Section 42 Code. The restrictive covenant binds the current owner and any future owners to these agreements. All properties with BIN numbers

of 1990 and later must have a Land Use Restrictive Covenant filed. [Reference IRC Section 42(h)(6)]

<u>Section 8</u>
A rental assistance program, currently known as the Housing Choice Program, administered by HUD under which the federal government pays the difference between what a household can afford to pay for a rental unit and its fair market rent. Eligible tenants pay 30% of their income toward rent.

<u>Section 42</u>
Internal Revenue Code Section 42 of the Tax Reform Act of 1986 created an income tax credit for private investors as an incentive for them to develop rental housing for people with low income. The Code contains the written IRS regulations for administering the tax credit program. (Reference also 26 CFR 1.42 Final Rule of Monitoring Compliance).

** The section of the Internal Revenue Code that applies to the LIHTC Program.

<u>Section 515</u>
Program administered by the United States Department of Agriculture, Rural Development Division (USDA-RD) under which USDA provides direct loans to private and public sponsors for the construction, acquisition, and operation of multifamily rental projects for low and moderate income families in rural areas.

<u>Section 811</u>
Supportive Housing for Persons with Disabilities. Program administered under which capital advances are made to eligible nonprofit sponsors to finance the development of rental housing with supportive services for disabled persons.

<u>Transfer Rule</u>
A previously qualified low income tenant who transfers to another unit is treated as a new applicant with all income information obtained and certified as of the new move in date which is the same as the transfer date. The tenant must have income below the allowable tax credit limit on the date of the transfer in order to still be considered a qualified low-income tenant.

<u>Unearned Income</u>
Gross amount (before deductions) of payments, receipts, distributions and other assistance, including gifts, regularly received by family members <u>through a source other than employment</u>.

> Example: AFDC, child support, trust funds, social security, unemployment, disability or workers' compensation, expenses paid or other support by parents or relatives, relocation assistance, pensions, annuities, and insurance benefits and other similar types of periodic receipts.
>
> **Note:** Child support paid by a family member, even if by garnishment, is counted as income for the family paying the funds (i.e. the amount of child support garnished is added back into the gross income).

<u>Utility Allowance</u>
The calculated cost of utilities for a Section 42 apartment (excluding phone and cable) is based on the number of bedrooms in the unit. <u>This calculated amount added to the contract rent the tenant is charged cannot exceed the maximum Section 42 gross rent limit.</u> Depending on the type of

unit (i.e. RHS/FmHA, Section 8), the utility allowance must be based on figures supplied by a state or federal agency or the local utility company. There can be a combination of applicable sources within one building.

> **Note:** Unless the owner is paying 100 percent of the cost of utilities, a calculated allowance as mentioned above will apply to all Section 42 residents and should not be confused with the utility allowance subsidy assigned to those residents holding a Section 8 voucher.

Verification/Tenant

Documentation of **ALL** income, assets and household size and characteristics reported by prospective residents upon application that affect eligibility in the Section 42 program. **This must be completed before the tenant moves into the unit and every 12 months after move in.** Written verification directly from the source must be obtained whenever possible.

Zoning

The designation by a city or county authorities of the eligible uses of property or eligible kind of activities in a specific geographic area.

The following are examples of various States who have put innovative solutions into place to expand accessible, affordable and integrated housing for persons with disabilities.

Universal Design & Visitability

Kentucky Housing Corporation: www.kyhousing.org

Kentucky Housing is the Housing Finance Authority for the State of Kentucky. To address the needs of individuals with disabilities and elderly the authority implemented a Universal Design. Approximately 5 years ago, the organization explored the concept of Universal Design in an effort to address the need to make housing last and allow families to age in place. Any project receiving financing for the development of residential housing must build to universal design requirements. A grant from CMS played critical role in developing the policy. Policy applies to multifamily projects with > 4 units and single-family projects. Kentucky Housing's Universal Design definition: usable by the greatest number of people Adaptable design. Net 32 inch doorways, grade level or elevated bathroom, must meet fair housing standards. Includes appropriate blocking in bathroom around walls and tubs to be adapted for grab bars, lights/switches at appropriate heights. Must have a bedroom on grade level. Developers must provide a paved parking area with paved walkway into the house as well as cable high-speed internet access to the unit. Since the program's inception in January 2003, 3850 units have met the requirements

Georgia – Easy Living Home Program – http://www.easylivinghome.org

Easy Living Home program is the nation's first voluntary certification program that specifies criteria in everyday construction to add convenience in your new home and to welcome all friends, family and visitors regardless of age, size or physical ability. program has been developed by a coalition of public and private organizations to encourage the voluntary inclusion of key features which make a home cost effective, accessible and convenient for everyone without sacrificing style or adding substantial construction costs.

Medicaid Waiver Programs

Nebraska – Assistive Technology Partnership: http://www.nde.state.ne.us/ATP/

Making Homes Accessible Program

Provides interest free, deferred loans for persons with disabilities and the family they live with to make their homes accessible for independent living. These loans range from $1,000 to $14,999. The funding for these loans comes from the Nebraska Affordable Housing Trust Fund. This loan program supplements the home modifications made through the Medicaid Home and Community Based Waiver program. Nebraska's HCB Waiver Program has a cap and the Trust fund loans provide the gap financing.

Home Again Services – Nursing Facility Transition
Nebraska Health and Human Services program make available funding through the Aged & Disabled Medicaid Waiver program.

Home Again (HA) Service Description: HA Service is available to support and enable Medicaid-eligible nursing facility residents or residents of a specialized assisted living facility to move to a more independent living situation of their choice. Items and services covered include but are not limited to:

- Furniture, furnishings, and household supplies;
- Security deposits, utility installation fees or deposits; and
- Moving expenses.

Texas – Department of Human Services –
The Texas legislature added Rider 37 to the two-year state appropriations act that took effect in September 2001. This rider allows the Texas Department of Human Services (TDHS) to move Medicaid funding from its nursing facility budget to its budget for state and Medicaid-funded HCBS when a Medicaid participant transitions from a nursing facility into a community-based residence. Any Medicaid nursing facility resident may apply for transition into the community and immediately use community supports rather than be placed on a waiting list as was required before the rider. Interested residents must remain in the nursing facility until eligibility is determined. Once eligibility is determined, the transitioning individual may use any Community Care Program for which he or she is eligible, such as Medicaid HCBS waivers, Medicaid state plan options, and state-funded services. Each month TDHS identifies the people who left nursing homes using the rider, and estimates the cost of their community services for the rest of the fiscal year. TDHS moves the cost of the community services from the nursing home budget to the community supports budget. Over 1,900 Medicaid participants in Texas have transitioned from nursing facilities into the community under Rider 37. This year the Texas legislature extended the rider for a second biennial budget (until August, 2005).

State Housing Finance Agencies

Iowa – Iowa Finance Authority (IFA): http://www.ifahome.com
Low Income Housing Tax Credit (LIHTC)
IFA serves as the housing consultant to the Real Choice grantee and serves on the State's consumer taskforce. IFA has supported Real Choice activities by establishing a 30% LIHTC set aside for housing with services for persons with disabilities. This means that 30% of all the LIHTC issued by IFA are used as equity investments in accessible, affordable and integrated housing development.

HCBS Rent Subsidy
This rent subsidy program is for persons who receive services under a federal Medicaid waiver program called home- and community-based service (HCBS) and who are at risk of nursing facility placement. The program provides a monthly rent assistance payment to these persons to help them live successfully in their own home and community. IFA utilizes Housing Choice Voucher set-asides to provide this program

IFA has assisted in the development of a statewide housing plan focus on homeownership, consumer advocacy for housing with services, rent subsidies to move persons out of institutions, revolving loan fund to provide low interest-first mortgage for properties to be used in conjunction with LIHTC for accessible and affordable housing in the community.

Texas – Department of Housing and Community -- www.tdhca.state.tx.us
TDHCA received 35 Project Access Vouchers and combined with HOME Investment Partnership Program funds creating a $4 million pilot program. Through these two rental assistance options, persons affected by the Olmstead Decision may apply for rental assistance so they may transition from nursing homes or other institutions into the community. HOME TBRA provides rent subsidies, security deposits, and utility deposits to qualified consumers. Persons assisted with TBRA cannot exceed 80% of the area median income (AMFI) and 90% of the persons assisted must be under 60% AMFI. However, TDHCA scoring criteria awards extra points for organizations helping persons below 30% AMFI.

Minnesota Housing Finance Agency - Home Accessibility Remodeling Program
http://www.mhfa.state.mn.us/homes/Access_Remodeling.htm
Minnesota Housing Finance Agency has developed two programs to assist in home modifications. State-funded home accessibility remodeling program was established, and a statewide delivery network of local housing and community action agencies was formed, trained, and supported. MHFA staff members have directly counseled, trained, or provided continuing education about home accessibility remodeling design and financing to an extensive array of parties. The State developed a "Home Accessibility Remodeling Funding Resources" guide to foster community-based living options, which is available to consumers, developers, service providers and others on the Agency's Web site (www.mhfa.state.mn.us/accessibility). Also on the website is a guide of public and private financial resources available to make the modifications. As of July 2004, there have been 17,100 Web hits on the design series and 4,700 Web hits on the funding guide.

North Carolina Housing Finance Agency – www.nchfa.com
North Carolina Housing Finance Agency offers bonus points through their Low Income Housing Tax Credit program for developers that elect to build fully accessible units in 25% of the total number of apartment units, compared with the 5% required by state law. In addition, NCHFA offers additional bonus points through the Qualified Allocation Plan for developers that install roll-in showers in 5% of the units being developed. The agency employees a Development Cost Analyst to oversee construction activities including building plan review and site inspections. Plan reviews are conducted prior to construction to ensure that the plans and specifications meet federal, state, and local building codes, especially those involving accessibility. Also, the reviews are conducted to ensure that the Agency's mandatory Design and Quality Standards.

Oregon – Oregon Community Mental Health Housing Fund –
http://www.leg.state.or.us/ors/426.html (Section 426.506)

Developed by the State Department of Treasury separate from the General Fund, the Community Mental Health Housing Fund was developed to provide housing for chronically mentally ill persons. Funds can be used for acquisition, maintenance, repair, furnishings and equipment. The State seeded the fund through the proceeds received by the Department of Human Services from the sale of F. H. Dammasch State Hospital property At least 95 percent of the sale proceeds shall remain in the account in perpetuity

Affordable/Accessible Housing Registry

Massachusetts – Mass Access http://www.massaccesshousingregistry.org
Mass Accessible Housing Registry
The Mass Accessible Housing Registry is a free program that helps people with disabilities find rental housing in Massachusetts, primarily accessible and barrier-free housing. The Mass Access database keeps track of accessible and affordable apartments throughout the state and maintains information about their availability. Individuals with disabilities can search this information to identify housing opportunities that suit their needs.

The Mass Access program was started in 1995. For the first five years, people searching for an apartment needed to contact an Independent Living Center (ILC) to learn about available apartments. Today, this information is available via this website as well as through the ILCs.

North Carolina – Accessible Apartment Locator – www.nchfa.com
Accessible Apartment Locator, which is located at www.nchfa.com. Properties are listed with fully accessible or adaptable units for the mobility impaired that are under construction or have been completed. The Accessible Apartment Locator is organized by county, and provides the apartment community's name, address, city, whether the community is designed for families or the elderly, number of apartments, number of fully accessible and adaptable units, a contact person and a telephone number.