

## Step 2

# Housing: How is it paid for?



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## PACER's Housing Publications



PACER's Housing Guidebook, Website, Tip Sheets, Navigation Chart

<https://www.pacer.org/housing>

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## Three-part Housing Workshop Series



- **Housing: How do we start?**  
Monday, March 14, 6:30 p.m.- 9:00 p.m.
- **Housing: How is it paid for?**  
Monday, March 28, 6:30 p.m. - 9:00 p.m.
- **Housing: What are the options?**  
Tuesday, April 11, 6:30 p.m. - 9:00 p.m.

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## Why should you start thinking about housing and services now?



- The IEP Team must consider independent living as part of the Transition IEP.
- You and your son or daughter are experts about their strengths, gifts and preferences.
- Housing options and supports involve eligibility criteria, timelines and waiting lists.
- Limited availability of affordable housing and support staff....

**AND.....**

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## We think you will want your young adult

...get a **“Life”** AND a **“Home”** not just a **“Place”**



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## Why is Housing evolving?



- Parents and individuals with disabilities are demanding housing and services that are integrated and based on person-centered thinking principals.
- The federal governments directive to implement the Olmstead Decision.
- Centers for Medicare & Medicaid Services directive to implement the Home & Community-Based Services (HCBS) rule
- Separating housing from services.

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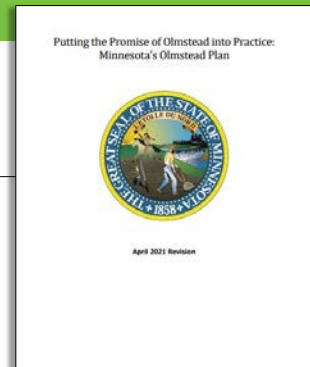
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## Minnesota's Olmstead Plan: **The Vision**

**Minnesota will be a place where people with disabilities are living, learning, working and enjoying life in the most integrated setting**

- Person Centered Planning
- Housing & Services, Employment, Lifelong learning & Education
- Transportation, Healthcare & Healthy Living, Positive Supports, Crisis Services, Assistive Technology, Preventing Abuse & Neglect
- Community Engagement

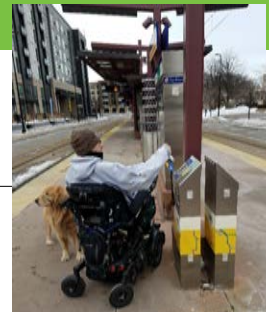
[About the Minnesota Olmstead Plan / Minnesota Olmstead Implementation Office \(mn.gov\)](#)



## Home and Community-Based Services (HCBS) Rule

### Requirements of a Home & Community Based Setting

- Is integrated and supports access to the greater community.
- Provides opportunities to seek employment and work in competitive integrated settings and engage in community life, and control personal resources.
- Ensures the individual receives services in the community to the same degree of access as individuals not receiving Medicaid Home & Community Based Services.



## Home and Community-Based Services (HCBS) Rule



### Requirements of a Home & Community Based Setting

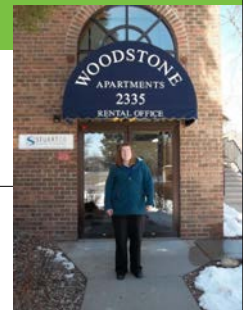
- Ensures an individual's rights of privacy, dignity, respect and freedom from coercion and restraint.
- Optimizes individual initiative, autonomy, and independence in making life choices.
- Facilitates choice regarding services and supports and who provides them.

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## Home and Community-Based Services (HCBS) Rule



### Additional requirements for provider controlled & operated settings:

- A person has a lease\* in their own home that offer the same responsibilities/protections for evictions & appeals as the tenant landlord law in their state.
- A person has their own living, sleeping, bathing and eating areas.
- A person has privacy in their living or sleeping area and are free to decorate it as they choose.
- A person chooses if they want a roommate and who they are.
- The Individual controls his/her own schedule including access to food at any time.
- The Individual can have visitors at any time.
- The setting is physically accessible to the individual.

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## How can we use the One Page Profile to plan for services/supports?

The one-page profile captures what is important to the person, important for for the person and how they want to be supported.

“A tool of introduction”:

- For housing providers, support staff
- Finding roommates
- For family members and friends
- For case managers
- For medical providers

Templates courtesy of Helen Sanderson and Associates [www.helensandersonassociates.co.uk](http://www.helensandersonassociates.co.uk)  
Used with permission - The Learning Community for Person-Centered Practices <https://tlccpc.com>

The form is titled "About [Insert Name]" and contains four main sections:

- What's important TO me:** (Blue box)
- What people like about me:** (Green box)
- What's important FOR me:** (Red box)
- How to best support me:** (Orange box)

At the bottom, there is a small instruction box: "To add photos in the right blue box, right click on the box and select 'Change Picture'. Make pictures and information as big as you can on the page if desired." Below that, it says: "The page profile cannot be saved to your desktop. Download <http://www.helensandersonassociates.co.uk> and the software template to your desktop instead." The PACER CENTER logo is visible at the bottom right of the form.

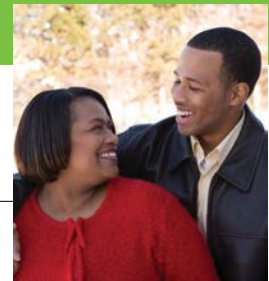
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## This workshop will address:

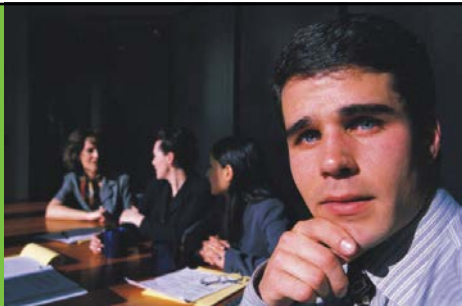
- Process for eligibility for housing services and supports.
- Main funding sources from federal, state and county.
- Rental resources, Public Housing and the Section 8 Program.
- Housing funding supplements and payment examples.



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## How do we start the process?

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## PACER's Housing & Services Process Guide

### NAVIGATING THE HOUSING AND SERVICES PROCESS



This guide offers an overview of the main considerations and important steps parents and their young adult with a disability may want to consider when navigating the housing and services process.

The acronyms and their definitions can be found on the back panel. For more information on this topic, refer to PACER's publication "Housing: Where Will Our Children Live When They Grow Up?" For a free copy, call PACER at (952) 838-9000 or order online at PACER.org.



#### How will your young adult pay for housing and services?

- You will need to consider:**
- Supports/staff
  - Personal needs
  - Number of roommates
  - Mortgage or rent
  - Food
  - Current income supplements

#### What is your young adult's vision for community living?

##### Create a person-centered plan, a process that:

- Is "person-centered": focused on outcomes, dreams, and visions of the person, not a "system-centered" process driven by programs, stereotypes, and segregated programs like traditional models
- Uses a set of tools that address what is important to a person and for a person to have quality of life, essential to give people more choice and control over the way that they are supported
- Uses a set of tools to capture information, and improve understanding, communication, and relationships
- Gathers information from the people who are important to the person and know them the best: family, friends, neighbors, support workers, and other professionals



#### Make a request for a Certified Assessor

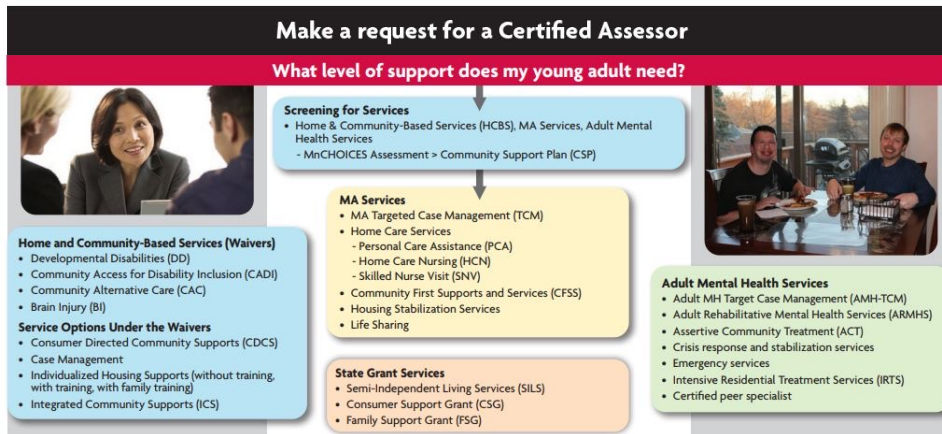
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## PACER's Housing & Services Process Guide



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## Call Your County for Services Certified Assessor



- Call your county social services department
- Ask for a MNChoices assessment for your young adult
- If you or your young adult does not have health insurance, inform them
- Apply while your young adult is still in High School (by age 18).
- **Write down:** date you called, who you talked to, what was said\*

\*See PACER fact sheet *Navigating the Maze of Housing & Services: Advocacy Tips*

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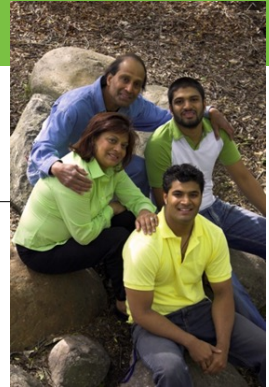
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## Screening for Services

### Medical Assistance Eligibility



- Centers for Medicare & Medicaid administers nationwide, provides funding, approves state plans, ensures compliance with federal regulations.
- In MN, DHS oversees MA program, administered locally by counties.
- Pays for medical services for individuals with disabilities, low-income families, including children and pregnant women, and elderly people over age 65.

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## Screening for Services

### Medical Assistance Eligibility



**There are 2 ways people are certified disabled:**

- Certification by the Social Security Administration
- Certification by the State Medical Review Team (SMRT)

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## Screening for Services Medical Assistance Eligibility



### Certification by the Social Security Administration

- SSA makes determinations of blindness and disability for SSI and RSDI benefits [www.socialsecurity.gov](http://www.socialsecurity.gov)

### Certification by the State Medical Review Team

- SMRT makes disability determinations for people who are not eligible for SSI or RSDI or whose application is pending
- SMRT makes level of care determinations for TEFRA
  - Contact your county to initiate:  
<https://mn.gov/portal/government/local/counties>

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## Developmental Disability or Related Condition



Developmental Disability means “Significantly sub-average intellectual functioning” or IQ at or below 70 occurring by the age of 21 yrs.

Deficits in adaptive behavior

Assessments can be used to show “substantial limitations in present functioning” in areas of:

maturation,

- learning,
- personal independence
- social responsibility expected for a person’s age level and cultural group

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## A Related Condition is:

A **severe and chronic** disability attributable to:

- Cerebral palsy
- Epilepsy
- Autism
- Prader-Willi Syndrome or:
- Other disability (NOT mental health disability)

Substantial functional limitation in **3 or more areas** including:

- Self-care
- Communication
- Learning
- Mobility
- Self-direction, or:
- Capacity for independent living



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## Mental Health Children Severely Emotionally Disturbed (SED)

**Meets one of the following criteria:**

- Admitted within last 3 years or at risk of being admitted to inpatient/residential treatment
- MN resident receiving inpatient/residential treatment
- DX by mental health professional of:
  - Psychosis or clinical Depression
  - Risk of harming self or others as a result of ED
- Psychopathological symptoms as a result of physical /sexual abuse or psychic trauma within past year.
- Significantly impaired home, school, community functioning lasting at least one year or in the written opinion of a MH professional presents a substantial risk of lasting one year.



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## Mental Health Adults

### Acute Mental Illness & Serious & Persistent Mental Illness (SPMI)



#### Acute MH:

- MH Serious enough to require prompt intervention.

#### SPMI meets one of the following criteria:

- 2 hospitalizations within 24 months
- Hospitalization/residential treatment exceeding 6 months within preceding 12 months
- DX of schizophrenia, Bipolar Disorder, Major Depression, Borderline Personality Disorder
- Significant impairment in functioning
- Written DX from a MH professional in last 3 years stating adult is at risk of requiring inpatient or residential treatment unless case management/ community support services are provided.
- The adult has in last 3 years been committed by the court as a person who is mentally ill...

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## Screening for Services: Adult Mental Health MnCHOICES, Diagnostic & Functional Assessment



#### Depending on type of screening Team members will include:

- Person with a disability and legal representative (parent/guardian)
- Relative or support person(s)
- Certified Assessor
- County Social Worker
- Mental health professional
- Nurse

<https://mn.gov/dhs/people-we-serve/people-with-disabilities/health-care/adult-mental-health>

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## Screening for Services

### Certified Assessor

### PCA, HCBS Waiver, Homecare Nursing



- **MnCHOICES** is a comprehensive screening process for people of all ages who have **any type of disability** or need for long-term services and supports.
- Replaces other screenings used in the past (DD, LTCC, PCA, Private Duty Nursing)
- Is **person-centered**, based on individual's strengths, goals, preferences and assessed needs.
- Creates a Community Support Plan (CSP) that summarizes the results
- Gives you next steps based on your son/daughter's needs

<https://mn.gov/dhs/partners-and-providers/news-initiatives-reports-workgroups/long-term-services-and-supports/mnchoices>

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## Screening for Services

### Typical Documents needed



- **One-Page Profile**
- **Legal birth certificate**
- **Social Security Card**
- **Educational Records:** Current (or last) Individual Education Plan (IEP), Functional Behavior Assessment, Section 504 plan, Summary of Performance, Work-Based Learning Plan and/or related employment information
- **Medical Records:** Neuropsychiatric evaluation, Diagnostic Assessment, current health related records and/or related services reports (OT, PT, Speech/Language, Alternative Augmentative Communication (AAC)
- **Social History**

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## Screening for Services

### MnCHOICES Assessment



#### Areas to be assessed are:

- Person Information
- Quality of Life
- ADLs (Activities of Daily Living)
- IADLS ("Instrumental" ADL's)
- Health
- Psychosocial
- Memory and Cognition
- Sensory and Communication
- Safety and Self Preservation
- Employment, Volunteering and Training
- Housing and Environment
- Self-Direction
- Caregiver
- Assessor Conclusions

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## Screening for Services

### Functional Assessment - Mental Health



#### A key eligibility requirement (with Diagnostic and Level of Care Assessments)

- Mental health symptoms and needs presented in diagnostic assessment
- Self-care and independent living capacity
- Medical and dental health
- Social Functioning, including use of leisure time
- Interpersonal functioning, including relationships with the adults family
- Vocational and educational functioning
- Financial assistance needs
- Housing and transportation needs
- Current living conditions
- Use of drugs and alcohol (if applicable)
- Other needs/problems

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## The Screening Process

### Level of Care Needed?



- The assessor must consider the level of care (LOC) needed by the person whenever the person is at risk of placement in:
  - Hospital, Neurobehavioral Hospital
  - Nursing Facility
  - Residential or Regional Treatment Center
  - Intermediate Care Facility for Developmental Disabilities (ICF/DD)

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## The Screening Process

### Considerations



**During the screening process parents should consider:**

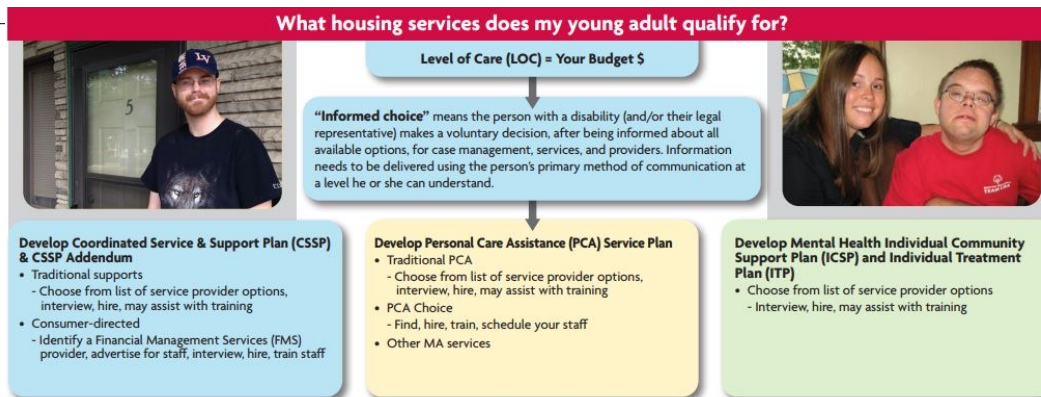
- What is the functioning level of my young adult **without any support on their worst day?**
- Assessments and rating scales convert to “level of care” = \$ dollars/budget
- Budget and rates are set by the state
- Data from your young adult’s doctor and related services team members is important when submitting assessment information.

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## PACER's Housing & Services Process Guide



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## What Services & Supports Does My Young Adult Qualify For?



### Informed Choice!

"The person with a disability (and/or their legal representative) makes a voluntary decision, **after being informed about all available options, for case management, services and providers.** Information needs to be delivered using the person's primary method of communication at a level he or she can understand."

- What is the funding stream called that my young adult qualifies for?
- What is the menu of services under that funding stream they have access to?

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## What Services & Supports Does My Young Adult Qualify For?



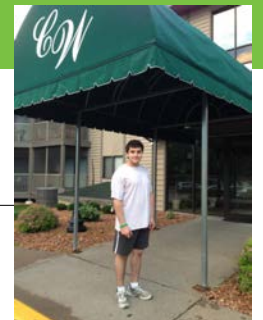
- Personal Care Attendant (PCA)
- Homecare Services
- Homecare Nursing
- Home-Delivered Meals
- Respite
- HCBS Waiver
- Individualized Home Supports with and without training
- Individualized Home Supports with Family Training
- Integrated Community Supports
- Behavior Specialist Services
- Independent Living Skills Therapies (ILS)
- Community First Services & Supports (CFSS) *Will replace PCA*
- Consumer Directed Community Supports (CDCS)
- Consumer Support Grant (CSG)
- Family Support Grant (FSG)
- Housing Stabilization Services
- Life Sharing
- Adult Rehabilitative Mental Health Services (ARMHS)
- Assertive Community Treatment (ACT)
- Certified Peer Specialist Services
- 24-Hour Emergency Assistance

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## Home & Community-Based (HCBS) Waivers



### What is a waiver?

- Medical Assistance programs allow the state to “waive” the typical requirements of MA.
- Called **Home and Community-Based Service (HCBS) waivers**.
- Used to provide services in Home and Community Based settings instead of restrictive settings like hospitals, nursing homes and ICF/DD's
- Can be used to pay for additional services beyond MA
- States decide how to target specific populations
- HCBS waivers are a primary funding stream for housing services and are not used for rent, room & board costs.

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## ARHMS: Adult Rehabilitative Mental Health Services “Rehab Option”

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- **Rehab Option** created with federal Medicaid dollars for those falling through the cracks.
- Individuals don't necessarily have to have had a hospitalization but **can be at risk for being placed in an institution**
- Services are to instruct, assist, and support the recipient Interpersonal communication skills, independent living skills, medication education/monitoring, mental illness symptom management skills/relapse prevention, employment-related skills, and transition to community living services, crisis response services, and housing assistance.

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## Writing the Support Plan CSP, CSSP & CSSP Addendum, PCA, ICSP/ITP

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### Developed by person with a disability/their legal guardian:

- Goals based on assessment of **person-centered service needs** and **informed choice**.
- What indicators will be used to measure outcomes of goals?
- Specific services to be provided including amount, frequency, duration, budget and who will provide service.
- Agreed upon times to review the plan (at least annually) to address progress of attaining outcomes

### Mental Health: ICSP (above) to coordinate with the ITP

- ITP: Intervention, treatment, and services developed by provider under the supervision of a mental health professional.



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## The Need for Guardianship, Conservatorship

- Begin the process 6 Months before 18th Birthday
- Guardianships are court-ordered protective arrangements
- A parent, relative, friend or court appointed person, manages the personal life affairs, as needed, for a person with a disability .
- The need for a guardian or conservator must be based on the person's skills and abilities to make decisions on his or her own behalf not just on their disability.
- New changes were made to the guardianship laws in 2020.
- Changes include strengthening the Bill of Rights and alternatives to guardianship, "supported decision making" before considering restricting rights through guardianship.
- **MAGiC:** <https://www.minnesotaguardianship.org/education>
- **ARC of MN:** <https://arcminnesota.org/learn-connect/learning-center/guardianship>



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## Appeals Process

- If you do not agree with the decision, you can appeal in writing to the Commissioner or Department of Human services (DHS)

### DHS Appeals:

<https://mn.gov/dhs/people-we-serve/people-with-disabilities/health-care/health-care-programs/programs-and-services/health-plan-appeals-hearing-grievances.jsp>

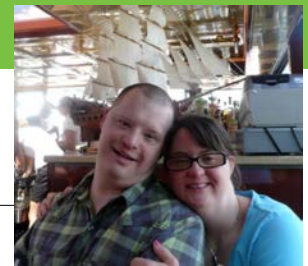
### MN DHS Appeals Division

PO Box 64941

St. Paul, MN. 55164-0941

Phone: 651-431-7523

- Your appeal must be submitted in 30 days of your receipt of the county's written denial (or 90 days with "good cause").



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## Contacts for Support



Your County Social Services Director/Supervisor of DD or MH

at: <https://mn.gov/dhs/general-public/about-dhs/contact-us/county-and-tribal-nation-offices>

### Regional Resource Specialists:

Main number: 651.431.4300 or 866.287.7655

<https://edocs.dhs.state.mn.us/lfserver/Public/DHS-4850B-ENG>

### Ombudsmen for DD, Mental Health

Main number: 651-757-1800 or 1.880.657.3506

<http://mn.gov/omhdd>

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## Contacts for Support Ombudsman & Regional Resource Specialists



**Ombudsmen** are a consumer advocate, paid by the state, who can be called if there are **concerns, complaints** and **questions** about:

- Quality of Services
- Consumer safety, welfare and rights
- Access and referral to appropriate services
- Need for information concerning services
- Ideas for making services better

**Ombudsmen** are assigned to regions of the state

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What housing options  
does my young adult want?

How will they pay for them?

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## PACER's Housing & Services Process Guide

### What housing options does my young adult want?

#### Residential Settings

- Apartment, condo, townhome, house
- Assisted Living
- Community Residential Settings
- Family Residential Settings
- Life Sharing



#### "A Person's Own Home": Rent, Owned by Individual(s)

- Apartment, condo, townhome, house
- Cooperative, Co-Housing
- Affordable housing development
- Public Housing
- Subsidized Private Housing
  - HUD Section 8, 811, 42, 202
- Low Income Housing Tax Credit
- Bridges Certificates

### Family, young adult, provider, and county collaborate to implement the plan

#### Funding for Housing Supplement

- Housing Support

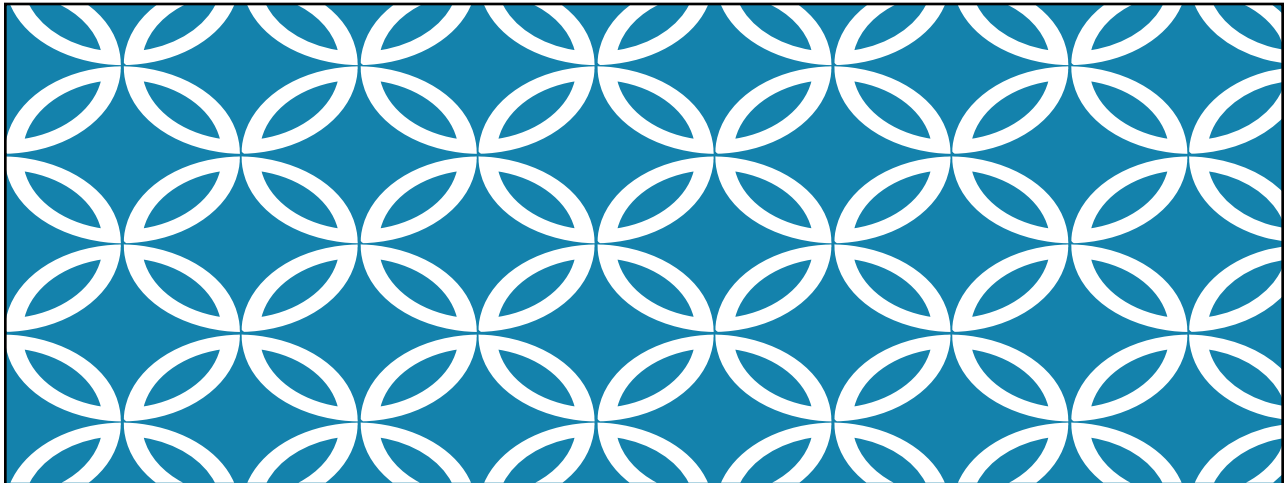


#### Funding for Housing Supplement/Rent/Mortgage

- MSA + MSA Housing Assistance
- Other housing assistance
  - MHFA Home Improvement Loans, Land Trust
- Supplemental Nutrition Assistance Program (SNAP), phone, and utility assistance

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## **SOME HOUSING OPTIONS FOR PEOPLE WITH DISABILITIES**

**John Petroskas**  
Minnesota Department  
of Human Services

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### **OBJECTIVES**

- **Basic overview of affordable housing options**
- **Some housing search tools**
- **How Housing Support and MSA Housing Assistance can help pay for housing**

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## **MARKET-RATE HOUSING**

- **Home ownership**
- **Rental housing**
  - Apartments
  - Rooms
  - Shared housing

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## **SITE-BASED HOUSING SUBSIDIES**

- **Public Housing (some is scattered-site)**
- **Project-based Section 8 (HUD funds Section 811 for people with disabilities and Section 202 for elderly persons)**
- **Residents pay 30% of income for rent**

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## **SITE-BASED “REDUCED RENT” HOUSING**

- **Low Income Housing Tax Credit (also known as Section 42)**
- **Rent is less than market rate, but may be more than 30% of income**
- **Must have income below certain standards (usually some % of the area median income)**

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## **VOUCHER-BASED HOUSING SUBSIDIES**

- **Section 8 Housing Choice Vouchers**
  - **Funded by the federal government**
  - **Waiting lists are long (if open at all)**
  - **HCV are “portable” so recipients can move**
- **Bridges rental assistance program**
  - **Funded by State of MN**
  - **For people leaving institutional settings**
- **Recipients pay 30% of income for rent**

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Email:  Password:  [Create Account](#) [Login](#) [Forgot Password?](#)

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## Housing Authority Waiting List

This page has the status of Section 8 Voucher and Public Housing waiting lists in the Twin Cities. Click on the links below to see details of each open waiting list.

Subscribe to the Housing Authority Waiting List email alerts here!

**Open Waiting Lists**

- Bloomington HRA  
Rental Home for Future Home Buyers
- Dakota CDA  
Section 8 Housing Choice Vouchers  
Workforce Housing: 1, 2 & 3 BR  
Senior Housing: 2 BR
- Minneapolis PHA  
Public Housing: Disabled  
Public Housing: Near Elderly (Age 50-61)  
Public Housing: Senior (Age 62+)
- South St Paul HRA  
Public Housing: Seniors

**Closed Waiting Lists**

- Bloomington HRA  
Public Housing  
Section 8 Housing Choice Vouchers
- Columbia Heights HRA  
Public Housing
- Dakota County CDA  
All Public Housing lists  
Family-Affordable Housing
- Hopkins  
Public Housing
- Mental Health Resources  
Section 8 Vouchers

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## Public Housing

### What is the Public Housing program?

Public Housing is a government-funded program that provides rental housing to low-income households. Renters in Public Housing units pay 30% of their income for rent\* while some units may have a low fixed rent amount. Some of the buildings are older and more basic. This subsidy generally stays with the building; when you move, out you no longer have the rental assistance.

\* Example of rent at 30% of income: Household with one full-time worker at \$7.25/hour might pay \$348 per month.

### How does it work?

You apply at a housing authority for a unit based on the bedroom size needed to accommodate the number of members in your household. Some units are reserved only for households that are elderly or disabled. The waiting list you apply for may be long and it may take several months for your name to get to the top of the list. Once you are selected from the waiting list you may be offered a small selection of units to choose from as there may be a limited number of available units.

### Do I qualify?

To qualify you must fall within the Department of Housing and Urban Development's required income limits.

### How do I apply?

Although the Department of Housing and Urban Development (HUD) provides funding for Public Housing, local housing authorities administer the program. Waiting lists for public housing can often be long or closed. View the Housing Authority Waiting List to find out about openings in the metro area. Below are the phone numbers of Housing Authorities in the metro area with public housing programs.

Bloomington HRA	952-563-8937	Mound HRA	952-472-5078
Carver County CDA	952-448-7715	Minneapolis PHA	612-342-1400
Columbia Heights HRA	763-706-3800	Scott County CDA	952-402-9022
Dakota County CDA	651-675-4400	South St Paul HRA	651-554-3270
Forest Lake HRA	651-464-4406	St Louis Park HA	952-924-2579
Hopkins HRA	952-548-6345	St Paul PHA	651-298-5158
Metro HRA	651-602-1428	Washington County HRA	651-458-0936

### Subsidized Housing Info

"The Big 3" Subsidized Housing Programs By Number  
Housing Authority Waiting List  
Housing Terms  
Abbreviations Used In Housing

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Ramsey County, MN, U Distance None Bedrooms Apartment Subsidize...

Seniors & Disabled Accessibility Pets Amenities Screening Bathrooms

Update Listings List View Map View Save Search

Options Selected: [Clear Selections](#) [Print All Listings](#)

X Subsidized Housing (% of income, Project Based Section 8, Public Housing, Section 811/PRAD) X Apartment

Listings Found: 11 Sort by: Distance Show 25 per page

Property Detail  
Arlington Gardens  
110 Arlington Ave W  
St Paul MN 55117  
1.6 miles from search location

Rent: Subsidized  
1 Bedroom Apartment  
Open Waiting List: Public Housing  
Deposit: 1x rent  
Application Fee: \$0  
Background Checks: Criminal, Credit, Rental history  
Minimum Age: 62  
Maximum Occupants: 2  
Utilities Resident Pays: Electric (lights)  
Pets: No Pets  
Accessibility: No step approach, Automatic door entry, more...

800-466-7722  
Share Listing  
Email Landlord  
Apply Online  
Section 8 NOX

Property Detail  
Como by the Lake Senior  
Apartments  
901 Como Blvd E  
St Paul MN 55103  
2.9 miles from search location

Rent: Subsidized  
2 Bedroom Apartment  
Open Waiting List: Project-based Section 8  
Estimated Wait: No Wait  
Application Fee: \$0  
Background Checks: Criminal, Credit, Rental history  
Minimum Age: 62  
Minimum Income: 0  
Maximum Occupants: 4  
Utilities Resident Pays: Electric (lights)  
Pets: Cats okay, Dogs okay, Other pets okay  
Accessibility: No step approach, Automatic door entry, more...

651-489-3392  
Share Listing  
Section 8 NOX

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HousingLink Streams

Return to main site

Streams (Data through 12/31/2020)

About Streams

Map Search City Search Greater MN

Search by Property Name or Address

Or Search by HUD, MN Housing, Public Housing, USDA/RD, or Tax Credit ID

Or filter by:

Funding Source

- Federal
- State
- Local
- Philanthropic

Funding Categories

- Project-Based Subsidy
- Public Housing
- Tax Credit
- Tax Credit (LIHTC 4%)
- Tax Credit (LIHTC 9%)
- Subsidized-Other

Groups Served

- Family
- Elderly
- Disabled

Obligation End Year

Start Year  End Year

Last Finance Year

Start Year  End Year

First Finance Year

Start Year  End Year

New Construction  
 Other

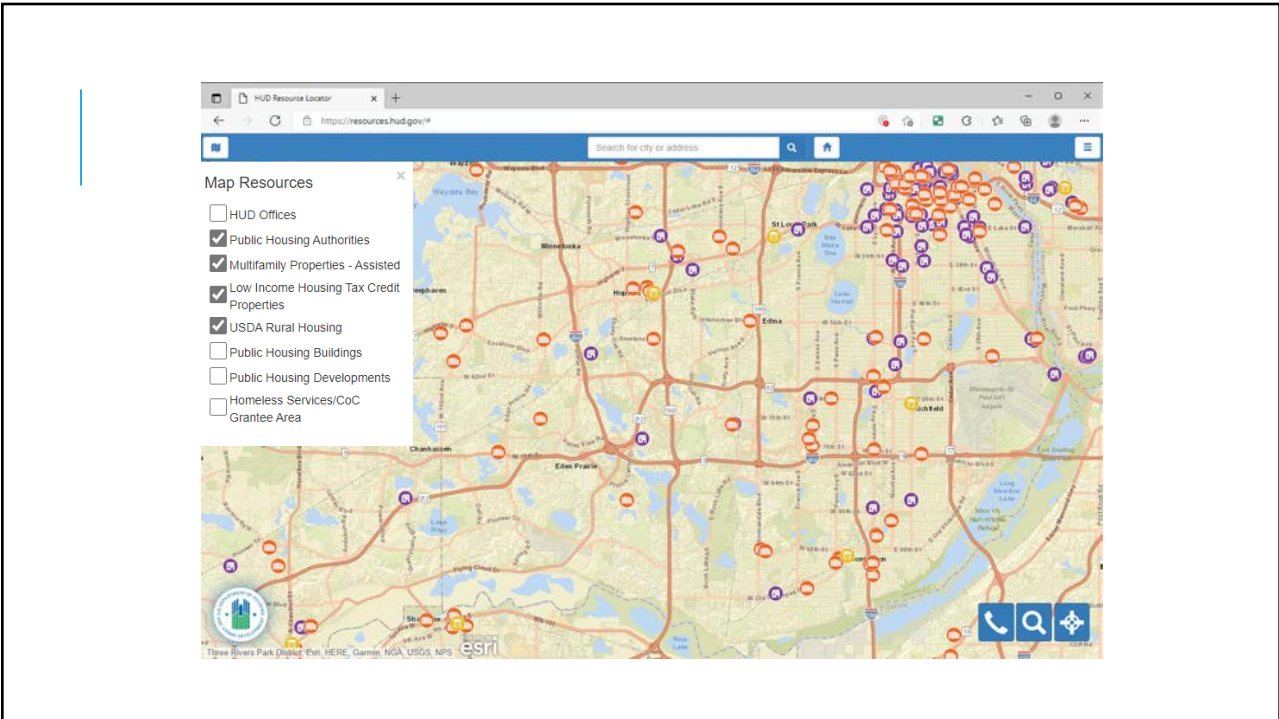
Show Results Clear All

Too many properties to display. Zoom in to see properties.

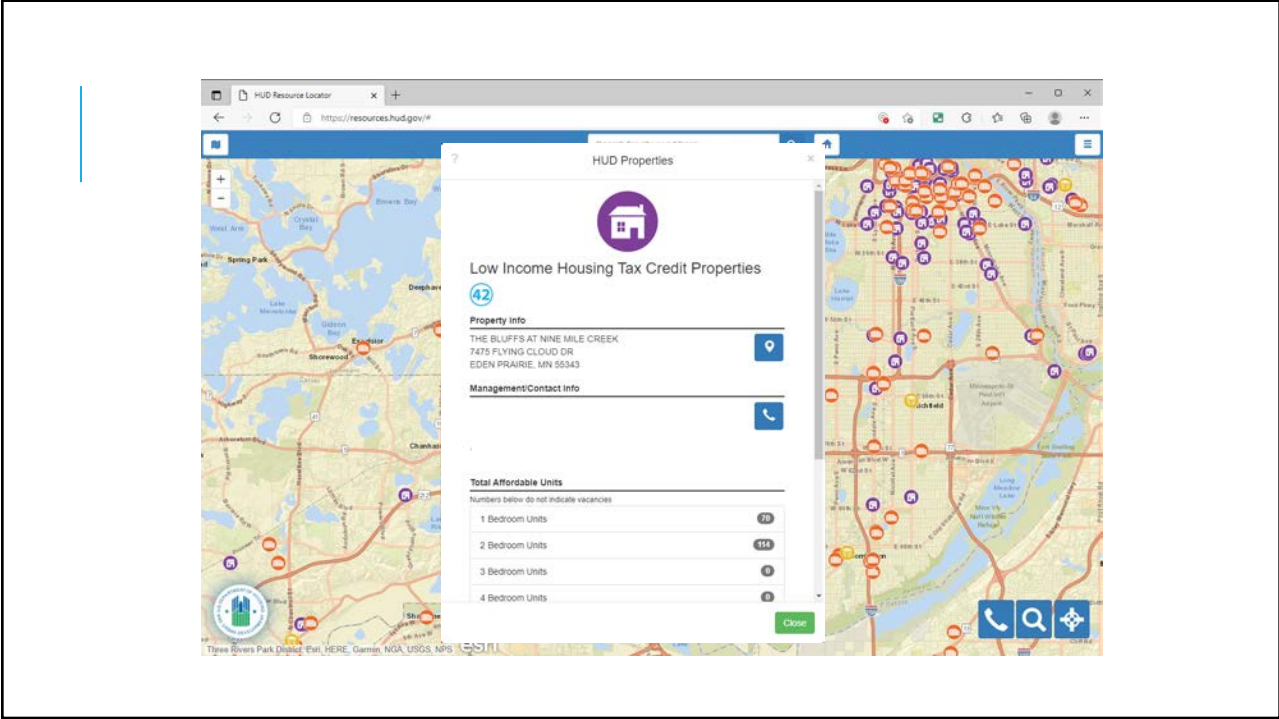
Property Search Summary

Properties	Total Units	30% AMI*	50% AMI*	60% AMI*	Total AMI Units*
3,154	147,584	43,946	25,293	54,548	129,710

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**Housing Benefits 101**  
Your Home. Your Choice.

Sign In Register

HOME SITUATIONS PROGRAMS PLACES MY VAULT GLOSSARY PARTNERS

**Plan for Your Home, with the Services You Need**  
Explore your housing options. Discover what works for you. Make a plan to get there.  
[BUILD YOUR PLAN IN THE VAULT](#)

**HB101 Places**  
Find the right home + services for you.

**Homeless Services in Minnesota**  
Use this map to find Coordinated Entry access points in your area.

**Moving Out of a Facility, Group Home, or Foster Care**  
You can live in your own place in the community. Learn about programs and services that can help you make the switch.

**Changing Your Home**  
Fix your current place, or move somewhere else?

**Keeping Your Housing**  
Here are some strategies that may help you stay in your current place.

**Tweets by @HB101\_MN**

HB101 Minnesota Retweeted  
**HOME Line** @HOME\_Line  
It's that time of year again! Certificates of Rent paid can get you money back by filing with your MN state taxes if you qualify! But what if you don't get one or it's incorrect? Click the link below for a problem-solving step-by-step guide. [buffy35F4uRJ](#)

Feb 24, 2022

HB101 Minnesota Retweeted  
**HB101 Minnesota** @HB101\_MN  
MNbenefits.mn.gov is an easy new online application for SNAP, Emergency Assistance, Housing Support, Child Care Assistance, Diversionary Work Program, GA, MFIP, MSA, and Refugee Cash Assistance. Learn more about it at [content.govdelivery.com/accounts/MN/DHS...](#)

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**Moving Out of a Facility, Group Home, or Foster Care**  
You can live in your own place in the community. Learn about programs and services that can help you make the switch.

**Changing Your Home**  
Fix your current place, or move somewhere else?

**Keeping Your Housing**  
Here are some strategies that may help you stay in your current place.

**Programs and Services**

**Types of Housing**  
The right type of housing for you depends on your situation, needs, and desires.  
Owning a Home  
Condos and Co-Ops  
Renting a Place  
[Show more](#)

**Paying for Housing**  
Get help from programs that can make housing more affordable.  
Section 8 Housing Choice Voucher (HCV) Program  
Project-Based Voucher (PBV) Program  
Public Housing  
[Show more](#)

**Services**  
Services can improve your quality of life wherever you live.  
Coordinated Entry for Homeless Services  
Personal Care Assistance (PCA) Program  
MA-Waiver Programs  
[Show more](#)

**Other Programs**  
Some housing programs might help you if you are in a certain situation.  
HUD Homeless Programs  
Veterans Housing Programs  
Housing Opportunities for Persons with AIDS (HOPWA)  
Rural Housing  
Tribal Housing

**Get Help**

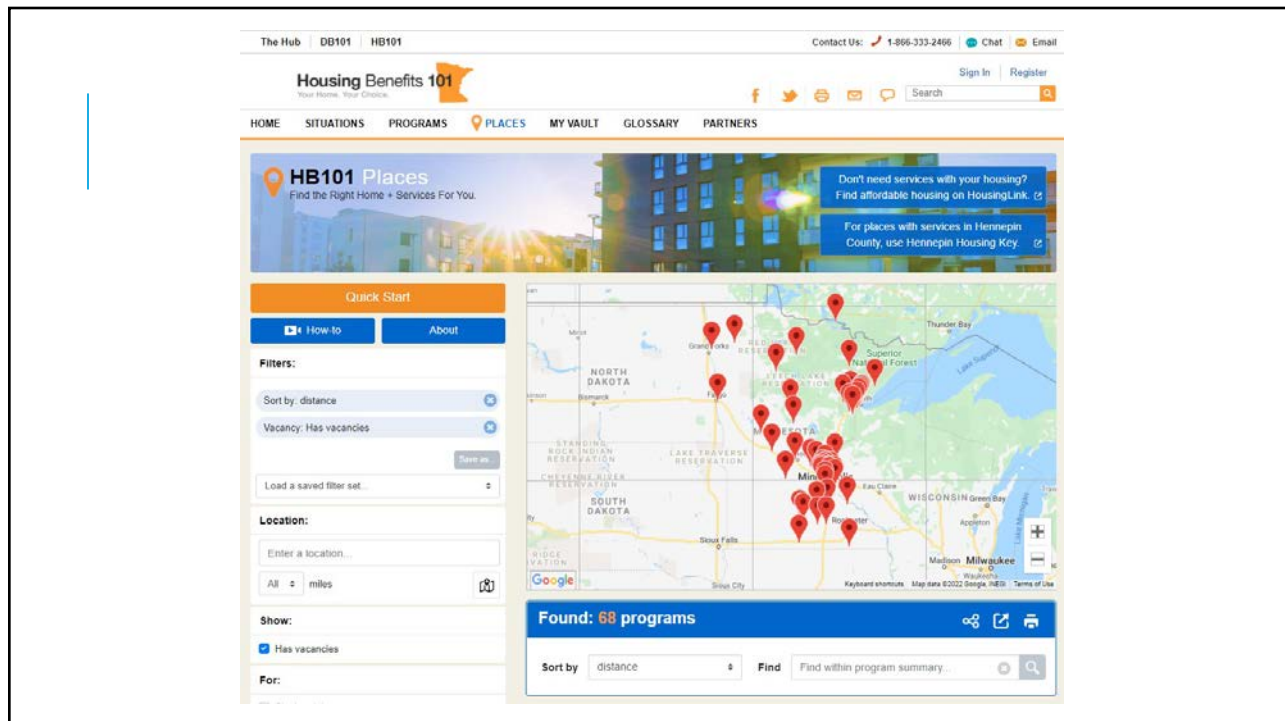
Disability Hub MN is a free statewide resource network that helps you solve problems, navigate the system and plan for your future.

**Chat with a Hub expert**  
Mon-Fri 8:30 a.m. to 5:00 p.m.  
[Chat online](#)

**Call the Hub**  
Mon-Fri 8:30 a.m. to 5:00 p.m.  
[1-866-333-2466](#)

**Email the Hub**  
Emails answered Monday to Friday  
[Email the Hub](#)

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## DHS HOUSING PROGRAMS

- **Housing Support (formerly called Group Residential Housing or GRH)**
- **Minnesota Supplemental Aid (MSA) Housing Assistance**


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## APPLYING FOR ASSISTANCE

You must **apply for** Housing Support and MSA:

- **Online** at [MNbenefits](http://MNbenefits) (MNbenefits.mn.gov)
- **Call** your county human services agency
- **In person** at the county human services agency
- Complete the **Combined Application Form (CAF)** [DHS-5223](#) and return by mail, fax, or drop box.

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DHS-5223-016 11.17

### Combined Application Form

Apply online at: [www.applymn.dhs.mn.gov](http://www.applymn.dhs.mn.gov)

Do not use this application to apply for health care coverage. The soonest your SNAP (food) or cash benefits can start is the date the agency receives your application. We can set your application date if we have your name, address and signature on page 1. For your application to be complete, answer all questions on the application. Tell someone if you need help filling out this application. Be sure to sign and date the application on pages 1 and 10.

<b>PERSON 1</b>												
APPLICANT'S LEGAL NAME - LAST			FIRST NAME			MIDDLE NAME			OTHER NAMES YOU USE (family name, nickname, etc.)			
SOCIAL SECURITY NUMBER		DATE OF BIRTH		GENDER <input type="radio"/> Male <input type="radio"/> Female		MARITAL STATUS* <input type="radio"/> N <input type="radio"/> M <input type="radio"/> S <input type="radio"/> L <input type="radio"/> D <input type="radio"/> W			ARE YOU A VETERAN? <input type="radio"/> Yes <input type="radio"/> No			
ADDRESS WHERE YOU LIVE (if you do not have an address, write "homeless")						APT. NUMBER		CITY		STATE	ZIP CODE	
MAILING ADDRESS (if different from address where you live)						APT. NUMBER		CITY		STATE	ZIP CODE	
PRIMARY PHONE NUMBER		OTHER PHONE NUMBER		DO YOU LIVE ON A RESERVATION? <input type="radio"/> No <input type="radio"/> Yes - which one?								
DO YOU NEED AN INTERPRETER? <input type="radio"/> Yes <input type="radio"/> No		WHAT IS YOUR PREFERRED SPOKEN LANGUAGE?				WHAT IS YOUR PREFERRED WRITTEN LANGUAGE?						
LAST SCHOOL GRADE COMPLETED		MOST RECENTLY MOVED TO MINNESOTA (mm/dd/yyyy) Date: From:										
CITIZENSHIP <input type="radio"/> U.S. Citizen or U.S. National <input type="radio"/> Naturalized U.S. Citizen or Derived U.S. Citizen <input type="radio"/> Not a U.S. Citizen									IMMIGRATION STATUS			
If you are applying for the Minnesota Housing Support program: WHICH HOUSING SUPPORT PROGRAM ARE YOU APPLYING FOR? HOUSING SUPPORT VENDOR NAME AND NUMBER (if you know it)												
WHAT PROGRAM(S) ARE YOU APPLYING FOR? <input type="checkbox"/> SNAP (food) <input type="checkbox"/> Cash programs <input type="checkbox"/> Emergency Assistance <input type="checkbox"/> None												
ETHNICITY (optional) Hispanic? <input type="radio"/> Yes <input type="radio"/> No		RACE** (optional) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> N <input type="checkbox"/> P <input type="checkbox"/> W		Is anyone in your household pregnant? <input type="radio"/> Yes <input type="radio"/> No if yes, Who?								
Has anyone in your household ever received cash assistance, commodities or SNAP benefits before? <input type="radio"/> Yes <input type="radio"/> No If yes, When? Where? What?												
<b>Do you need help right away?</b> Questions 1-4 below will help us decide if you can get help with food right away.												
1. How much income did or will your household get this month? \$ _____												
1a. Are you self-employed? <input type="radio"/> Yes <input type="radio"/> No												
2. How much does your household (including children) have in cash, checking or savings? \$ _____												
3. How much does your household pay for rent/mortgage per month? \$ _____ What utilities do you pay? <input type="checkbox"/> Heat <input type="checkbox"/> Air conditioning <input type="checkbox"/> Electricity <input type="checkbox"/> Phone <input type="checkbox"/> None												
Do you receive energy assistance? <input type="radio"/> Yes <input type="radio"/> No												
4. Is anyone in your household a migrant or seasonal farm worker? <input type="radio"/> Yes <input type="radio"/> No												
<b>I have looked over my answers and believe they are all true and correct to the best of my knowledge.</b>												
SIGNATURE OF APPLICANT OR AUTHORIZED REPRESENTATIVE				DATE		AGENCY/TRIBAL SIGNATURE		DATE RECEIVED				

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## HOUSING SUPPORT PAYS FOR:

**Room and board costs** in licensed or registered settings (adult foster care, board and lodge facilities, boarding care homes, housing with services), or

**Rent and utility expenses** in supportive housing (for people who have experienced long-term homelessness), and sometimes

**Supportive services** for people in certain settings who are not receiving waived or other services.

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## HOW DOES HOUSING SUPPORT WORK?



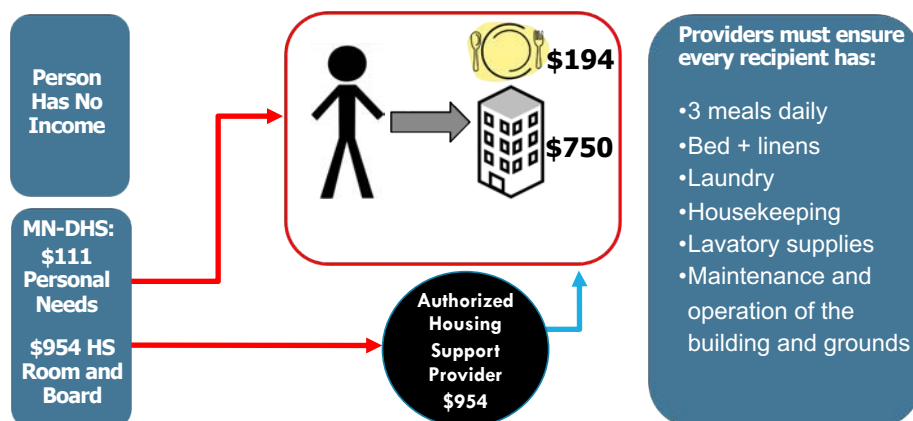
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## ELIGIBILITY FOR HOUSING SUPPORT

- **Eligible** for SSI or General Assistance **and**
- **Income** below certain limits **and**
- **Assets** below certain limits:
  - SSI Basis of Eligibility: \$2,000
  - GA Basis of Eligibility: \$10,000

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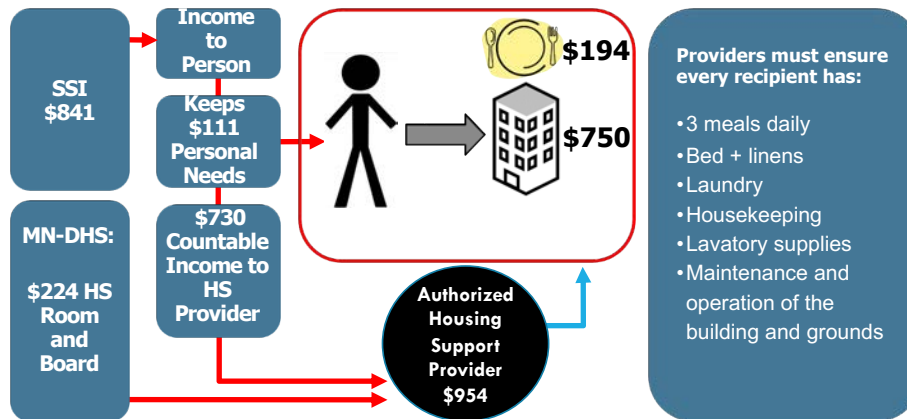
## HS group setting – person with no income



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## HS group setting – person with SSI income



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## WHAT IS COUNTABLE INCOME?

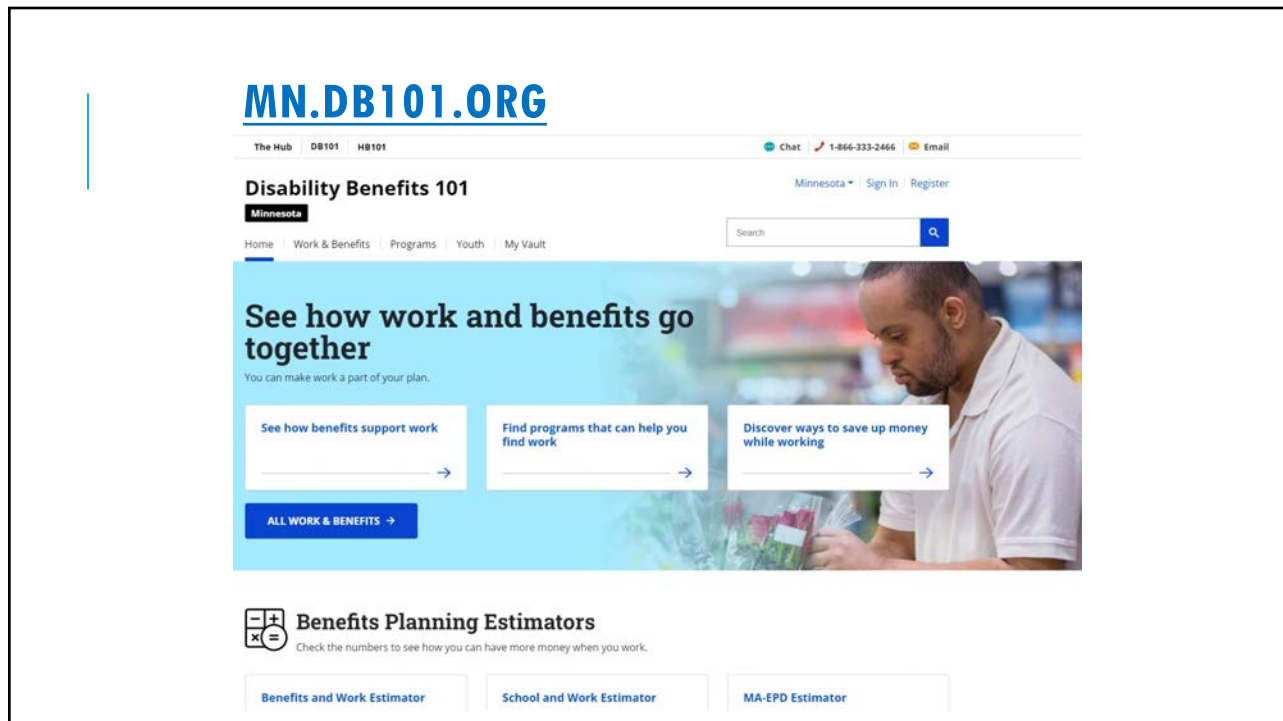
Countable income, from work or benefits, is what remains AFTER certain deductions.

For Housing Support, deductions include a \$111 “personal needs allowance.”

For earnings, we disregard the first \$65, the \$111 PNA, and half the remainder.

Example:  $\$500 \text{ earned} - \$65 - \$111 = \$324 / 2 = \$162 \text{ countable income}$

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## WORK INCENTIVES CONNECTION

Goodwill’s Work Incentives Planning & Assistance Program helps explain Social Security work incentives.

Must be a Social Security recipient with a disability.

- Call 1-800-976-6728
- Email [workincentivesconnection@gesmn.org](mailto:workincentivesconnection@gesmn.org)
- Go to [goodwilleasterseals.org](http://goodwilleasterseals.org) and look for Disability Services

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## MINNESOTA SUPPLEMENTAL AID (MSA)

**MSA is a monthly cash supplement for some recipients of SSI and/or RSDI benefits.**

**To be eligible, you must be:**

- **Over age 18 (unless blind) and**
- **Receiving SSI, OR**
- **Would receive SSI but for excess income (and over 65, or Blind, or Disabled)**

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## MSA BENEFITS

**\$841 SSI + \$81 MSA = \$922 total**

Some people may be eligible for additional MSA “special needs” benefits, including:

- **Representative payee fees (\$25/month)**
- **Guardian/Conservator fees (up to \$100/month)**
- **Special diets (prescribed by doctor; amounts vary)**
- **MSA Housing Assistance**

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## COMBINED APPLICATION

**24. For Minnesota Supplemental Assistance only:** Does **anyone** in the household have any of the following expenses?

Representative payee fees	<input type="radio"/> Yes <input type="radio"/> No
Guardian or conservator fees	<input type="radio"/> Yes <input type="radio"/> No
Medically-prescribed special diet	<input type="radio"/> Yes <input type="radio"/> No
High housing costs	<input type="radio"/> Yes <input type="radio"/> No

3/2/2018

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## MSA HOUSING ASSISTANCE

Must be:

- Eligible for MSA, **and**
- Under age 65 when applying, **and**
- Monthly housing costs (rent & utilities) exceed 40% of gross monthly income

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## MSA HOUSING ASSISTANCE

**and one of the following...**

- Relocating from an **institution** (hospital, nursing facility, RTC inpatient, or ICF-DD) or intensive residential mental health treatment program, **OR**
- Eligible for Personal Care Assistance (PCA) services, **OR**
- Receiving waived services, **OR**
- Transitioning from Housing Support

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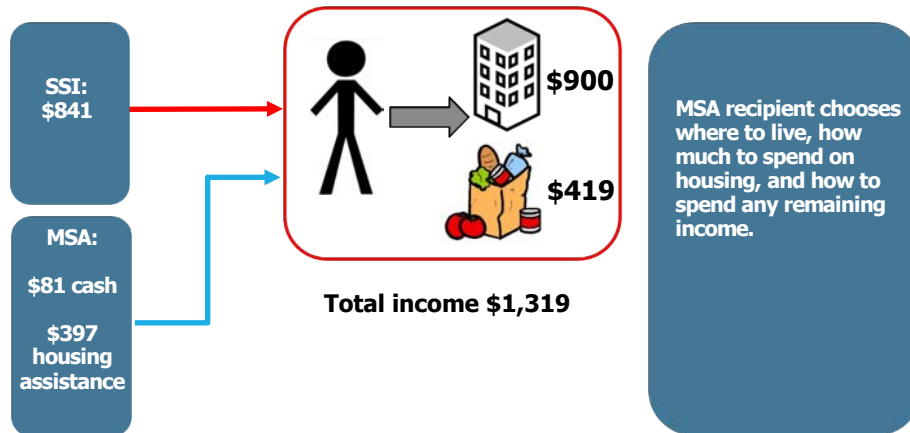
## MSA HOUSING ASSISTANCE

<b>\$841</b>	<b>SSI</b>
<b>+ \$81</b>	<b>MSA</b>
<b>+ \$397</b>	<b>MSA Housing Assistance*</b>
<b>\$ 1,319</b>	<b>Total Income</b>

*Caveat: If MSA benefits increase, SNAP benefits may decrease. The impact depends on many factors.*

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## MSA HOUSING ASSISTANCE



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## CRISIS HOUSING FUND

Short-term assistance (rent or mortgage, utilities) to people with serious mental illness whose income is being used to pay for inpatient psychiatric treatment of 90 days or less. The goal is to retain the client's housing.

As of June 20, 2021 this program has been suspended.

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## ABLE ACCOUNTS

ABLE (Achieving a Better Life Experience) accounts allow people who became blind or disabled BEFORE age 26 to save money to pay for many different disability-related expenses, including housing.

- Maximum annual contribution is \$15,000.
- Balances up to \$100,000 are excluded from the SSI resource limit.
- MN ABLE Plan: [www.savewithable.com/mn](http://www.savewithable.com/mn)

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**John Petroskas**  
**MN Department of Human Services**  
[John.Petroskas@state.mn.us](mailto:John.Petroskas@state.mn.us)

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# PACER's Housing & Services Process Guide

...coming in the next workshop



## Resources

**PACER's Housing Project:**

[www.PACER.org/housing](http://www.PACER.org/housing)

Contact Person: Susan Shimota

Phone: 952-838-9000

Email: [susan.shimota@PACER.org](mailto:susan.shimota@PACER.org)

**Hennepin County Social Services**

**Jerry Mellum, Senior Planning Analyst**

Hennepin County Human Services and Public Health Department

Phone: 612-596-7094

[Jerry.Mellum@hennepin.us](mailto:Jerry.Mellum@hennepin.us)

**PACER's National Parent Center on Transition & Employment & Transition to Life After High School (MN Parents)**

[www.PACER.org/transition](http://www.PACER.org/transition)

<https://www.pacer.org/students/transition-to-life>

**Disability Hub MN**

[disabilityhubmn.org](http://disabilityhubmn.org) 1.866.333.2466





## Resources

### Person Centered Planning:

Helen Sanderson and Associates [www.helensandersonassociates.co.uk](http://www.helensandersonassociates.co.uk)

The Learning Community for Person Centered Practices  
<https://tlcpcp.com>

MN Department of Human Services > Person Centered Practices  
<https://mn.gov/dhs/partners-and-providers/program-overviews/long-term-services-and-supports/person-centered-practices>

ARC Minnesota: Transition Vision Project  
<https://arcminnesota.org/planning-your-future/person-centered-planning>  
Phone: 952-920-0855  
Email: <https://arcminnesota.org/ways-we-can-help/ask-an-advocate>

MN Governor's Council on Developmental Disabilities  
"Its My Choice":  
<http://mn.gov/mnddc/extra/publications/Its-My-Choice.pdf>



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CHAMPIONS FOR CHILDREN WITH DISABILITIES

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## Resources

MN Department of Human Services Main Page  
<http://mn.gov/dhs>

- People with Disabilities>Services>Home and Community Services  
<https://mn.gov/dhs/people-we-serve/people-with-disabilities>
- Healthcare>Child & Adult Mental Health:  
<http://mn.gov/dhs/people-we-serve/people-with-disabilities/health-care>
- Housing  
<http://mn.gov/dhs/people-we-serve/adults/economic-assistance/housing>
- Housing Benefits 101 <https://mn.hb101.org>
- Disability Benefits 101 <https://mn.db101.org>
- "MN Department of Human Services – Home and Community-Based Services Rule Overview  
<https://www.youtube.com/watch?v=llqr8AUHa1k>
- MN Department of Human Services – Waiver Reimagine  
<https://mn.gov/dhs/partners-and-providers/news-initiatives-reports-workgroups/long-term-services-and-supports/waiver-reimagine>



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## Resources



### Minnesota's Olmstead Plan

[www.pacer.org/housing/gettingstarted](http://www.pacer.org/housing/gettingstarted) >Minnesota's Olmstead Plan  
<https://www.pacer.org/housing/pdf/olmstead-plan-march-2020.pdf>

### The ARC of MN - Housing Resources

<https://arcminnesota.org> <https://arcminnesota.org/learn-connect/learning-center/housing>  
Phone: 952-915-3632

### MN Department of Human Services – Housing Stabilization Services

<https://mn.gov/dhs/partners-and-providers/policies-procedures/housing-and-homelessness/housing-stabilization-services/housing-stabilization-services.jspf>

### Metropolitan Center for Independent Living, Inc.

[www.mcil-mn.org](http://www.mcil-mn.org) 651.646.8342

### "Find Choose & Keep Great DSPs (Direct Support Professionals) Toolkit"

[https://ici.umn.edu/index.php?products/view\\_part/375](https://ici.umn.edu/index.php?products/view_part/375)

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## Resources



### Housing Link

Housing Rental Listings, Public Housing, Section 8, Waitlists & Newsletter

[www.housinglink.org](http://www.housinglink.org)

### TAC- Technical Assistance Collaborative

[www.tacinc.org/knowledge-resources/publications/e-books/section-8-made-simple](http://www.tacinc.org/knowledge-resources/publications/e-books/section-8-made-simple)

Voucher Database for MN: <http://www.tacinc.org/knowledge-resources/vouchers-database/?state=MN>

### HUD - Information for Disabled Persons

[http://portal.hud.gov/hudportal/HUD?src=/topics/information\\_for\\_disabled\\_persons](http://portal.hud.gov/hudportal/HUD?src=/topics/information_for_disabled_persons)

### HUD Resource Locator

<https://resources.hud.gov>

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## Resources

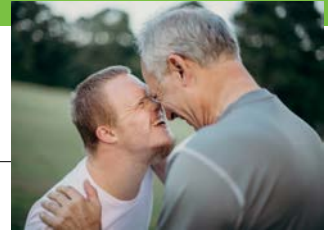
MN Housing Finance Agency  
[www.mnhousing.gov](http://www.mnhousing.gov)

MN Home Ownership Center  
<https://www.hocmn.org>

Homes for All  
<http://homesforallmn.org/>  
<https://www.hocmn.org/homeownershipopportunityalliance>

MN Department of Human Services (DHS) Community-Based Services Manual  
<https://tinyurl.com/sn9pmt6>

Social Security Administration  
<https://www.ssa.gov/benefits/disability> <https://www.ssa.gov/ssi/links-to-spotlights.htm> > 2022 Edition



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## In Closing....

- Educate yourself! NETWORK, NETWORK!
- It is beneficial to start the application process for social services in your high school years.
- Plan time to start your person-centered plan with your young adult about housing services and options.
- Time is an advantage due to limited funding, availability of supports & services, and affordable, accessible housing.

**Next Workshop, Step 3 - Housing: What Are The Options?"**  
**Monday, April 11, 6:30 to 9:00 p.m.**



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