Navigating the Housing and Services Process

This guide offers an overview of the main considerations and important steps parents and their son or daughter 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 son or daughter pay for housing and services?

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

What is your son or daughter’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 and the way 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 *see inside*
Make a request for a Certified Assessor

What level of support does my son or daughter need?

Screening for Services
- Home & Community-Based Services (HCBS), MA Services
- MnCHOICES Assessment
- Adult Mental Health Services
- Diagnostic, Functional, Level of Care Assessments

Home and Community-Based Services (Waivers)
- Developmental Disabilities (DD)
- Community Access for Disability Inclusion (CADI)
- Community Alternative Care (CAC)
- Brain Injury (BI)

Service Options Under the Waivers
- Consumer Directed Community Supports (CDCS)
- Targeted Case Management (TCM)
- ILS, SLS, behavioral support, respite, etc.

Level of Care (LOC) = Your Budget $

What housing services does my son/daughter qualify for?

“My 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

State Grant Services
- Semi-Independent Living Services (SILS)
- Consumer Support Grant (CSG)
- Pilot and demonstration projects

“Informed choice” means 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 do my son/daughter want?

Family, son/daughter, provider, and county collaborate to implement the plan

Funding for Housing Supplement
- Housing Support
  (Formerly Group Residential Housing (GRH))

Develop Coordinated Service & Support Plan (CSSP) & CSSP Addendum
- Traditional supports?
  - Choose from list of service provider options, interview, hire, may assist with training
- Consumer-directed?
  - Identify a fiscal entity, advertise for staff, interview, hire, train staff

Develop Personal Care Assistance (PCA) Service Plan
- Traditional PCA?
  - Choose from list of service provider options, interview, hire, may assist with training
- PCA Choice?
  - Find, hire, train, schedule your staff
- Other MA services available?

Develop Mental Health Individual Community Support Plan (ICSP) and Individual Treatment Plan (ITP)
- Choose from list of service provider options
  - Interview, hire, may assist with training

Community Residential Settings
- Family Adult Foster Care settings
- Apartment, condo, townhome, house
- Assisted living

Community, son/daughter, provider, and county collaborate to implement the plan

Does the budget allow my son/daughter to live in this housing option?

Family, son/daughter, provider, and county collaborate to implement the plan

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

Does the budget allow my son/daughter to live in this housing option?

- Review budget and level of care
- Budget is determined
- Identify, interview roommates and service providers

Disagree with decision? Use appeal process

Finalize your support plan
- Coordinated Service & Support Plan (CSSP) & Addendum
- Individual Abuse Prevention Plan (IAPP)
- Personal Care Assistance (PCA) Service Plan
- Individual Community Support Plan (ICSP)
- Individual Treatment Plan (ITP)
- Sign release, forms

Celebrate and Move in!

Finalize your support plan
- Coordinated Service & Support Plan (CSSP) & Addendum
- Individual Abuse Prevention Plan (IAPP)
- Personal Care Assistance (PCA) Service Plan
- Individual Community Support Plan (ICSP)
- Individual Treatment Plan (ITP)
- Sign releases, forms, rental agreement, or mortgage

Disagree with decision? Use appeal process
The goal of PACER’s Housing Project is to develop information and resources to help parents of children and young adults with disabilities and students understand their options for independent living and housing. Visit PACER.org/housing for more information.

**Acronyms by Category**

### SCREENING/PLANNING TOOLS FOR PROGRAMS & SERVICES

- **MnCHOICES**
  - Coordinated Service & Support Plan/Addendum: CSSP
  - Individual Community Support Plan: ICSP
  - Individual Treatment Plan: ITP
  - Individual Abuse Prevention Plan: IAPP

### INCOME SUPPLEMENTS

- General Assistance: GA
- Medical Assistance: MA
- MA for Employed People with Disabilities: MAEPD
- MN Supplemental Aid: MSA
- MSA Housing Assistance
- Supplemental Nutrition Assistance Program: SNAP
- Supplemental Security Income: SSI
- Social Security Disability Insurance: SSDI
- Special and Supplemental Needs Trusts

### ADDITIONAL PROGRAMS/SERVICES FOR MA RECIPIENTS

- Adult MH Target Case Management: AMH-TCM
- Assertive Community Treatment: ACT
- Certified Peer Specialist
- Children’s Therapeutic Services & Supports: CTSS
- Community First Services and Supports: CFSS
- Consumer Support Grant: CSG
- Crisis Response and Stabilization Services: DTH
- Diagnostic Assessment: DA
- Extended Employment: EE
- Family Support Grant: FSG
- Home Based Mental Health Service: HBMHS
- Housing Access Coordination: HAC
- Independent Living Skills: ILS
- Individualized Home Supports: IHS
- In-Home Family Support Services: IHFS
- Intensive Residential Treatment Services: IRTS
- MA Homecare Services: MA
- MA Targeted Case Management: TCM
- Personal Care Assistance: PCA
- Home Care Nursing, Skilled Nurse Visit: HCN, SNV
- Respite: Respite
- Semi-Independent Living Services: SILS
- Supported Living Services: SLS
- 24-Hour Emergency Assistance

### HOME AND COMMUNITY-BASED SERVICES (HCBS)

- Brain Injury Waiver: BI
- Community Alternative Care Waiver: CAC
- Community Access for Disability Inclusion: CADI
- Consumer Directed Community Supports Waiver: CDCS
- Developmental Disabilities Waiver: DD
- Housing Support
- (Formerly Group Residential Housing, GRH)
- MSA Housing Assistance: MSA

### FUNDING FOR ROOM & BOARD

- Emergency Food and Shelter Program
  - Crisis Housing Fund
  - Emergency Services Program: ESP
  - Family Homeless Prevention & Assistance Program: FHPAP
  - Minnesota Family Investment Program: MFIP
  - Transitional Housing Program: THP

### STATE AND COMMUNITY RESOURCES

- Bridges certificates
- Community Development Agency: CDA
- County Housing Community Works and Transit
- Housing Redevelopment Authority: HRA
- Public Housing Agencies: PHAs
- HUD Section 8, 811, 42, 202
- HUD Section 8 vouchers
- Subsidized Housing

### MN HOUSING FINANCE AGENCY (MHFA)

- Current low interest rate loans for first time buyers
- MHFA Home Improvement Loans
- MHFA Rental Rehabilitation Program

### GRANTS FROM FEDERAL GOVERNMENT TO COUNTIES AND COMMUNITY DEVELOPMENT

- Affordable Housing Developments
- Community Action Program: CAP
- Community Development Block Grant: CDBG
- Community Land Trust
- Family Housing Fund
- Greater MN Housing Fund: GMHF
- Habitat for Humanity
- HUD HOME Program