Housing Options

The first place to begin is the Delaware State Housing Authority website. There you will find options you may not have considered.

Explore your options so you and your family/guardian can choose programs and services that best suit your needs, help meet your transition goals, and allow you to live as independently as possible in the community of your choice.

You should plan early. Getting into adult service programs may take months. Accessing adult services will be much different than getting services through the school. The process will take time, many phone calls, lots of follow-up and appeals. Try not to get discouraged. Don’t give up!

You will need to plan how to fund your future services, training, supports and your living arrangements.

Adult service options and funding sources are much different than child-focused services and funding. Some differences are:

- Government-funded programs for adults are minimal;
- You must meet the program's eligibility guidelines to get services;
- There are waiting lists, applications, disability determinations and other processes required.

Residential Living for People with Disabilities

Options include a range of settings that enable individuals with disabilities to live with their own families, or in their own homes or apartments with supportive services from community-based supported living service providers.

- **Independent living** - you live on your own.
- **Supported living** - you need minimal levels of help to live and work in the community. Some hire a personal assistant, roommates share responsibilities, and family members may take turns to help out.
- **Supervised Apartments** - for individuals who need more than 12, but less than 24 hours of support per day in an apartment setting
- **Staffed Apartments** - for individuals requiring 24-hour support in an apartment setting
- **Shared living** - for individuals who want to live in a family setting
- **Neighborhood Homes**
  For up to 5 individuals in a single-family home setting. These homes are licensed by the Division of Long Term Care Residents Protection and must meet a minimum acceptable standard for living conditions and supports.
  - **Community-Integrated Group Homes** - Group homes are shared living options for housing. In this setting, individuals live together in a home supported by an agency to assist with daily living skills and service coordination. These homes are funded primarily with federal and state dollars with the agency acting as payee for social security. Group homes are a way to share resources and funding to help individuals by providing a safe living environment through adequate staffing and service. Group homes are staffed 24 hours a day with a specified ratio of staff to residents. When looking for a group home, ask about the staffing ratio for the home. These homes often have access to local stores, libraries and restaurants.
  - **Section 8** - A program that provides assistance for housing based on income. To find out information or to apply for this program a person should contact their local housing authority. This program often has a
waiting list so applying early is essential. It is also important to find out about the rules that govern the wait list and ask questions so you may be fully informed. http://www.deshousehousing.com/Renters/rt_s8hcv.php.

Find Supported Living Arrangements

- Find and ask about **unique group arrangements** funded by the residents’ families. Such families pool their resources to provide supportive living arrangements in single-family homes for their family members with disabilities who need help with daily living skills.
- State Rental Assistance Program (SRAP) – rental assistance in the form of housing vouchers for youth exiting foster care and individuals who require services to live independently. Contact your DFS or DHSS case manager to apply.
- **Community-Based Behavioral Health and Recovery Support Programs** - Delaware’s system of care is a comprehensive, integrated recovery approach to working with people diagnosed with severe and persistent mental illness (SPMI) and sometimes a co-occurring substance use problem.
- **Community, Supported or Apartment** - Mosaic a faith-based organization helps individuals with intellectual disabilities by providing information and housing in New Castle County.
- **System of Care** - The Eligibility and Enrollment Unit at DSAMH can answer questions regarding the system of care programs and is responsible for determining if someone is eligible for services. For more information, contact the Eligibility and Enrollment Unit.

Housing Information in Delaware

- **Delaware Housing Search** - This is a FREE easy-to-use housing locator service that actually got its start from conversations with the disabilities community who needed housing with features that best meet their needs but were having a hard time finding them.

  In addition to the website, this service is supported by a toll-free call center. It provides real-time, detailed information about rental housing and affordable homes for sale through Delaware. It also has a lot of information on housing and housing-related services. Both the website and the call center are bilingual for Spanish-speaking populations.

  **Contact Information:**
  Office: 704-334-8722
  Toll Free: 1-877-428.8844
  Fax: 704-334-0779
  Español: 1-877-428-8844
  TTD/TTY: 7-1-1 [ Relay Service Opens new browser window ]
- **EMERGENCY Statewide listing of Affordable and Subsidized Housing** - Listing of agencies, rentals and housing in Delaware.
- **Delaware Division of Human Relations** - [https://statehumanrelations.delaware.gov/](https://statehumanrelations.delaware.gov/)
- **Advocacy for Independent Living** – The Freedom Center for Independent Living (FCIL) provides free services in advocacy, information, referral, independent living skills and peer support.
- **Regional Community Services Offices** - Contact for information about Residential Services.
• **Housing Alliance Delaware** – Statewide alliance created in 2017 to end homelessness in Delaware.

**Legal Housing Assistance**

• **Report Housing Discrimination** - For individuals who may be unable to live independently, or require additional personal assistance there are living options to be explored. Options include staffed apartment or supervised apartment, supported living, and shared living, group or neighborhood homes.

Fair housing practices are a right that everyone is entitled to. If you feel that you are being discriminated against, or held to a different standard because of your disability the Community Legal Aid Society has resources and information to help you.

**Tenant’s Rights in Delaware**

• **Residential Landlord Tenant Code and Mobile Home Lots and Leases Act** – Delaware Code Landlord Obligations and Tenant Remedies and Manufactured Home Owners and Community Owners Act protect consumers rights.

**Federal Assistance**

• **Know your rights for fair housing.** Go online to the U.S. Department of Housing & Urban Development: [http://www.hud.gov/groups/disabilities.cfm](http://www.hud.gov/groups/disabilities.cfm).

• The **Housing Assistance** web site contains resources about rental and homeownership assistance, housing accessibility and other programs that help with locating and securing housing for people with disabilities.

• **Advocates for Affordable Housing** - National Low Income Housing Coalition

Established in 1974, the National Low Income Housing Coalition/LIHIS is dedicated to ending America’s affordable housing crisis. The NLIHC is committed to educating, organizing, and advocating to ensure decent, affordable housing within healthy neighborhoods for everyone. NLIHC provides up-to-date information, formulates policy, and educates the public on housing needs and the strategies for solutions.

• **Rural Housing Information** - HAC – The Housing Assistance Council

The Housing Assistance Council (HAC) is a national nonprofit corporation created to increase the availability of decent and affordable housing for low-income people in rural areas throughout the United States. Established in 1971, HAC provides many services for local, state, and national organizations including loans, publications, technical assistance, training, and special projects.

• **National Low Income Housing Coalition**- NLIHC are advocates for fair public policy for the lowest incomes in the U.S.

• **Homelessness Alliance** - National Alliance to End Homelessness

The National Alliance to End Homelessness is a nonprofit membership organization whose mission is to mobilize individuals and the nonprofit, profit and public sectors of society to end homelessness. The Alliance represents a united effort to attack the root causes of homelessness and fight society’s acceptance of homelessness as an inevitable by-product of American life.

• **Coalition for Homelessness** - National Coalition for the Homeless

The National Coalition for the Homeless is a national advocacy network of homeless persons, activists, service providers, and others committed to ending homelessness through public education, policy advocacy, grassroots organizing, and technical assistance.
• **Habitat for Humanity** - may be able to help you identify accessible and affordable housing. Call 1-800-422-4828.

In collaboration with the University of Illinois at Chicago (UIC) Specialized Care

**DelAWARE DisABILITIES Hub Website** is a Governor’s Advisory Council for Exceptional Citizen’s (GACEC) Project