



Ability &
Independence.
Redefined.

Providing Supportive Housing: LIHTC Application Incentives + Development + Services Partner = Success

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Something to know about LIHTC...

Extremely Competitive – an average of 25%–30% of applications historically receive an award of LIHTCs



Where can Service Providers Help?

- ▶ Selection Criteria
- ▶ Set asides
- ▶ Preferences

Selection Criteria

- ▶ Location based
- ▶ Resident characteristics
- ▶ Leveraging other resources
- ▶ Amenities

Set Asides and Preferences

Types of housing

- Senior w/Services
- Preservation of existing housing
- Supportive Housing and Services

Preferences

- Developments using Commonwealth-sponsored pilot programs
- Developments providing employment opportunities for property community residents
- Developments of Applicants evidencing meaningful participation in Section 811 programs or meeting market needs or Agency housing goals

Inglis Gardens at Belmont

Developed by Inglis Housing Corporation in association w/Regan Development Corporation.

- First project specifically targeted to people with disabilities under the age of 55
- 80 fully accessible 1, 2, and 3 bedroom units
- 40 Accessible Plus Apartments for people with disabilities transitioning from Nursing Homes
- Amenities: Library, Media/Technology, Accessible Fitness and Community Rooms in each building
- Space for community provider/business on property





Involved Service Providers

- ❖ Lead Service Provider: Inglis Foundation
 - ❖ Resident Service Coordination through Inglis Community Support Services
 - ❖ Community Computing Program through Inglis Adaptive Technology Program & funded by The Pew Charitable Trust
 - ❖ VIRTUAL LIFE pilot in partnership with Philadelphia College of Osteopathic Medicine (PCOM) Family Practice Group, Magee Rehabilitation Hospital, and Home Care Associates and funding by The BARRA foundation
 - ❖ Emergency Wheelchair Repair Program through Inglis House
 - ❖ Employment Services through Inglis Community Employments Services

Service Providers at Inglis Gardens at Belmont

- ▶ Nursing Home Transition Services through Liberty Resources, Inc. and Philadelphia Corporation of Aging
- ▶ Onsite Life Skills Training by Liberty Resources, Inc. Center for Independent Living
- ▶ Connection to Employment Services through Office of Vocational Rehabilitation and Waiver Services, Waiver Services and Career Links
- ▶ Long Term Services and Supports through Office of Long Term Living Waivers – multiple Supports Coordination Entities and Home Care Providers
- ▶ Durable Medical Equipment Providers

Inglis Gardens at Belmont



Everybody Wants A Door: The Journey
to Independent Living

Questions????

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