Questions for Steve Thronson
7/14 Interview

1. What are your overall impressions of the feasibility of pursuing home ownership for persons with developmental disabilities?
   - Not much interest currently from families and service providers
   - Movement toward independent living (rental) away from families
   - Challenge with low incomes, limited credit history, current housing crisis

2. What limitations faced by persons with developmental disabilities suggest that persons with disabilities should not own their own homes? Are there any means to overcome these limitations?
   - Income, work history
   - Group Home mentally deeply established in field
   - People in area are promoting who is pushing us more away?

3. Did you have any issues working with Todd & Elana? Was the scope of the project consistent and clear? (off the record)
   - Elana became quite involved in project and at times seemed to be setting agenda
   - Had to remind Elana that we also had to produce a research paper showing utilizing previous concepts, etc.

4. We are using the social construction of disability as our theoretical framework to discuss the economic and social marginalization of persons with disabilities that has created barriers to these individuals achieving home ownership. Seemed like Bolman & Deal's framing perspective was an important element for your paper, did you apply any other theoretical framework?
   - Can't recall, Jodie more involved in particular section of paper

5. (TM) Todd & Elana noted that they thought Dakota County CDA or HRA offered Section 8 home ownership vouchers. Do you know about this, or know anyone who we could talk to about this?
   - Elana and I met with CDA Oct 2008 to discuss their voucher program
   - Rachel Smith is Home Ownership Coordinator at CDA
   - 2005 CDA launched 2-yr demonstration project, 5 families assisted through vouchers
   - Targeting higher income families

2008 - Paper Specific

1. Ellie identified you as having expertise in the City of Lakes Land Trust and Plymouth Church Neighborhood Foundation - what unique role do you think these organizations can / will play in DD persons attaining home ownership?
   - PCNF moving forward with Limited Equity Partnership (Nokoma)
   - City of Lakes partners with local groups to provide extensive ownership training programs and ongoing assistance

2. Why do the Hennepin County PHAs not offer Section 8 home ownership vouchers?
   - HUD made the program optional
   - CDA mentioned that it was not practical, few voucher holders qualified
Questions for Steve Thronson

7/14 Interview

3. Your project identified City of Lakes Community Land Trust as a possible partner for the home ownership program. Are you aware of this organization offering any post-purchase services?

- I think they offer ongoing support/assistance for home owners.

4. How do you think the current state of the housing market has impacted your findings on the feasibility of this program?

- Housing crisis makes home ownership much more challenging for persons with DD
- Harder to get approved for mortgages
- More projects on hold

5. Of the national models you studied, which seemed the most replicable in Hennepin County? (HSPHD stressed the Movin' Out program).

- Movin' Out seemed most replicable, with combination of loans, vouchers and ongoing support
- Condos, family trusts

6. Your group met with the SILS team. It has been suggested that we meet with Laura. What did your group work with either of these individuals, if so, can you offer any direction on how to get the most out of these interviews?

- We did meet with the SILS team, however these case workers have a lot of knowledge regarding clients’ abilities, skills, finances, etc.

Sustainability

1. Did you do any research on sustaining home ownership beyond the point of purchase?

- Not much available

2. What do you see as challenges in sustaining a homeownership program? For example, support for maintenance of the home after the sale?

- Federal and state budget shortfalls could have impact on people's incomes, services
- Financial support for ongoing maintenance needs
- Accessibility needs and costs for homes

3. Do you know of any organizations in our community that would be interested in collaborating to provide post-purchase support? Possibly a public/private partnership? (MN Homeownership Center, Powderhorn Residents Group, ARC?)

- Powderhorn Residents Group, ARC
- Minnesota Housing?
- [Handwritten note] “Are assistance to finance.”

4. Are you aware of any good sources for success stories of persons with disabilities in Minnesota achieving home ownership (including the duration of the homeownership)?

- [Handwritten note] PACER? ARC
Questions for Steve Thronson
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5. Other than the Plymouth Church Neighborhood Foundation / Nakoma, were there any other Limited Equity Cooperatives that you researched? Ditto Community Land Trusts and OLCLT?
   - Spirit of the Lakes Limited Equity
   - West Hennepin Affordable Housing Land Trust (Homewithinreach.org)

6. Louisville, KY Section 8 homeownership voucher program uses Individual Development Accounts to help home owners keep cash available to cover maintenance, associated costs. Do you think that could be a good idea for Hennepin’s program?
   - How funded? ff equally very set ke

7. I have reviewed the ARC publication r.e. Consumer Controlled Housing that your group used. Are you aware of any MN (or federal) policy initiatives to direct Group Residential Housing funding to the consumer, rather than the housing provider?
   - GRH could be cut significantly due to state budget cuts

8. How does the $776/mo GRH funding compare to the average expected costs of the homeownership options you found?
   - GRH increased to $846 July 1st
   - Nokoma monthly fees were around $750

9. Your group suggested that HSPHD connect with John Hettérick at PPL, and Dennis Collins at ARC. Do you think that either of them would be good contacts for sustainability questions?
   - I spoke with both men and found them to be very knowledgeable and helpful
   - ARC has pulled back on home ownership programs