

Frequently Asked Questions (FAQ) – 2015 CSH Supportive Housing Institute Responses provided in consultation with IHCD

11-20-2014

Multiple Partners on Institute Applications:

If you are applying to develop or rehab a new building, **the development partner or development consultant may only apply under one application. If a developer or development consultant applies under more than one application, both applications may be denied.**

If more than one team identifies the same service provider or property management company, then you must demonstrate the ability to assign separate staff members to each team. The property management staff or services partner staff assigned must have the ability to represent the organization's interests and bring equal level of effort, decision making and implementation capacity to the project.

Operating Subsidy Questions and Local PHAs:

Please refer to the Section 8 State Plan to learn more about requirements for local PHA or other rental assistance match requirements.

Applying through the regular tax credit round without attending the Institute:

You may certainly go through a regular tax credit round without attending the Institute. The project-based Section 8 will only be open to Institute teams. So if a developer wanted to do PSH without the Institute, they could try to compete in the tax credit round but would lose access to the housing first set-aside and to IHCD rental assistance including Indiana Balance of State CoC resources.

Placement of units within an integrated development:

In an integrated model the supportive housing units "float." Below is the section from the Section 811 PRAD (Project Based Rental Assistance Demonstration) NOFA addressing this issue. This model emerged from HUD in partnership with the Department of Justice and was developed to withstand Fair Housing and Olmstead compliance. This definition will be used to define integrated supportive housing in the Institute.

b. Limitation on Units Assisted. Eligible Multifamily Properties may only receive Section 811 PRA funds if the housing assisted does not currently have an existing use restriction or a contractual obligation to serve persons with disabilities. Units receiving any form of federal or state housing operating assistance (such as Section 8) are ineligible to receive Section 811 PRA assistance, unless such Section 811 PRA funds are being used to support other units in the building without such restrictions. Existing units receiving any form of long-term operating housing subsidy within a six-month period prior to receiving Section 811 PRA funds, such as assistance under Section 8, are ineligible to receive this assistance. In addition, units with use agreements requiring housing for persons 62 or older would not be eligible to receive Section 811 PRA funds. **No more than 25 percent of the total units in Eligible Multifamily Properties can: 1) be used for supportive housing for persons with disabilities (either under the Section 811 PRA program or any other federal or state program); or 2) have any occupancy preference for**

persons with disabilities. These units must be dispersed throughout the property and must not be segregated to one area of a building (such as on a particular floor or part of a floor in a building or in certain sections within a project). Owners may designate unit types (e.g., accessible, 1-bedroom, etc.) rather than designating specific units (e.g., units 101, 201, etc.) to be set-aside for Section 811 PRA supportive housing units. This would allow flexibility in offering the next available unit to a person with a disability under this program as long as the unit type was designated as being set-aside for persons with disabilities and the number of units occupied by persons with disabilities under the set-aside had not been met.

Defining a base level of need:

We have not determined a base level of need. However, if a local area has a small number of chronically homeless individuals that could be supported through a scattered site or integrated effort that does not require development, we would encourage the regional planning council (CoC) and local partners to consider that option.

Studies that have been done to show that these types of projects have a high retention rate or examples of other FUSE projects:

Because we are in the competitive process, we are not distributing information on specific projects.

Receiving guidance from CSH and IHCD outside of the institute process for a project not yet ready to proceed:

After the competitive application round for the 2015 Institute, you may schedule a meeting with IHCD and CSH staff to discuss potential new projects for subsequent supportive housing development. It is not necessary to submit an application for this purpose.

Capacity issues related to funding or participation in the institute:

We can only accommodate a certain number of teams participating (up to 4 teams doing 100% PSH and up to 4 teams doing integrated PSH) and the operating and capital funding sources are limited. It is possible that fewer than 8 teams will be selected based on the number, type, and quality of applications submitted.

What to do in cities or municipalities in which there is no Community Development Director:

Contact Lori Phillips-Steele at lori.phillips-steele@csh.org for directions.

Clarification on Audited Financials:

We are seeking audited financials and year-to-date current financials for the main partners representing property management, services and developer/owner.

Webinar

We encourage you to listen to the overview of the 2015 Institute RFP and application by clicking [here](#) to access the webinar recording.

Additional Frequently Asked Questions Submitted After November 20th, 2014

Developer Partners

Question: I am writing to clarify the issue related to developers partnering with more than one team. If a team has not selected a developer or the developer who has been asked has determined they are committed to a different team, the team should submit the application without a development team member on it. We will judge the application based on the merits of the project and other criteria identified in the RFP. If the team is accepted, we will work with the team to identify a development partner.

Answer: In terms of developers working as a consultant on other projects, it will depend on the role. These decisions will need to be made on a case-by-case basis once teams are selected, and we understand the role of the consultant.