



*Housing Credit Policies in 2015 that
Promote Supportive Housing*

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Prepared by CSH

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About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number of local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.

Inquiries

If interested in learning more about supportive housing, please visit csh.org for additional online resources and materials, including information regarding the communities in which we currently work. For inquiries about this report, please contact CSH at info@csh.org.

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Housing Credit Policies in 2015 that Promote Supportive Housing

Contents

- 1 **Executive Summary**
- 4 **Introduction**
- 6 **Methodology**
- 7 **Results: Policy Changes and Policy Trends**
- 14 **Case Studies**
- 22 **Conclusion**
- 23 **Housing Credit Agency Websites**
- 25 **Summary Chart of 2015 QAP Policies and Funding**
- 37 **State Briefs**

EXECUTIVE SUMMARY

CSH is pleased to present “*Housing Credit Policies in 2015 that Promote Supportive Housing*,” available for free download at csh.org. This new report builds on our assessment of 2014 Qualified Allocation Plan (QAP) policies and examines the strategies Housing Credit agencies adopted to foster and encourage supportive housing development within QAPs for the Low Income Housing Tax Credit (Housing Credit), highlighting significant changes made within QAPs this year. CSH examined 56 QAPs for this report.

Supportive housing – combining affordable housing with services to help people who face the most complex challenges live with stability, autonomy and dignity – is a proven, cost-effective way to end homelessness. By providing people who are chronically homeless or have other special needs with a way out of expensive emergency public services and back into their own homes and communities, supportive housing not only improves the lives of its residents but also generates significant public savings. Communities across the country have identified expanding availability of supportive housing is critical to their efforts to end homelessness. “*Housing Credit Policies in 2015 that Promote Supportive Housing*” represents one element of CSH’s ongoing efforts to analyze and share information regarding the role of federal Housing Credits in financing supportive housing development.

This report identifies a variety of innovative Housing Credit policy approaches to supportive housing, including examples in each of the following categories:

- **Threshold requirements** under which Housing Credit agencies obligate all developments to meet minimum standards. Two types of threshold requirements relate to supportive housing projects. First, some Housing Credit agencies have a threshold requirement that all projects dedicate a specific percentage of units for permanent supportive housing. Second, other Housing Credit agencies have a general threshold requirement that obligate developers to include features such as units dedicated for households at or below 30% area median income or submission of a service plan. Supportive housing projects usually include these elements.
- **Credit set-asides** under which Housing Credit agencies allocate a certain portion of available Housing Credits during the year to supportive housing developments.
- **Scoring incentives** under which Housing Credit agencies encourage supportive housing development, either for targeting vulnerable populations, providing services, or a combination of the two, through awarding points in the competitive scoring process.
- **Commitment of Housing Credit agency resources** is an umbrella category, new to the report this year, which covers a variety of strategies wherein permanent supportive housing gets early, or greater, access to limited agency resources.

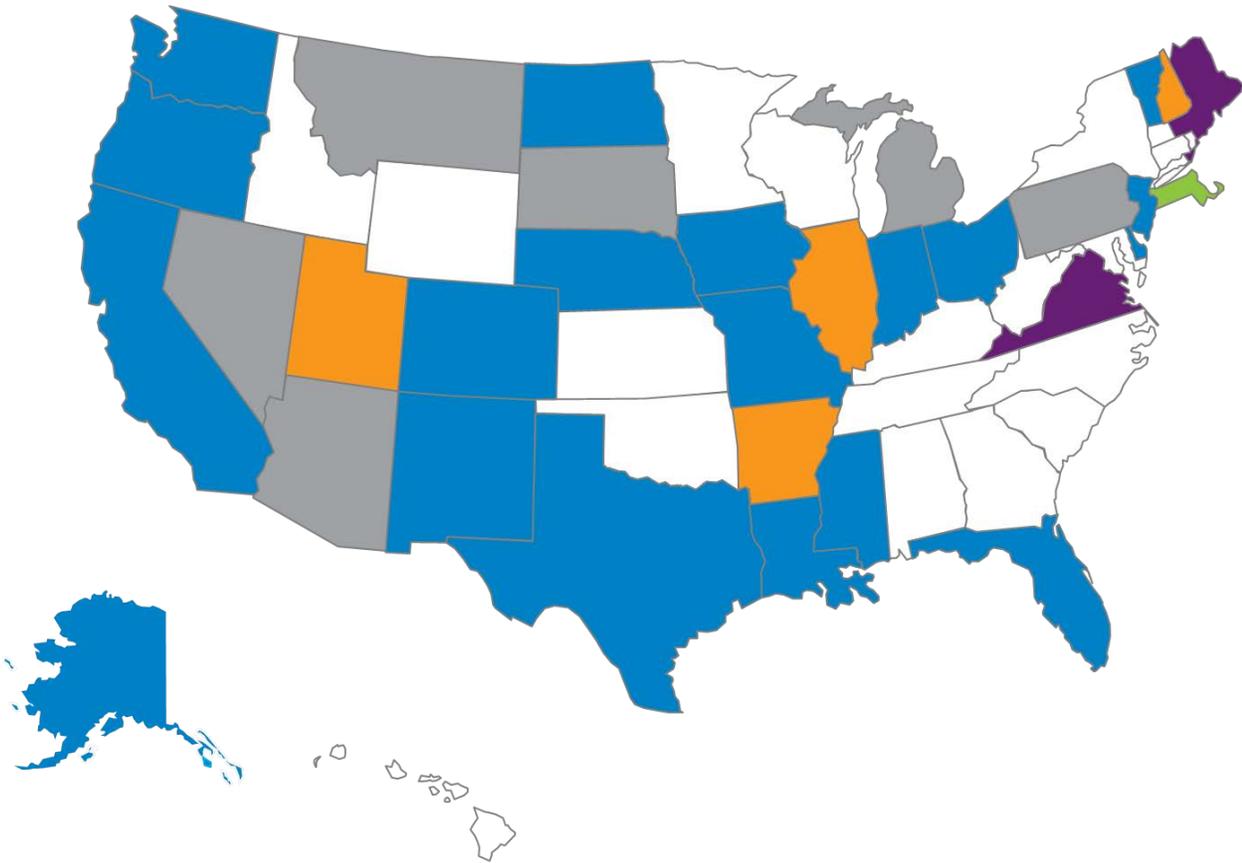
Changes in these approaches since the publication of the 2014 assessment are identified in **bold text** within this report. Many of these changes reflect the growing demand and desire for quality supportive housing. Highlights include:

- Nearly all Housing Credit agencies (55 out of 56) provide potential scoring advantages for supportive housing. Alabama is the sole exception.
- 52 credit agencies provide general scoring incentives encouraging supportive housing, special needs housing, and/or housing for people with disabilities, up from 50 in 2014.
- Eighteen Housing Credit agencies promote supportive housing with set-asides of credit authority; this is an increase from fifteen in 2014. **Maine** added a \$400,000 set-aside. **Nevada** added a \$1 million veterans' supportive housing set-aside. **Virginia** added a 6% set aside for a non-competitive disability pool, with preference for supportive housing for the homeless. **Pennsylvania** increased their set-aside from 2 to 4 properties, depending on resource availability, and increased the pool from approximately \$900,000 to \$1,200,000. **Tennessee** eliminated a 10% set-aside.
- Nine Housing Credit agencies have a threshold requirement of dedicating 5% or more of units for persons with special needs, persons with disabilities, or incomes below 20% AMI. (Alaska, Delaware, Indiana, Iowa, Massachusetts, North Carolina, Nevada, Pennsylvania, and Washington, DC). This is an increase from six states in 2014; **Massachusetts, Nevada, and Pennsylvania's thresholds are new to 2015**. While many QAPs mention a 5% threshold of serving people with disabilities, this is a federal mandate related to the Americans with Disabilities Act and the units created are not necessarily supportive housing units. Similarly, dedicating units to households with lower than 30% AMI is not sufficient by itself to count as supportive housing.
- Thirty-two Housing Credit agencies provide early or additional access to agency resources to supportive housing projects in their QAPs.

CSH urges readers to use this report to promote policies that dedicate financial resources to the development of supportive housing. We trust the report will serve as a useful reference and resource for those seeking to ensure that the Housing Credit program is effectively addressing the needs of the communities they serve. We also welcome the opportunity to work with you and your community to consider and adopt Housing Credit policies that will promote the creation of additional supportive housing.

Changes in 2015 QAPs

- Added Points
- Added Set-Aside
- Added Other HFA Resources
- Added Threshold
- Added more than one new policy



INTRODUCTION

The Housing Credit is one of the most important and successful federal housing programs ever created, responsible for the development of over two million affordable homes for low-income families, seniors, and special needs populations since its enactment in 1986. Among the program's signature strengths is its administration by the Housing Credit agencies under policies developed in their Qualified Allocation Plan (QAP).

The QAP is a statutorily mandated plan adopted by each Housing Credit agency that establishes the criteria and preferences for allocating Housing Credits during the year. Federal regulations require QAPs to give preference to developments serving the lowest income tenants, with the longest periods of affordability, and located in qualified census tracts that contribute to a concerted community revitalization plan.

Agencies have authority to establish other QAP selection criteria including development location, housing needs of a local community, development and sponsor characteristics, tenant populations with special housing needs, tenant populations with children and public housing waiting lists. Housing Credit agencies can promote policy objectives in a variety of ways using the QAP. The most common methods are through threshold requirements, set-asides and scoring.

As of this writing, virtually every Housing Credit agency fosters some form of supportive housing development through its Housing Credit program. Perhaps most significantly, nineteen jurisdictions (Arizona, Arkansas, Florida, Illinois, Iowa, Kentucky, Maine, Michigan, Montana, Nevada, New Hampshire, New Mexico, Pennsylvania, Puerto Rico, South Dakota, Texas, Utah, Virginia, and Wisconsin) implemented notable new policies or substantially revised policies encouraging supportive housing development since the last comprehensive analysis of state policies last year.

For purposes of this report, "supportive housing" refers to permanent housing with attached intensive services targeted to populations with special needs who struggle to retain stable housing without easy access to comprehensive supportive services, including: people who are currently or formerly homeless; people with serious, chronic mental health issues; people affected by substance use; people with HIV/AIDS; people with physical or developmental disabilities; ex-offenders; frail elderly; homeless or emancipated youth; victims of domestic violence and other groups that would not be able to live independently and maintain housing without intensive support. Supportive housing residents typically include individuals and families with significant histories of homelessness or other long-term health or social issues. Supportive housing populations typically have incomes below 30% of area median income. Although not always the practice, supportive housing is most effective when it features a close coordination of property management activities with the supportive services, which can be delivered through a combination of on-site services and linkages to available community services.

This report describes Housing Credit agency initiatives that specifically use the Housing Credit to advance affordable housing development with associated supportive services. The goal is to identify current Housing Credit agency allocation policies that foster supportive housing development activity. While each Housing Credit agency may define such housing differently, the policies described in this report are all designed to enhance the connection between affordable housing development and appropriate supportive services, thereby helping low-income residents maintain independent living, achieve greater social and economic self-sufficiency, and improve their quality of life.

Several policies described in this report are prevalent enough to be considered successfully adopted. Others, though less universal, are sound policies readily adaptable across the country to ensure the necessary linkage between affordable housing and associated supportive services. This year, the report looks at a new category of policies, the commitment of additional Housing Credit agency resources to supportive housing development. Strategies uncovered in the review include discretionary basis boosts, increased developer fees, exemptions from cost limits, favorable application review policies and capacity building, and access to surplus government-owned sites. CSH hopes the report will draw attention to strong Housing Credit agencies practices in supportive housing and lead to the continued strengthening of Housing Credit allocation plans to meet local needs.

METHODOLOGY

In more than 25 years of allocating the Housing Credit, Housing Credit agencies designed and implemented an array of innovative QAP policies to advance permanent supportive housing. The primary research for this report involved a comprehensive review of each Housing Credit agency's 2015 QAP to identify policies specifically encouraging supportive housing.¹ In the course of this review, several relevant policies were identified as universal or nearly universal:

- Statutory requirements to consider special needs populations in allocating Credit
- Statutory priorities for serving the lowest income tenants
- Market study requirements to document need for targeted populations
- Requirement to accept Section 811 rental assistance subsidies should they be offered
- Incentives for development proximity to community services
- Incentives for development amenities such as common space

Although there is variation in the degree to which QAPs emphasize such policies, this report focuses on policies that go beyond these criteria and incentives and employ approaches that specifically promote supportive housing.

One goal of this research is to identify changes in supportive housing policies among the Housing Credit agencies. Following an analysis of all available documents, CSH compiled a summary of relevant Housing Credit agency policies and definitions that begins on page 23.

This report does not quantify the relative weight of any particular policy in the scope of overall agency scoring – a substantially similar policy provision in several QAP plans may have significantly different weighting in each plan. The intricacy of QAP scoring criteria and selection procedures and the broad discretion in decision making that the Housing Credit program provides makes such quantification difficult.

In addition, this report does not attempt to measure the extent to which the highlighted policies actually generated supportive housing developments using the Credit, as such an outcome analysis is beyond the scope of this report. However, we have included case studies from a representative sample of states, illustrating the process of advocating for a QAP change and the extent to which the incentives promote supportive housing in the selected states.

¹ Nearly all QAPs are available on Housing Credit agency websites. See page 22 of this report for links to all Housing Credit agency websites, and for additional program information see the website of the National Council of State Housing Agencies at www.ncsha.org.

RESULTS

This section will discuss policy highlights recent changes, and emerging policy trends. In addition, five states (California, Colorado, Minnesota, Kentucky, and Connecticut) representing a variety of sizes and geographies, will be discussed in depth.

POLICY HIGHLIGHTS AND CHANGES

QAP policies underwent many changes that will impact the funding and structure of tax credit projects across the country. In states listed below, Housing Credit Agencies elected to implement new or significantly changed their policies in 2015 that will affect supportive housing developments:

Arizona added points for dedicating units to special populations up to 25% of the units. There are non-overlapping paths to these points by serving people who are homeless, veterans, seniors, large families, and mixed special populations. In addition, 5 new points are available for providing case management, in addition to the 10 points for enhanced supportive services that existed previously.

Arkansas replaced its incentives for projects with up to 100% special needs housing with incentives that provide 8 points for 30% supportive housing (meaning appropriate for people with disabilities and includes optional services), or 8 points for a 100% assisted living project. A further three points are available for providing optional supportive services.

Florida eliminated its points-based incentives in exchange for a consolidated RFP to meet specific state housing needs. Florida Housing Finance Corporation (FHFC) issued six RFPs for permanent supportive housing in 2014, and so far three in 2015. The RFPs are for small projects with 80% or more of the units dedicated to supportive housing, and that do not necessarily use Housing Credits. FHFC added an Olmstead-driven threshold that required 5% of units be dedicated to people with disabilities. Finally, FHFC offered Person with Special Needs developments and Homeless developments (defined by RFPs) a 130% basis boost.

Illinois added 5-7 points for projects that use Universal Design², which allows units to be easily reconfigured to meet the needs of people with disabilities. In addition, Illinois Development Authority added 10 points accepting referrals from the Statewide Referral Network, which helps people inappropriately institutionalized in nursing homes re-integrate into the community.

² "Universal design" is a broader, more comprehensive "design-for-all" approach to the development of architecture around human diversity. It recognizes the changing diversity of needs important to all types of people regardless of their varying age, ability, or condition, during an entire life. By comparison, "accessibility" has traditionally focused on addressing the needs of a few people with separate circumstances from those of the public at large, when in fact almost everyone is, over the course of their lifetime, quite able to benefit from barrier-free design, user-friendly architecture, and comfortable environments.

Kentucky designated most of its nonprofit supportive housing pool to specific uses: one Scholar House project for single parents who have experienced homelessness to pursue higher education, and one Recovery Kentucky project to serve people recovering from substance use disorder problems. Kentucky also eliminated a duplicative point incentive to provide a service plan within the supportive housing set-aside. Applications are scored based upon capacity of the development team, project design and location, and financial design; there are no other point incentives.

Maine added a \$400,000 set aside for supportive housing. At least 75% of the units must have project based rental assistance, which Maine Housing is not specifically providing. The project must include housing stabilization services fully funded from sources other than operating budget.

Michigan adjusted the point values of various incentives within the supportive housing set-aside, and added points for providing extra service space, engaging with the Continuum of Care, locating in a high need area, tracking outcomes, and having developer experience with supportive housing. Michigan State Housing Development Authority works with developers to place project based vouchers for supportive housing in their projects.

Montana adjusted its scoring, offering 10 points for every 5% of units dedicated to people with special needs, up to 100 points or 50%. Previously it was 1 point. In addition, supportive housing projects are exempt from replacement reserve requirements.

Nevada added a \$1 million set-aside for a supportive housing project serving veterans in Clark County. Also, rather than offering a 7 point boost to the one project serving the most veterans, Nevada now offers 3 points for targeting 10% of the housing to veterans, or 10 points in certain geographic categories. Applicants are grouped by project type and by geographic sub unit. The highest scoring will get 10 points, second highest 5, and the rest 0. For the special needs category, the ranking is based on supportive housing experience and number of units created.

New Hampshire added up to 15 points for providing “community based supported housing” for people with disabilities, which can overlap with the QAP’s 15 points for serving veterans and/or people who are homeless.

New Mexico adjusted the scoring of its supportive housing points.

Pennsylvania expanded its set-aside from two projects to up to four projects, increasing the amount from roughly \$900,000 in each of the Rural and Urban pools to \$1,200,000 in each pool.

Puerto Rico adjusted the scoring of its supportive housing points.

South Dakota added 40 points awarded to developments accepting Section 811 Housing for Persons with Disabilities funding, and up to 20 points for adding accessible units in up to 20% total units.

Utah heavily boosted the competitiveness of supportive housing. Utah Housing Corporation now offers 5,000 points for a supportive housing development housing 100% people who were chronically homeless. Within the AMI targeting system, UHC offers zero points for units dedicated to families earning above 50% AMI.

POLICY TRENDS

Research uncovered three pertinent trends in 2015 QAPs:

- State HFAs are applying creative means to drive more resources to supportive housing, going beyond scoring incentives to promote a variety of projects and housing models.
- QAPs are addressing the service needs of supportive housing and low-income renters by incentivizing, providing or requiring substantial service funding.
- More Housing Credit agencies promote projects with a variety of mixes of supportive and affordable housing, highlighting the desire to create more community housing options for people with disabilities.

Although these trends are not necessarily new to 2015, they are important for guiding advocates in their efforts to enhance incentives for permanent supportive housing.

Creative use of HFA resources

The average Low Income Housing Tax Credit (Housing Credit) project uses at least seven sources of financing³. Add to that the constraint that supportive housing units typically can support less debt than affordable units, have higher property management costs, and often cost more to develop. Thus the availability of federal, state, and local grants and soft loans to fill the funding gap between Housing Credit equity and total development cost becomes crucial. Unfortunately, gap financing sources are getting harder to secure. HOME funds have been cut almost in half since 2011, and the FY16 Senate budget proposes to eliminate the program altogether. The National Housing Trust Fund is a compelling new source of gap financing for supportive housing, but disbursements are anticipated to be small for the first few years, and Congressional action could eliminate the funding stream.

As thresholds, set-asides, and scoring incentives for supportive housing have become nearly ubiquitous, some QAPs have still struggled to use these tools to promote quality supportive housing development. Some Housing Credit Agencies have gone beyond these categories to add unique flexibilities for supportive housing projects and used Housing Credit resources in new ways. The examples in this summary are potentially incomplete because some of these efforts take place outside the QAPs, but the examples will give advocates a taste of potential strategies that different QAPs could adapt in order to promote supportive housing development.

One of the most common strategies is using discretionary basis boosts to offer more Housing Credits (usually multiplying eligible cost basis by 130%) either to supportive housing or projects with features often found in supportive housing, such as projects dedicating units to households earning extremely low incomes. The Housing and Economic Recovery Act of 2008 (HERA) gave Housing Credit agencies the authority to offer discretionary, rather than location-based, basis boosts. Basis boost reduces the need for gap financing; however, it also uses up a larger amount of the Housing Credit agency's credit.⁴ Nineteen states offer a discretionary basis boost for supportive housing and similar projects.

Another way to pay for a greater percentage of supportive housing costs through the Housing Credit rather than scarce gap financing is by increasing the developer fee limit. Developer fees are how a developer covers the staff and overhead costs involved in creating the project. Four states offer a 5% developer fee bonus if the funds are used to fund supportive services or internal rental assistance. However, "deferred" developer fees are frequently used as a financing source to balance a project's budget. Increasing the developer fee increases the budget gap to be filled. In addition, for-profit developers must pay taxes on developer fees, and have opposed this method of funding services.

Most states have total development cost caps calculated on a per-unit basis to ensure that Housing Credits are used as efficiently as possible. However, because of service space needs, the need to site projects with public transit access (often pricy property), and time required to address NIMBY concerns, supportive housing projects can be more expensive to build than affordable housing. To address this issue, Washington State allows supportive housing projects anywhere in the state to use the higher total development cost limits of the primary metro area. Housing Credit agencies will learn more about the costs of developing integrated supportive housing projects as developers increasingly propose mixed income and mixed tenancy projects.

Land costs are another area where Housing Credit agencies can aid supportive housing development. Because land does not depreciate under IRS rules, it is not included in the part of the development budget used to calculate tax credit eligibility (aka "basis"). Developers usually purchase the land with debt. Many supportive housing projects, however, cannot support debt, using public or private grants to finance land acquisition. Discounted or free land therefore removes a substantial barrier to supportive housing financing. Virginia's QAP explicitly offers supportive housing developers assistance in obtaining site control through the Base Realignment and Closure (BRAC) program. Other states offer these and other government-owned sites to developers through an RFP process.

Missouri offers a unique element that is both carrot and stick. Because the Missouri Housing Development Commission's set-aside is so substantial, 1/3 of all credits to projects that dedicate 10-100% of units to

⁴http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/long_term_low_income_housing_tax_credit_policy_guidelines.pdf page 11

supportive housing, applicants to the set-aside must pay a fee of \$1,000 that is used to capitalize the reserve account of the winning projects. This policy is likely to promote more units dedicated to supportive housing, since such projects stand to benefit more financially, and incentivize projects that would not compete well with other supportive projects to compete in the general round.

Building supportive housing is complicated due to the need for familiarity not just with Housing Credits but a variety of other state and federal programs. While developer experience is a good predictor of project success and therefore something that is usually incentivized in QAPs (including developer experience specifically in supportive housing), Housing Credit agencies that want to increase supportive housing creation or develop supportive housing outside of metro areas need to help new developers with capacity building, training, and consulting. Colorado had success training sponsor organizations from outside the Denver metro area, and connecting them with Housing Credit development consultants. See case study for more details. In order to use the previously mentioned exception to total development cost limits, development teams must receive pre-approval, which is based on a capacity review. Another example is Massachusetts, which reviews supportive housing projects on a first come/first served basis, while other projects must wait for an application round, and offers capacity building assistance as part of the project review.

SERVICES FUNDING

Services are an essential component of supportive housing. What constitutes appropriate services changes from person to person, and project to project. Recently Housing Credit agencies have taken different approaches to two issues surrounding the services component to supportive housing.

First, Housing Credit agencies are refining incentives and language defining what constitutes general services appropriate in affordable housing developments, and what constitutes supportive, flexible services needed by supportive housing tenants. As Housing Credit agencies look at different supportive housing populations such as veterans, seniors, youth, families, etc., the appropriate services can change.

Traditionally, agencies with a long-term focus on homeless services developed most supportive housing projects. These developers partnered with service providers offering a wide range of services, often funded through project-specific federal, state or local contracts. Over the past few years, more affordable housing developers have integrated supportive housing units into projects. In this model, service providers are less like to have project-specific contracts to provide services. In addition, Housing Credit agencies have grappled to define what services supportive housing tenants need over and above typical resident services already provided by the affordable housing developers, usually funded through the operating budget.

Second, Housing Credit agencies and tax credit investors want to see services funding commitment parallel with the 15-year tax credit compliant period. Service funders typically provide contracts for two years or less as funding is based on annual or biannual budgets. Veterans Affairs Supportive Housing (VASH) and the new project-based 811 program are examples of how the federal government has made effort to secure long-term services paths. Medicaid is also a growing source of long term funding for supportive housing

services. The Centers for Medicaid and Medicaid Services recently released a notice saying that local jurisdictions should look for ways for local Medicaid plan to cover services needed in supportive housing⁵. It is now up to local homeless services networks and disability rights advocates to work with Medicaid directors to assess the necessary changes to Medicaid plans. CSH and the US Interagency Council on Homelessness have created a [Quick Guide to Improving Medicaid Coverage for Supportive Housing Services](#) and CSH is regularly engaged in supporting states' Medicaid partnerships.

Finally, coordinated access is another important element of the supportive housing system. The HEARTH Act of 2009 governs most of the federal assistance that communities receive to address homelessness. It includes a requirement that communities are required to develop and implement a coordinated access and assessment system for shelter, rapid rehousing, prevention, transitional housing and permanent supportive housing. Coordinated access can unclog the system by moving people more smoothly through the referral process, reduce duplication of efforts, and prioritize housing the most vulnerable people. Successful coordinated access systems can help communities move toward their goal of ending homelessness by quickly matching people with the housing and support they need. Effective coordinated access requires the participation of all housing providers, service providers, and funders in the community. Most QAPs require participation in the coordinated access system if relevant.

MIXED INCOME/INTEGRATED SUPPORTIVE HOUSING AND OLMSTEAD

In 1999, the United States Supreme Court *Olmstead v L.C.* decision upheld Title II of the Americans with Disabilities Act (ADA) and affirmed that "states are required to place persons with mental disabilities in community settings rather than in institutions when the states' treatment professionals have determined that community placement is appropriate, the transfer from institutional care to a less restrictive setting is not opposed by the affected individual, and the placement can be reasonably accommodated, taking into account the resources available to the state and the needs of others with mental disabilities." For many years, some states made efforts to comply with *Olmstead*, but much more often than not, these efforts were inadequate to meet the mandate. More recently, the U.S. Department of Justice (USDOJ) has dramatically increased its focus and emphasis on enforcing the law, and a number of states, including Georgia, Delaware, Illinois, North Carolina and others now have statewide settlement agreements in place to take the necessary action to comply with *Olmstead*. For these states, and for the many more that are seeking to avoid legal action, creating supportive housing opportunities in communities across their state is part of the solution.

Many states are struggling with how to create sufficient, community-based, affordable units for people with disabilities. Since Housing Credit projects are good at producing these sorts of units, many states and Housing Credit agencies are turning to QAPs to provide incentives for developers to dedicate units to people with disabilities. For example, several HUD programs serving special needs populations are

⁵ <http://www.medicaid.gov/federal-policy-guidance/downloads/CIB-06-26-2015.pdf>

transitioning away from capital grants to focus on providing rental assistance within Housing Credit developments. The Section 811 Housing for Persons with Disabilities program is the first program to do so, and discussions of adapting the Section 202 Housing for the Elderly to this model are ongoing. HFAs apply to HUD for the funding. HUD allocates funding according to Olmstead best practices and state needs. Most QAPs require developers to accept Section 811 funding as a condition of receiving tax credits. In the most recent funding round, 25 states received \$150 million in funding, which will provide housing to 4,600 households headed by people with disabilities.⁶

Integrated Supportive Housing refers to the strategy of blending or integrating supportive housing units within developments that also provide affordable (for households with low to moderate income levels, but not necessarily with special needs) and/or market-rate housing units, and typically partner with community organizations to provide services rather than directly staffing them. Integrated supportive housing presents unique staffing challenges, as project budgets may not be able to support a full time service staff, or 24-hour front desk staff typical of 100% supportive housing projects. Further, some integrated supportive housing projects work with numerous service providers, making it time consuming for property managers to coordinate with the providers and contact providers during emergencies.

Under the Americans with Disabilities Act, all federally assisted new construction housing developments with 5 or more units must design and construct 5 percent of the dwelling units, or at least one unit, whichever is greater, to be accessible for persons with mobility disabilities. These units must be constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent or stricter. An additional 2 percent of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities. There are further federal regulations about marketing accessible units and evaluating prospective tenants, which are sometimes outlined in QAPs. A number of Housing Credit agencies require a higher threshold or require supportive services, in effect creating supportive housing although the services may not be tailored to the disabled population. Alaska, Delaware, Iowa, Kansas, Maine, Mississippi, North Carolina, and Washington, DC have threshold requirements obligating projects to dedicate 5 to 10% of units to supportive housing or housing for people with disabilities, up from 2 states last year.

Thirty-two Housing Credit agencies have scoring incentives or set-asides awarding points for dedicating 35% or less of units for supportive housing – up from 22 QAPs in 2012. Housing Credit agencies recognize the benefits of a variety of development models and are looking to provide tenants, developers and service providers with an array of housing options. Keys to ensuring the success of integrated supportive housing include identifying sufficient operating subsidies and services funding to finance the supportive housing units over the long term, establishing a good tenant referral process to quickly fill units with highly vulnerable people, and creating a reasonable monitoring mechanism to ensure provision of quality supportive housing for 15 years.

⁶ http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2015/HUDNo_15-026

CSH has a growing track record of supporting government agencies, advocates, and stakeholders in designing and implementing plans to create supportive housing opportunities in their communities to meet the needs of people inappropriately institutionalized. While the approaches states and communities take to address Olmstead will vary, CSH believes that real consumer/tenant choice should be paramount. To that end, CSH has released a [discussion paper](#) on Olmstead. The paper draws a clear distinction between what supportive housing is (and what it is not) and how it differs from board and care facilities or group homes. These types of facilities have come to replace larger, hospital style institutions, but are often not satisfactory for creating true community integration or tenant choice. Additionally, the discussion paper articulates a strong case for including a wide range of supportive housing models – from scattered site to mixed tenancy to single site - to provide tenants with an array of choices and opportunities to live in the community.

CASE STUDIES

CALIFORNIA

California's current scoring system for its 9% low-income housing tax credits developed over time, and includes components that encourage successful supportive housing applications. Set-asides for homeless and special needs housing have been in place since 1997. The California Housing Finance Agency (CalHFA) prioritizes supportive housing for the homeless within their 10% federally mandated set-aside for nonprofit sponsors, which routinely results in all or nearly all of the set-aside going to homeless assistance projects. CalHFA has an additional special needs/single resident occupancy (SRO) set-aside of 4% of the available 9% credit, and a goal of allocating 15% of credits to special needs housing. Applicants unsuccessful in these set-asides are also able to compete in geographic apportionments of the credit ceiling. In 2015, CalHFA funded seven supportive housing projects in the set-asides out of 10 applications. CalHFA allocated credits to 48 projects total in 2015. Projects commonly receive both state and federal credits, since the QAP offers two points for substituting state credits for federal credits. 19% of federal credits and 39% of state credits went to supportive housing projects.

All awarded projects in these two set-asides received the maximum possible number of points, 148. These high scores indicate several things: 1) points are an effective incentive to encourage developers to serve extremely low-income households, provide services, and dedicate units to special populations, and 2) tie-breaker scores are important to secure funding. California offers a priority for projects serving at least 50% special needs populations, and a 25% boost to the tiebreaker score to projects that use federal rental assistance, especially HEARTH funds. Since most supportive housing is financed with additional public funding, these projects are more competitive than many other projects in the tiebreaker rounds. California incentivizes projects with a higher concentration of supportive housing units, unlike states that incentivize mixed income housing. All 48 awarded projects were able to underwrite at least 10% of units at rents affordable to 30% AMI WITHOUT rental assistance, by using other grant sources.

To provide further funding for supportive housing projects, effective in 2014, California passed legislation enabling special needs projects to receive state credit in addition to granting difficult development area (DDA) status and 130% basis boost, providing a higher amount of combined federal and state credit than is available to any other type of project.

Current proposed regulation changes include increasing the special needs housing goal from 15% to 25%, and revising the definition of homeless to be more inclusive, such as changing the rules about people exiting an institution who were homeless prior to their institutionalization.⁷

Example: Tiki Apartments

This project proposes to renovate a vacant motel and apartment complex, and add new construction on vacant land adjacent to the motel. The new building will create four new apartments with a stand-alone office and recreation space. The project will receive rental assistance from the Los Angeles County Department of Health Services (DHS) for 35 of the 36 units in the project. DHS also intends to provide in-kind clinical services on-site and referral to primary care homes, ensuring that each tenant receives high quality medical care.



CONNECTICUT

Connecticut allocates its tax credits on a competitive point basis. They offer six points for dedicating 20% of units to special needs households. Developers may get an additional seven points for dedicating units to households under 25% of AMI, a difficult standard to reach without rental assistance. In addition, developments that dedicate two units to veterans get one point, which may or may not be combined with the services and income incentives. In the last completed round, four of the six awards, representing 47% of the allocation, were for projects with supportive housing units. Over the last three years, 110 units of the total 510 units developed using the Housing Credit were supportive housing units.

Connecticut's supportive housing incentives have adapted over the years to the constraints of a small, relatively high-cost state. Connecticut Housing Finance Authority (CHFA) eliminated a set-aside because supportive housing projects funded under the set-aside were small and struggled to attract investors. In seeking a way to incentivize supportive housing development outside of a structured initiative, CHFA tried scoring incentives, which became very popular after a few years, particularly as mixed income supportive

⁷ See http://www.treasurer.ca.gov/ctcac/programreg/2015/20150715/proposed_regs.pdf for more information.

housing gained popularity. According to Terry Nash, Manager of CHFA’s multifamily division, “Developers know that they need these points if they are going to have a successful application.” This statement is a good reminder that supportive housing incentives should not be seen as a value-adding ladder from scoring incentives to set-asides to thresholds. Rather, each has an important role to play tailoring the QAP to the vastly different markets that exist across the country.

Connecticut also has a state credit of \$10 million, more than their federal credits, of which \$2 million is set aside for permanent supportive housing. Because of the high transaction costs of the federal Housing Credit market, the state credits have become a crucial source for small developers and unusual projects – small, scattered site, preservation, tenant-purchase, or congregate housing. Awards are limited to \$500,000 per sponsor. Sometimes developers leverage the state credits with 4% federal credits. The housing opportunities created are at a good scale to blend in with Connecticut’s existing housing stock, especially in non-metro areas.

Supportive services are typically funded through partnerships with state-funded local service providers, so the availability of state funding is a major determinant of long-term supportive housing sustainability. Developers must work with service providers to shuffle money and caseloads around to absorb more units, or seek funding increases from the state. Some developers have been able to fund supportive services through operating budgets and owner’s equity – sources typically used to fund a resident service coordinator.

Example: The Mill at Kingsley Apartments

The Mill at Killingly Apartments is a 32 unit mixed income housing development that will include affordable, supportive, and market rate rental units for single adults and families on the site of a former mill in Danielson, CT. It is 50% supportive housing with services to be provided by a state-funded partner. The design by Newman Architects is reminiscent of the existing mill and will incorporate and preserve the existing iconic stair tower in the design. This highly visible project will serve as a new gateway to historic downtown Danielson and the Quinebaug River Trail section of the East Coast Greenway.



COLORADO

Colorado has a state Housing Credit that was originally enacted for 2001 and 2002 and was re-enacted for 2015 and 2016. Colorado Housing and Finance Authority (CHFA) allocates the state Housing Credit through the same QAP as the 9% Housing Credits. CHFA has funded supportive housing projects using the state credit and federal 4% credit as well as 9% credit. To help rebuild from the severe flooding in the Front Range area in 2013, Colorado received a special allocation of CDBG-Disaster Recovery funds that is being administered by the State Division of Housing .

Colorado gives points to Housing Credit projects that target extremely low-income households and provide supportive services. A project gets eight points for dedicating at least 25% of units for people with special needs. Staff felt that this incentive was effective in motivating developers to dedicated special needs units⁸.

Colorado also offers developers a 5% increase in developer fee if it is earmarked for supportive services or rental assistance for a minimum of 15% of the units.

Project based rental subsidies are a key component of supportive housing. Colorado's Division of Housing provides project based vouchers and asks the local PHA for a match. Frequent sources include: VASH; replacement vouchers from Denver's HOPE VI project; and Colorado Coalition for the Homeless vouchers. In some areas, Public Housing Authorities (PHA) have reached HUD's 20% limit on project based vouchers. Some small projects have 100% project based vouchers, but most projects align themselves with both the Olmstead mandate to offer housing to people with disabilities in the most integrated setting, and the CHFA points system, and offer around 25% of units to permanent supportive housing.

A significant initiative that CHFA says led to increasing supportive housing production in Colorado, particularly outside of the Denver metro area, is the new position of Director of Homeless Initiatives in the Governor's office. This office organized trainings around the state on developing supportive housing and facilitated partnerships with developers in communities without local Housing Credit-experienced developers. The Governor's office also reviews services plans and helps sponsors ensure adequate funding and high quality. The first project to receive funding under the Pathways Home Permanent Supportive Housing toolkit is Pathways Village in Grand Junction. According to the press release, "The Pathways Village project concept developed rapidly, starting in September 2013, and is largely credited to a community-wide effort in Grand Junction that formed to provide stable housing for its homeless. Cardinal Capital Management partnered with HomewardBound of the Grand Valley, Inc., a local nonprofit vastly experienced in servicing the homeless in Grand Valley, to develop the project. . . . Making supportive services available to residents formerly homeless is an essential best practice and this element of the project

⁸ Colorado's point system is not the ultimate determinant of funding. Projects that reach a point "threshold" (currently 130 points) go on to be reviewed by a selection committee, which allocates credit in such a way as to meet the state's priorities. Several states follow this system, and it is a trend that should be kept in mind for future analysis.

will be provided by Hilltop Community Resources. Such services will include community based case management to accurately identify tenants' needs and strengths, with subsequent service delivery designed to promote self-sufficiency. The Grand Junction Housing Authority provided 40 critical Section 8 rental subsidy vouchers for residents of Pathways Village.”



Social impact investment can be another important source of services funding. CSH and Enterprise Community Partners are managing a Denver impact investment pilot where private investors provide funding for supportive housing services and are repaid by out of savings by city agencies. For more information on how Pay for Success can leverage Housing Credit for supportive housing, please visit <http://www.csh.org/pfs>.

Source⁹

As Colorado illustrates, Housing Credit agencies can do many things to encourage more supportive housing development, particularly in markets without significant supportive housing development experience, through partnerships and capacity building.

KENTUCKY

Kentucky’s supportive housing incentives strongly illustrate the impact that Housing Credits can have on meeting state Olmstead goals. Kentucky Housing Corporation (KHC) offered points to projects involving rehabilitation with rental assistance contracts (Project Based Section 8 or Rural Development vouchers) that also agreed to give priority to persons with serious mental illnesses either exiting licensed personal care homes or state psychiatric hospitals or at risk of such institutionalization. In addition, HUD awarded KHC a project-based 811 grant for \$5.8 million to serve 150 households. KHC awarded points to projects offering a tenant selection plan preference for Section 811-eligible households, either the Olmstead population that focuses on mental disabilities, and to the Money Follows the Person population, which helps people with chronic medical conditions and disabilities transition from long term care to community settings.

In keeping with Olmstead and Money Follows the Person goals to serve people in the most integrated setting, supportive housing units are strongly mixed into Kentucky’s overall Housing Credit production. Seventeen successful projects, representing \$7.5 million and 81% of the available 9% credits, have

⁹ <http://www.nbc11news.com/home/headlines/New-development-to-house-homeless-276850621.html>

supportive housing units (usually around 25% of the total units). Two additional 100% elderly projects have tenant selection preferences for supportive housing-eligible residents. One of the ways Kentucky is able to create so much supportive housing is that developers often combine supportive housing development with preservation. KHC incentivized projects with existing rental assistance contracts that applied for rehab funding to offer tenant selection preference to Olmstead-eligible populations. In this model, the need to find new rental assistance was reduced. Owners of properties who received rental assistance are likely to have pre-existing relationships with service providers and be more easily able to transition into the role of supportive housing provider than developers new to a community. This housing model has been very successful and KHC plans to offer it in the future.

Kentucky also offered several supportive housing-relevant set-asides, encompassing the entire federally mandated nonprofit 10% set-aside. Kentucky has a strong pipeline of supportive housing projects beyond what KHC could fund with available resources.

In addition to the two statewide initiatives described below, KHC reserved the balance of the nonprofit set-aside for projects offering at least 50% supportive housing. While these examples vary slightly from the Housing First, model of supportive housing, they are important examples of cross sector collaboration tailored to specific local problems.

Recovery Kentucky

Recovery Kentucky is an effort to build housing across the state for people who are chronically homeless with substance use disorders. Each Recovery Kentucky property uses a recovery program model that includes peer support, daily living skills classes, job responsibilities, and establishes new behaviors. Recovery Kentucky was designed to save Kentuckians millions in tax dollars that would have been spent on emergency room visits and jail costs. Recovery Kentucky is a joint effort by the Department for Local Government (DLG), the Department of Corrections, and KHC. These agencies developed a funding plan that has provided construction and operational financing, including a \$2.5 million annual allocation of Low Income Housing Tax Credits from KHC, which will generate a total equity investment of approximately \$30 million for construction costs. Operational funding includes approximately \$3 million from DLG's Community Development Block Grant program and approximately \$5 million from the Department of Corrections.



Scholar House

Scholar House is an initiative that offers service enriched housing for low-income single parents who are pursuing higher education. Program participants receive counseling, workshops, and support from neighbors and staff, while fulfilling academic or vocational training coursework as full-time students. Each

development includes an on-site childcare facility to allow time for the parents to attend classes and focus on their education. Scholar House also offers programs that involve enhanced health maintenance, parenting skills, management of family resources, nutritional knowledge, problem solving, work skills, and job search techniques. Most of these services are free. Housing and childcare are based on the participant's income. Once residents have graduated their schooling, they are allowed ample time to find and move into permanent housing. (Pictured above: young residents of a Scholar House get ready for back-to-school)

MINNESOTA

Preventing and ending homelessness has been a strategic priority since the Minnesota Housing Finance Agency launched its Business Plan to End Long Term Homelessness (LTH) in 2005. The current Plan to Prevent and End Homelessness calls for the preservation and creation of Supportive Housing LTH units and includes a priority for family and youth housing. Feedback from advocacy groups, primarily the Homes for All Campaign, was critical in designing the current Plan. Minnesota Housing will incentivize the implementation of, and commitment to use, Coordinated Entry and (future) ability to assess and prioritize individuals/households for supportive housing based on service need, not solely the length of time experiencing homelessness, for families and youth. In addition, Minnesota Housing is contemplating the following incentives:

- Awarding points based on the actual number of supportive housing/LTH units being created/preserved
- Creating additional supportive housing /LTH units when funding preservation developments that have existing supportive housing /LTH units
- Tenant selection plan incentives that may create greater access to any of the affordable housing units in the development, not just the supportive housing /LTH units

Local determination is very important to Minnesotans. There are seven municipal sub-allocating agencies in the state in addition to Minnesota Housing. Three of them send their credits back to Minnesota Housing to allocate through a Joint Powers Agreement. The remaining four sub-allocators issue their credits independently using their own selection criteria. It is common for them to offer only partial funding awards, so most such projects also compete under the Minnesota Housing allocation, meaning Minnesota Housing QAP policies are still significant drivers of supportive housing development. The next allocation round will add points for developments that target their LTH units to the household types and subpopulations that the local Continuum of Care has identified as their top priorities (based on Point in Time Count and Strategic Plans).

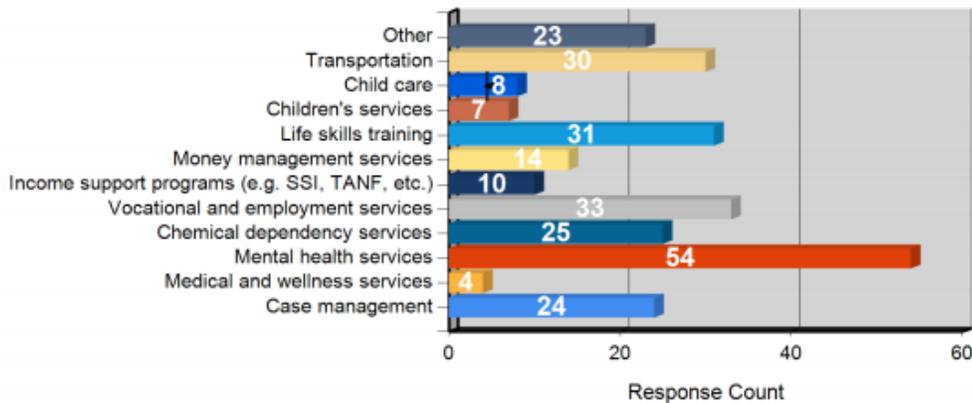
Minnesota has a strong pipeline for LTH development. Developments with LTH units receive 5-10 base points and, for the first 25% of the Credit allocated, can receive an additional 100 bonus points. Thus, points work like a set-aside to jump supportive housing projects to the head of the queue. In the most recent funding round, 11 projects with LTH units received 86% of the Credit allocation, just over \$7

million and 17%, or 110, of the 660 total units were supportive housing. Twenty-six developments with LTH units did not score high enough to receive funding.

Olmstead has wrought significant recent changes to the QAP. For the 2016 round (not covered in this paper), Minnesota Housing changed the point structure for Special Populations to align with the Olmstead Plans (promoting developments with less than 25% of units for people with disabilities). Minnesota Housing also added points for Universal Design and increased the points available for developments targeting Special Populations. Minnesota Housing was awarded Section 811 project based rental assistance for \$3 million to serve 75 households. A strong partnership with Minnesota’s Department of Human Services also provides housing and services funding for supportive housing populations.

Minnesota produces significant amounts of outcome-related data on its LTH units, which would be interesting to study as a future source of data about the impact of Housing Credit investment in supportive housing.

What area do you see as having the greatest gap for different or additional supportive services?



From a 2013 survey of LTH unit owners accessed via mnhousing.gov.

CONCLUSION

As competition for Housing Credits grows tighter, supportive housing continues to be a priority for many Housing Credit agencies because of its effectiveness in ending homelessness. In addition to thresholds, set-asides, and points, Housing Credit agencies are experimenting with new incentives. These incentives include developing the capacity of supportive housing developers, particularly in new geographies. Although not captured in the QAPs, CSH is seeing a trend of supportive housing projects initiated not by traditional supportive housing providers, who are well versed in services and homelessness funding, but by developers who have experience with affordable housing more generally. While this has the potential to increase supportive housing production exponentially, it is important to provide the right funding and make sure that models like Housing First and other best practices are followed. Housing Credit allocating agencies are also pursuing creative strategies for minimizing the impact of cuts to gap financing sources by offering more Housing Credit resources to supportive housing projects. Housing Credit agencies' ability to help developers layer subsidies will continue to be crucial as HUD shifts more of its capital grant programs to rental assistance streams leveraged by the Housing Credit. Advocates interested in increasing supportive housing funding in their states should explore these ideas.

A common theme runs through all affordable housing, not just supportive housing, of providing opportunities to improve the residents' quality of life. We are therefore seeing supportive services, and the sustainable funding thereof, extended to a variety of new populations, creating de-facto supportive housing. This is appropriate since solely focusing on one population can inadvertently create gaps in the system so it is best to create supportive housing that meets the needs of the community. What we can do is remove unnecessary barriers to housing wherever possible, encourage the Housing First philosophy to be applied in more situations, expand Pay for Success work, and recognize the role that various types of assistance play in the housing continuum. As supportive services become more common, developers and Housing Credit agencies need to understand how providing supportive housing changes a project's underwriting, design, and property management. CSH offers a number of on-line materials, and trainings that can help provide this information.

The Low Income Housing Tax Credit continues to be a powerful tool to help states comply with the Olmstead ruling allowing people with disabilities a meaningful choice about the setting in which they live. As Olmstead shapes more supportive housing incentives, CSH is ready to help states and developers understand their Olmstead obligations and maximize the integrated housing opportunities for people with disabilities.

HOUSING CREDIT AGENCY WEBSITES

Nearly all qualified allocation plans are available on the website for the Housing Credit allocating agency. For additional Housing Credit program information, see the National Council of State Housing Agencies website at <http://www.ncsha.org/>.

Alabama:	http://www.ahfa.com/
Alaska:	http://www.ahfc.state.ak.us/
Arizona:	http://www.azhousing.gov
Arkansas:	http://www.state.ar.us/adfa/
California:	http://www.treasurer.ca.gov/CTCAC
Colorado:	http://www.chfainfo.com/
Connecticut:	http://www.chfa.org/
Delaware:	http://www.destatehousing.com/
District of Columbia:	http://www.dhcd.dc.gov/
Florida:	http://www.floridahousing.org/
Georgia:	http://www.dca.state.ga.us/
Hawaii:	http://www.hcdch.hawaii.gov/
Idaho:	http://www.idahohousing.com/
Illinois:	http://www.idha.org
Indiana:	http://www.in.gov/ihcda/
Iowa:	http://www.iowafinanceauthority.gov
Kansas:	http://www.kshousingcorp.org/
Kentucky:	http://www.kyhousing.org/
Louisiana:	http://www.lhfa.state.la.us/
Maine:	http://www.mainehousing.org/
Maryland:	http://www.dhcd.state.md.us/
Massachusetts:	http://www.mass.gov/dhcd/
Michigan:	http://www.michigan.gov/mshda
Minnesota:	http://www.mnhousing.gov
Mississippi:	http://www.mshomecorp.com/
Missouri:	http://www.mhdc.com/
Montana:	http://housing.mt.gov/
Nebraska:	http://www.nifa.org/
Nevada:	http://www.housing.nv.gov
New Hampshire:	http://www.nhhfa.org/
New Jersey:	http://www.state.nj.us/dca/hmfa/
New Mexico:	http://www.housingnm.org/
New York:	http://www.nyc.gov/hpd & http://www.nyshcr.org/Agencies/HFA/

North Carolina:	http://www.nchfa.com/
North Dakota:	http://www.ndhfa.org/
Northern Mariana Islands	http://nmhc.gov.mp/
Ohio:	http://www.ohiohome.org/
Oklahoma:	http://www.ohfa.org/
Oregon:	http://www.ohcs.oregon.gov/
Pennsylvania:	http://www.phfa.org/
Puerto Rico:	http://www.gdb-pur.com/
Rhode Island:	http://www.rihousing.com/
South Carolina:	http://www.sha.state.sc.us/
South Dakota:	http://www.sdhda.org/
Tennessee:	http://www.state.tn.us/thda/
Texas:	http://www.tdhca.state.tx.us/
Utah:	http://www.utahhousingcorp.org/
Vermont:	http://www.vhfa.org/
Virgin Islands:	http://www.vihfa.gov/
Virginia:	http://www.vhda.com/
Washington:	http://www.wshfc.org/
West Virginia:	http://www.wvhdf.com/
Wisconsin:	http://www.wheda.com/
Wyoming:	http://www.wyomingcda.com/

SUMMARY OF 2015 QAP POLICIES AND FUNDING

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Alabama	\$11,000,000				
Alaska	\$2,680,000	Projects with 20 or more units must set aside 5% of total units for a special needs population.		3 points for service enriched housing for tenants with physical and/or mental disabilities, or homeless persons. 8 points to projects that designate at least 50% of units to special needs populations. 1 point to projects that give preference to homeless families/individuals. 2 points to projects that give preference to veterans	30% basis boost to projects that serve Extremely Low Income households without rental assistance.
Arizona	\$12,386,318		Set-aside for up to two Permanent Supportive Housing projects that total at least 60 units. Either two projects with a minimum of 30 units or one project with 60 units set aside for the chronically homeless with preference for veterans at 30% AMI and supported with Rental Assistance;	10 points for serving 25% "special populations" with services. 5 points for case management. 10 points for enhanced supportive services.	27 units of Section 811 PRA
Arkansas	\$10,200,000			3 points for supportive services 8 points for projects reserving at least 30% of tax credit units for disabled tenants.	
California	\$88,548,000		Within Nonprofit 10% set-aside, priority for housing for homeless (at least 50% of units), unaccompanied minors, domestic violence survivors. 4% set-aside for special needs/SRO projects. (\$3,520,000)	10 points for SRO or special needs projects. Up to 25 points for services and case management, depending on intensity and case load.	SHP funds exempt from "committed" requirement. 30% basis boost

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Colorado	\$13,000,000			8 points to developments reserving at least 25% of units for homeless households.	5% developer fee increase earmarked for services if at least 15% of units dedicated to special needs populations.
Connecticut	\$8,200,000		\$2 million of State credit for small buildings/scattered site supportive housing	6 points to projects that reserve at least 20% of total units for supportive housing	
				1 point for reserving at least 2 units for veterans	
Delaware	\$2,680,000	5% of total units or 3 units must be set-aside for special populations		3 points for the provision of social services	Section 811 PRA resources; 30% basis boost for special needs projects
				5 points for setting aside 10% or 6 units for special populations	
				Up to 5 points for making up to 20% of the units fully ADA accessible	
District of Columbia	\$2,680,000	5% of new construction units must be reserved for Permanent Supportive Housing		Up to 5 points for aspects of supportive services plan.	Special needs projects not subject to debt service coverage minimums. Consolidated RFP awards funds from: <ul style="list-style-type: none"> • HOME • Housing Production Trust Fund • Local Rent Supplement Program • Housing Choice Voucher Program • Public Housing Revitalization Replacement Units • Department of Behavioral Health Grants • Department of Health Services Supportive Services Subsidy
				3 points for at least 5% more PSH units in addition to the 5% threshold	
				2 points for at least 20% of units being Fully Accessible to persons with disabilities	
Florida	\$45,770,000				130% basis boost for projects serving homeless

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Georgia	\$22,000,000	Fair Housing marketing plan to serve people with disabilities and the homeless		3 points for innovative integrated supported housing or the integration of health and housing.	
				3 points for a PBRA project that serves people with disabilities exiting institutions or homelessness (15% minimum) OR 2 points for accepting Section 811 rental assistance (10% minimum)	
Guam	\$2,680,000			Preference for projects dedicating units to special tenant populations.	
				6 points for projects that set-aside at least 20% of units for tenant populations with special housing needs.	
Hawaii	\$4,209,602			2 points to developments that commit to serve tenant populations with special needs.	
Idaho	\$3,708,000			2 points to developments that offer a preference to disabled households.	
Illinois	\$28,000,000			10 points to developments that target more than 20% of units for extremely low-income (30% AMI or below).	
				Up to 10 points for use of federal rental assistance	
				Up to 7 points for using Universal Design principles	
				Up to 10 points for serving Olmstead-eligible people exiting nursing homes through the Statewide Referral Network	
				Up to 5 points for veteran's supportive housing	
Indiana	\$15,200,000	All projects must dedicate 10% of units to special needs populations	10% set-aside for Housing First Developments that dedicate 25% of units or 10 units (whichever is greater) for persons with special needs.	6 points to developments in which 18-30 % of total units charge rent at or below the 30% AMI rent point.	30% basis boost; capacity building training
				8 points (+2 for outstanding) for providing services to supportive housing	
				5 points for Universal Design features	

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Iowa	\$7,728,000	All projects must dedicate 10% of total project units to persons with disability.		35 points if 75% of units use HUD-VASH Vouchers.	Section 811 PRA
				Up to 12 pts for additional accessible units.	
				10 pts for large accessible units	
				2 points for training property managers in mental health first aid.	
Kansas	\$6,656,000	All projects must provide supportive services.		20 points to developments targeting 100% of units to tenants with special needs.	
				Up to 45 points to developments that address homeless families, homeless individuals, or persons with disabilities.	
Kentucky	\$10,109,000		Nonprofit supportive housing pool (\$1,950,000): \$700,000 for Scholar House \$750,000 for Recovery Kentucky Center \$500,000 Competitive	Up to 25 points for up to 25% of units for HUD 811 project-based voucher rental assistance for Olmstead or Money Follows the Person eligible households. If no HUD 811 rental assistance is awarded, units convert to 50% AMI. OR Up to 25 points for up to 25% of rental-assisted units in new or preservation project dedicated to providing integrated supportive housing opportunities OR If applying in the nonprofit supportive housing pool, up to 25 points for completeness of supportive services plan	
Louisiana	\$10,500,000			5 points for developments that dedicate 20% of units for Special Needs Households.	SROs are exempt from cost limits.
				3 points for developments that have 10% of units for Special Needs Households	
				6 points if between 5% and 10% of units serve PSH households.	
				Up to 3 points for 15% or more ADA Accessible units	

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Maine	\$3,400,000	Resident Services Coordinator	\$400,000 set-aside for a rental-assisted project with at least 75% of units dedicated to PSH populations. Housing stabilization services must not be funded from operating budget.	2 points to developments that give preference to persons who are homeless, have mental/developmental disabilities, or persons with special needs for at least 20% of units.	
Maryland	\$13,639,000	PSH is one of four allowed categories.		Up to 14 points for projects dedicating units to households at or below 30% AMI.	
				Up to 10 points to projects dedicating between 6% and 25% of units to people with disabilities or with special needs.	
				Up to 8 points to projects with additional services or operating fund committed.	
				4 points for accepting Section 811 Units	
Massachusetts	\$16,000,000 to \$18,000,000 (forward funding)	PSH is one of 4 allowed categories. 10% of units must serve extremely low income households		8 points to developments dedicating a maximum of 15% of units for individuals or households with special needs and/or persons with disabilities.	Homeless projects receive rolling review, others must submit during regularly scheduled competition. Subsidy layering review.
				8 points to developments providing supportive services to at least 20% of units.	Higher per unit cap
Michigan	\$22,000,000		25% of State's total credit ceiling will be set aside for PSH projects (which require 35% PSH tenants). (\$5,500,000)	Within set-aside:	30% basis boost.
				5 points to projects that that serve the chronically homeless	
				5 points for supportive service funding commitment.	PBVs available. Minimum 5 per project.
				4 point for supportive housing projects that integrate a Housing First approach.	
				2 points for providing extra space for services	
				4 points for engaging Continuum of Care	
				2 points for being in a high need area	
				Up to 9 points for developer experience	
				2 points for successful outcome track record	
				Outside of set aside: 6 points for service coordinator	

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Minnesota	\$12,500,000	PSH is 2 of 5 allowed categories: SROs (75% of units); Persons with serious mental illness, etc.	25% of credit (about \$3 million) for permanent housing for long term homeless. Allocated via 100 point bonus, awarded until allocation is reached.	10 points for reserving 50 to 100% of units for households experiencing long-term homelessness. 7 points for dedicating 10 to 49.99% of units for households experiencing long term homelessness. (outside of set-aside)	
				3 points if 10% of units are set aside for persons with disabilities.	
Mississippi	\$7,000,000	Must provide a minimum of two community services in at least two unrelated areas.	Set-aside of approximately 7% for committing 100% of units for elderly or 10-25% of units to persons with disabilities or veterans. (\$500,000)	10 points for developments that set-aside 10-25% to persons with disabilities or veterans	30% basis boost and 5% increased developer fee for homeless projects.
Missouri	\$14,436,500		33% of Federal and State credits set aside for projects with 10-100% of building set aside for disabled, homeless, mental illness, youth aging out of foster care. Cannot specify a type of disability. Must include appropriate services. Units must be Universal Design compatible.		Applicants must put \$1,000 per unit into Special Needs Housing Reserve Fund, which will be used to fund reserves for winning projects 30% basis boost
Montana	\$2,682,000			10 points for each 5% of units targeting special needs tenants, up to maximum 100 points	Exempt from replacement reserve requirements.
Nebraska	\$4,300,000		33% set aside for CRANE (job creation/enhancement, economic growth, joint housing and community development strategies) PSH is eligible use. Must be @ least 25% of units.	5 points for serving a minimum of 20% special needs	All CRANE developments eligible for 15% Basis Boost. Rolling application review
				3 points for supportive services	

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Nevada	\$6,400,000	One of eight eligible project categories. Must dedicate at least 20% of units to special needs households.	\$ 1 million for a veterans' supportive housing project in Clark Co., minimum 50 units.	8 points to developments based on the number of supportive services available.	Specifically allows cross subsidization of services via mixed income. Only mixed income projects are allowed to compete under Frail Elderly/Alzheimer's category. 30% basis boost
				10 pts for veterans housing in Washoe Co./other co./USDA set aside	
				Applicants grouped by project type by geographic sub unit. Highest scoring will get 10 pts, second highest 5, rest 0. For special needs, ranking based on time spent working on PSH and # units created.	
				3 pts for 10% targeted to veterans in any category.	
New Hampshire	\$2,900,000			5 points for dedicating at least 10% of units to Community Based Supported Housing for people with disabilities. 10 points for dedicating up to 31 units in existing projects to Community Based Supported Housing.	
				15 points for supportive housing projects serving homeless households (no minimum number of units listed)	
				5 points for service enriched housing outside of supportive housing points.	
New Jersey	\$20,500,000		12.5% of federal 9% credits for projects that dedicate 25% of units for special needs housing(\$1,200,000).	In Supportive Housing cycle: 5 points to developments that require social service plans, 2 points for providing education or job training, 2 points for dedicating 100% of the units to permanent supportive housing, 2 points for evidence of rental assistance funding commitments for all special needs units, 2 points for nonprofit sponsor, 2 points for integrated living opportunities, 5 points for exceeding the living standards of an SRO.	5% increase in developer fee for supportive housing cycle projects
				In regular cycle: 3 points to projects that rent 5 units or 5% to homeless individuals or families. 2 points to projects that rent 5 units or 5% to individuals or families who are disabled and leaving institutions under the Olmstead Decision.	

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
New Mexico	\$3,500,000			15 points to developments with at least 20% of units dedicated to special needs households.	30% basis boost for special needs projects (9% only).
				5 points to developments with at least 5% of units dedicated to special needs households (only for 4%/bond projects)	
New York	\$45,310,000			DHCR: 5 points for preference in tenant selection to 15% or more of units dedicated to special needs households. Preference for veterans. 5 points for 10% of units fully accessible	
				HFA: 15 points to developments with at significant amount of units serving tenant populations with special housing needs.	
				HPD: 30% of annual allocation set aside for PSH projects where 60% of units set-aside for homeless households referred by city agencies.	
North Carolina	\$23,000,000	All non-senior must dedicate 10% of units for persons with disabilities or homeless populations.		5 points to developments in which at least 25% of qualified units are affordable to and occupied by households with incomes at or below 30% of county median income.	
North Dakota	\$2,680,000			Up to 14 points for up to 15% of units dedicated to persons with special needs.	30% basis boost for special needs projects
				1 point for every accessible 2+bedroom unit	

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Northern Mariana Islands	\$3,563,000			3 points to projects that dedicate at least 20% of units to tenants with special housing needs.	
Ohio	\$26,600,000		About 15% of annual authority set-aside for projects with at least 50% PSH. (\$4,000,000)	<p>Ranking categories in the PSH set-aside were replaced in 2013 with scoring incentives including having a community outreach strategy, location, and median income of the area.</p> <p>Innovation points for creative design, health care linkages for seniors, opportunity linkages for families, creative land use</p> <p>15 points for highest priority COC</p>	<p>Housing First projects receive tiebreaker advantage</p> <p>30% basis boost for projects that receive 15 points for Highest Priority COC</p>
Oklahoma	\$8,700,000			5 points to developments dedicating at least 10% of the total residential units to special needs households.	
Oregon	\$9,130,000			<p>Up to 15 points for project need. Projects receive points for need based on a number of categories, including data showing demand for housing dedicated to special needs populations and services.</p> <p>Up to 40 points for impact of project. Projects receive points for impact based on a number of categories, including dedicating units to special needs populations, proving permanent supportive housing, including deliberate mechanisms to support resident health and stability, or being part of a 10 year plan.</p>	30% basis boost for projects serving homeless
Pennsylvania	\$29,380,000	All projects must dedicate 10% of units for Urban Areas and 5% for Suburban Areas to persons at or below 20% AMI.	Up to four projects (2 urban, 2 rural, or 1 each if very high scoring and needing lots of Credit). At least 25% of units for small projects or 15-25% of units for large projects. (Roughly \$900,000)	<p>5 points for providing supportive services.</p> <p>5 points for showing evidence of 15 year service funding commitment.</p>	<p>30% basis boost for special needs projects.</p> <p>5% increase in developer fee to fund internal rent subsidy or supportive services.</p>

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Puerto Rico	Unknown due to outmigration			3 points for dedicating at least 75% of units to homeless	
				Up to 5 points for services based on percent of operating budget committed, not tied to special need population	
Rhode Island	\$2,800,000			State does not use point system, but under comparative review, state gives priority to projects responsive to housing needs, including special needs.	
South Carolina	\$11,500,000			5 points given to developments that dedicate a minimum of 10% of total units for disabled and special needs tenants.	
South Dakota	\$2,680,000			25 points to developments providing services to tenants.	30% basis boost for special needs projects. Section 811 PRA available.
				40 points for using Section 811 rent assistance	
				Up to 20 points for including more than the federal minimum accessible units, up to 20%	
Tennessee	\$15,000,000		LOST a set-aside of 10% of credit	6 points for serving special needs; must have services	
Texas	\$61,000,000			10 points to developments and 11 points to Houston PSH developments that provide a combination of appropriate supportive services for proposed tenants.	30% basis boost for special needs projects. Incentives for projects aligned with Houston's PSH initiative.
				13 points if at least 20% of units are affordable to 30% AMI if applying under nonprofit set-aside or Houston's PSH program.	
				2 points to developments in which at least 5% of the units are set aside for persons with special needs, or for accepting Section 811 rental assistance. 18% of units maximum.	
Utah	\$6,770,000			PSH exempt from AMI targeting system.	Second tiebreaker is # of special needs units
				2 points per unit, up to 5 units, for homeless, mobility limited, and special needs. Multiplied by 20.	
				5000 pts for 100% chronically homeless, incl. services.	

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
Vermont	\$2,690,000				Basis boost for dedicating at least 10% of units to special needs. Holistic review rather than points. Service enriched housing for special needs is a top priority
Virgin Islands	\$2,680,000			15 points for serving people experiencing homelessness; must include services.	
				5 pts for either 10% of units targeted to people with disabilities or 10-25% targeted for non-elderly disabled, youth aging out of foster care, exiting correctional facilities, homeless veterans, frail elderly, etc.	
Virginia	\$19,150,000		6% set aside out of next year's allocation for non-competitive disability pool. Preference for PSH for homeless. At least 25% will serve disabled, be accessible, and serve ELI (not same 25% necessarily)	50 points to developments in which the greater of 5 units or 10% of units provide rental subsidies to extremely low-income persons and are actively marketed to people with disabilities.	Will work with developers to secure donated land via federal and military property disposition programs.
				25 points for preference for people with intellectual or developmental disabilities	
				30 points to developments in which 10% of units are actively marketed to people with disabilities	
				Up to 15 points for Universal Design	30% basis boost for supportive housing projects
Washington	\$16,240,000			35 points to developments that reserve a minimum of 75% of units as Supportive Housing for the Homeless.	Capacity review and preapproval process. Projects with over 75% of units dedicated to supportive housing may use higher urban total development cost limits regardless of location.
				Up to 10 points to developments that dedicate 20% of units for housing persons with disabilities.	
				10 points for developments committing to dedicate a minimum of 20% of total units for permanent supportive housing for homeless.	

Housing Credit Agency	Total allocation (min \$2,680,000)	Threshold	Supportive Housing Set-Asides	Supportive Housing Focused Scoring Incentives	Other Resources
West Virginia	\$4,255,000			25 points to developments that commit at least 25% of rental units to tenant populations with special housing needs.	
Wisconsin	\$12,800,000		10% of credit reserved for developments that provide at least 50% of units to homeless and provide supportive services	20 points under the supportive housing set-aside for service in delivery in an integrated setting. May not be applied to developments competing in supportive housing set-aside.	
Wyoming	\$2,680,000			2 points to developments with a minimum of 4% of units set aside for transitioning homeless households.	

2015 Low Income Housing Tax Credit Policies Encouraging Supportive Housing

Low-Income Housing Tax Credit & Supportive Housing in Alabama, 2015

Alabama's 2015 Qualified Allocation Plan does not include special set-asides of Credit or competitive scoring advantages for supportive housing.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

None.

Low-Income Housing Tax Credit & Supportive Housing in Alaska, 2014

Alaska's 2015 Greater Opportunities for Affordable Living (GOAL) Program's Rating and Award Criteria Plan includes threshold requirements and potential competitive scoring advantages for supportive housing but no special set-aside of Credit.

The Alaska Housing Finance Corporation publishes their Qualified Allocation Plan as part of the Greater Opportunities for Affordable Living (GOAL) Program's Rating and Award Criteria Plan. The GOAL program includes Low-Income Housing Tax Credits, HOME Investment Partnerships Program (HOME), and Senior Citizens Housing Development Fund (SCHDF).

The State of Alaska priorities include projects that target "special needs populations" (i.e. persons who experience mental or physical disabilities, homeless persons, and families whose income does not exceed 30% of the area median income, adjusted for family size).

Threshold Criteria

For all projects with 20 or more units, 5% of total units (fractional units round down) must be set aside for a "special needs" population that is not required to be served as a condition of the funding source requested. Special needs populations for this section are defined as: households with persons with mental or physical disabilities, the homeless and persons earning less than 30% of the median income for their area.

Set-Asides

None.

Scoring Incentives

Up to 5 points for provision of units equipped for persons with physical disabilities. Points are based on the number of units equipped in excess of the minimum threshold requirement for GOAL program funding and that exceed the minimum number required by federal Fair Housing law, state or local law, or specific program requirements.

3 points for service-enriched housing, which incorporates substantive social services, which are appropriate to the tenant population, on an ongoing basis. Points are only available if households with physical and/or mental disabilities or homeless persons will be served by the proposed project.

8 points to projects which serve special needs projects committing additional units (up to 50% of the project) to special needs populations above those commitments already required by their funding sources and the GOAL program.

1 point to projects giving a preference to homeless families or individuals in the tenant selection process.

2 points to projects that contain a written commitment to giving a preference in the tenant selection criteria to households containing a veteran.

Other Policies

Projects that have extremely low-income tenant targeting are eligible for a Discretionary Basis Boost. The projects must not receive project-based operating subsidy, and must meet the following conditions:

- The annually projected per-unit operating expenses of the project equal or exceed 90% of rents allowed for households at or below 30% of the area median income, and
- At least 30% of the residential units in the property will be reserved for households at 30% or below the area median income, and
- The increased equity from the basis boost will be set-aside in a controlled reserve account to be used to cover the gap during the compliance and extended use period between the lesser of (1) the 30% rent limit and the 60% rent limit, or (2) the 30% rent limit and the Fair Market Rent (as determined by HUD), and
- The controlled reserve account will be jointly controlled by the project owner and AHFC.

Low-Income Housing Tax Credit & Supportive Housing in Arizona, 2015

Arizona's QAP includes a set-aside category for supportive housing as well as scoring incentives.

Threshold Criteria

None.

Set-Asides

ADOH sets aside up to two projects totaling at least sixty (60) units of Permanent Supportive Housing for Chronically Homeless, either:

- Projects that have a minimum of 30 units set aside for chronically homeless individuals with a preference for veterans. Rents shall be designated at thirty percent (30%) AMI and supported with Rental Assistance; or
- One project with 60 units set -side for Chronically Homeless people with a preference for veterans. Rents shall be designated at 30% AMI and supported with Rental Assistance.

Projects applying for the permanent supportive housing set-aside project are expected to have a Housing First model with supportive services. Permanent supportive housing is defined as housing that centers on providing Chronically Homeless people or families with housing quickly and then providing supportive services and employment that target the specific needs of the individual. Services provided through permanent supportive housing can include, but are not limited to, health care, substance use disorder treatment, mental health treatment, employment counseling, supported employment, connections with mainstream benefits like Medicaid and others.

Scoring Incentives

QAP awards 10 points for providing enhanced supportive services.

Other Policies

QAP establishes occupancy preferences, one of which is veterans' projects. This applies to applicants proposing Projects in which 50% of the Project will serve single adult veterans, with a minimum of 25 units set aside to serve the target population must offer Supportive Services. The QAP awards ten points for these projects.

Low-Income Housing Tax Credit & Supportive Housing in Arkansas, 2015

Arkansas's QAP includes potential competitive scoring advantages for supportive housing.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

8 points (reduced from 13) will be given for a minimum of 30% of units targeted at Supportive Housing for disabled persons.

8 points will be given for 100% Assisted Living housing. “Assisted Living housing” is defined as a combination of housing, supportive services, personalized assistance and health care designed to respond to the individual needs of those who help with activities of daily living in a way that promotes independence for each resident. Supportive services are available 24 hours per day to meet scheduled and unscheduled needs of each resident. The per-unit cost cap for Assisted Living projects (\$164,000) is higher than new multi-family (\$138,000) or acquisition/rehabilitation projects (\$120,000).

QAP awards up to **3 (reduced from 5)** points to developments if support services are provided by tax-exempt organizations.

Low-Income Housing Tax Credit & Supportive Housing in California, 2015

California’s QAP offers priority to supportive housing projects within the non-profit and special needs/SRO set-asides, as well as potential competitive scoring advantages.

Threshold Criteria

To be eligible for Credits, all applicants must select and compete in one of five categories (large family, seniors, single room occupancy, special needs, and at-risk). The agency will attempt to fund Credit awards in each funding round in the approximate following percentages: 65% Large Family, 15% Single Room Occupancy, 5% “At-Risk”, 15% Special Needs, and 15% Seniors.

Set-Asides

QAP has a nonprofit set-aside (10% of the Federal Credit Ceiling). Within the non-profit set-aside, first-priority in each funding round is given to projects providing housing to homeless households. First priority under this provision is for projects with committed McKinney Act or Mental Health Services Act (MHSA). Second priority is for projects with rental or operating assistance funding commitments from federal, state, or local governmental funding sources. The rental assistance must be sponsor-based or project-based and the remaining term of the project-based assistance contract shall be no less than one year and shall apply to no less than 50% of proposed units. Third priority is for other qualified homeless apportionment projects. To compete as a homeless assistance project, at least 50% of the units within the project must be designated for homeless households, defined as individuals/families that lack a fixed, regular, and adequate nighttime residence.

QAP includes a special needs/SRO set-aside in the amount of 4% of the federal Credit ceiling for the calendar year. Any proposed homeless assistance project that applies and is eligible under the nonprofit set-

aside but is not funded is eligible for consideration under this special needs/SRO set-aside.

Scoring Incentives

QAP awards 10 points to single room occupancy and special needs projects.

QAP awards 10 points for projects that provide high-quality services designed to improve the quality of life for tenants. Services must be committed for 10 years.

QAP awards three points for Special Needs/SRO development if the site is located within half mile of a facility that operates to serve the population living in the development. QAP awards two points if the facility is located within one mile of the special needs or SRO development.

Other Policies

Special Needs housing is eligible for a 130% basis adjustment.

To be considered single room occupancy (SRO) housing, developments must meet additional threshold requirements including average income no more than 40% of AMI, numerous design requirements, and a condition that a public agency provide direct or indirect long-term financial support for at least 15% of total project development costs, or owner's equity (including syndication proceeds) must constitute at least 30% of total project development costs. Such projects must submit a signed contract or memorandum of understanding between the developer and service provider, plus a summary of the experience of the developer and service provider in providing for the targeted population

To be considered special needs housing, at least 50% of the units in a development must serve populations that are developmentally disabled, survivors of physical abuse, homeless, displaced teenage parents (or expectant teenage parents), chronically ill (including HIV and mental illness), or have another special need determined by the Executive Director to meet the intent of this housing type. In the case of a development that is less than 75% special needs, the non-special needs units must meet another housing type (for example, large family). Where services are required as a condition of occupancy, special attention will be paid to the assessment of service costs as related to maximum allowable rents.

Operating reserve amounts in excess of industry norms are allowed for developments in the nonprofit set-aside homeless assistance apportionment, plus SRO and special needs projects. If a capitalized rent reserve is proposed to meet the underwriting requirements, it must be included in the cash flow projections.

The QAP offers experience points for supportive housing projects. Developers with 3-6 projects in service for more than 3 years get 4 points and those with 7 or more Special Needs project in service more than 3 years get 6 points. Management Companies with 2-3 Special Needs project managed over 3 years get 2 points and those with 4 or more Special Needs projects managed over 3 years get 3 points.

Low-Income Housing Tax Credit & Supportive Housing in Colorado, 2015

Colorado's QAP offers supportive housing potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards eight points to developments that set aside at least 25% of units for the homeless or supportive housing for non-elderly special need tenants. Projects serving homeless clients must provide services, such as job counseling, transportation, education, etc. to the homeless clients in order to receive points under this section.

Other Policies

An increase of the percent allowed, up to 5%, may be requested for homeless projects that are serving tenants at or below 30% AMI. The increase in equity provided by the additional annual credit must be committed to provide supportive services or a rental subsidy for such tenants. A minimum of 15% of the total units in the project must be at or below 30% AMI. For those projects subject to the HUD subsidy layering review, this change is subject to approval by HUD.

Developers of housing for the homeless must have at least five years of experience in the development and management of housing for the homeless. Colorado offers technical assistance to connect project sponsors with experienced developers.

Low-Income Housing Tax Credit & Supportive Housing in Connecticut, 2015

Connecticut's QAP offers supportive housing projects potential competitive scoring advantages. There is also a set-aside of State credits.

Threshold Criteria

None.

Set-Asides

There is a set-aside of \$2 million of State credits for scattered site and small-building supportive housing.

Scoring Incentives

QAP awards up to six points for providing supportive services to more than 20% of units, and 2 points for 10-20% of units, specifically for residents identified as homeless, chronically homeless, imminently homeless, or at-risk of homelessness.

QAP awards 1 point to developments that **provide a minimum of 2 units for veterans experiencing homelessness** in their Supportive Housing Services plans.

QAP awards up to 7 points to developments that provide housing for households below 25% of AMI throughout the extended use period. Points are awarded based on the percentage of qualified units that serve such households. Maximum points awarded for projects that set aside at least 25% of units.

QAP awards up to 5 points for projects that designate 20% or more of units to projects that promote economic integration by creating mixed income housing. QAP awards 2 points for designating between 10 and 20% of units.

Low-Income Housing Tax Credit & Supportive Housing in Delaware, 2015

Delaware's QAP requires all projects to serve special needs populations in 5% of units, and offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria

All developments will be required to target 5% of the total units or 3 units, whichever is greater, to be set-aside for special population -eligible households with household income at 40% of Area Median Income or below. Applicants shall occupy targets with eligible special populations being: persons with HIV/AIDS related illness, literally or imminently homeless, survivors of domestic violence, persons with disabilities including persons with mental illness, persons with physical disabilities, persons with intellectual or development disabilities, youth exiting foster care or persons exiting state run-institutions.

Set-Asides

None

Scoring Incentives

QAP awards up to 5 points to applicants who shall increase the number of target units set aside for special population-eligible units to 10% or 6 units, whichever is greater from the mandatory 5%.

QAP awards up to three points for the provision of at least three qualifying social services representing a total of 24 hours of qualified services.

QAP awards 3-5 points for developments that exceed the Fair Housing and ADA minimum requirements of

maintaining 5% of the total unit count as fully accessible unit. Maximum points are awarded to properties that provide 20% fully accessible units.

Other Policies

The State of Delaware signed an Olmstead Settlement Agreement in July 2011 with the United States Department of Justice (USDOJ) laying out strategies and benchmarks to ensure Delaware’s compliance with the “integration mandate” that services be provided in the least restrictive setting possible. Ensuring affordable housing opportunities and choices are available to support community-based care is a critical piece of these reforms. By the terms of the Settlement Agreement, an integrated unit means no more than two persons living together in a unit (with a roommate of their choice) and no more than 20% of the units in an apartment complex leased to persons with a disability.

DSHA will determine during the ranking/underwriting process if an eligible basis boost is needed for financial feasibility or for assisting extremely low income households, such as supportive housing residents. This additional boost is not available for properties that are in a Qualified Census Tract (QCT) or Difficult to Develop Area (DDA) since a QCT or DDA already qualifies for the additional 30% boost.

Low-Income Housing Tax Credit & Supportive Housing in the District of Columbia, 2015

The District of Columbia’s Consolidated RFP requires all projects to meet a 5% supportive housing threshold and offers other potential scoring advantages.

Threshold

All projects must target 5% of units to permanent supportive housing (PSH). PSH units that are used to meet the 5% set-aside requirement must follow the Housing First model and fill vacancies through the Coordinated Entry System.

Scoring

Consolidated RFP offers 3 points if at least 10% of units (including the required 5%) are reserved as Permanent Supportive Housing that follows the Housing First model and fills vacancies through the Coordinated Entry system.

Consolidated RFP offers 2 points if the Applicant commits, that 20% of all Permanent Supportive Housing units created will be fully accessible.

Consolidated RFP offers a maximum of 5 points based on the quality of the Supportive Services Plan.

Low-Income Housing Tax Credit & Supportive Housing in Florida,

2015

Florida's QAP and State Apartment Incentive Loan (SAIL) program RFPs let supportive housing projects compete in special application cycles.

Threshold Criteria and

Five percent of the Allocation Authority will be reserved for affordable housing projects that target persons who have a disabling condition. Any Housing Credits not allocated because of a lack of eligible projects targeting persons who have a disabling condition shall be distributed for high-priority affordable housing projects.

Set-Asides

In 2015 Florida Housing Finance Corporation (FHFC) continued to offer multiple application rounds that have targeted scoring incentives toward different programs. Supportive housing is to be primarily built through the State Apartment Incentive Loan program (SAIL) in small developments.

Scoring Incentives

None

Other Policies

Florida Housing Finance Corporation (FHFC) will designate developments as a high-cost area through the authority given to FHFC by the Housing and Economic Recovery Act of 2008, enacted July 30, 2008. The criteria for such designation will be that any **Person with Special Needs Development or Homeless** will be eligible for the 30% boost if that Development is not located in a HUD-designated DDA or QCT.

Low-Income Housing Tax Credit & Supportive Housing in Georgia, 2015

Georgia's QAP offers supportive housing projects potential scoring advantages.

Threshold Criteria

Each project selected for an award of credits must prepare and submit an Affirmatively Furthering Fair Housing Marketing Plan outlining how the project will market units to underserved tenants including tenants with disabilities.

All family projects must include at least one basic ongoing service. Proposed services must be committed to the Compliance Period or the Period of Affordability.

Set-Asides

None.

Scoring Incentives

Three (3) points will be awarded to an Application with a commitment of HUD Section 8 project-based rental assistance for at least 15% of units with a tenant selection preference for people with severe, chronic developmental disabilities or mental illness who currently live in institutions, are at serious risk of institutionalization, or are chronically homeless due to their disabilities; and persons qualifying for participation in the Money Follows the Person program. **OR** QAP awards 2 points to an application that agrees to accept Section 811 project-based rental assistance for up to 10% of the units for the purpose of providing integrated housing opportunities to individuals with mental illness and to individuals eligible to participate in the Money Follows the Person program.

DCA will award 3 points to one project that presents an innovative project concept/design that addresses complex problems faced in providing housing opportunities for at-risk populations identified in an Integrated Housing setting. The innovation should result in innovative and replicable solutions not typically seen in Georgia tax credit projects. Examples of innovation might include collaborative partnerships that provide new funding sources for services and tenant assistance interagency partnerships that combine funding sources to reduce development or operating costs, or strategic solutions that break down barriers for the populations served.

DCA will award 3 points to one project that presents innovative ideas for holistic place based approaches to integrating health and housing within the same project. At all income levels housing that is affordable relative to household income is highly conducive to good health. Additionally, lack of housing (homelessness) and housing instability are associated with a wide range of poor health outcomes for adults and lifelong poor health for affected children. Collaborative partnerships with health care providers that provide free or low cost preventive health care at properties, tenant engagement programs that emphasize healthy eating and healthy lifestyles, strategies for allowing aging seniors to live independently are examples of the integration of health and housing.

Low-Income Housing Tax Credit & Supportive Housing in Guam, 2015

Guam's QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

The 2015 Guam QAP will focus on benefitting large families and special needs populations.

Projects may receive **6 points (reduced from 10 in 2013)** for dedicating at least 20% of all units for tenant populations with special housing needs. Special needs groups are "persons for whom social problems, age or physical or mental disabilities impair their ability to live independently and for whom such ability can be improved by more suitable housing conditions."

To receive consideration for this criterion:

- The project must commit to provide case management or services specific to this population or special facilities to accommodate the physically disabled.
- The Market Study shall specifically address the housing needs for the special needs group.

Low-Income Housing Tax Credit & Supportive Housing in Hawaii, 2015

Hawaii's QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards up to 2 points to developments that commit to serve tenant populations with special housing needs, defined as persons for whom social problems, age, or physical or mental disabilities impair their ability to live independently and for whom such ability can be improved by more suitable housing conditions. Persons with special housing needs may include the physically and mentally disabled and the homeless. To receive points, the project must provide services that will enhance the livability of the project for designated tenants. The number of points awarded is based on the quantity and quality of services provided and the status of commitment.

Low-Income Housing Tax Credit & Supportive Housing in Idaho, 2014-2015

Idaho's 2014 QAP, used in 2015, offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards 2 points (Note: Decreased from 3 points, and changed from a 25% commitment to a waiting list preference) to developments leasing rent restricted units who commit to giving a waitlist preference to households that contain one or more members with a handicap as defined in the Fair Housing Act.

Low-Income Housing Tax Credit & Supportive Housing in Illinois, 2015

Illinois' QAP offers supportive housing projects potential competitive scoring advantages, and requires a higher threshold of units designed for people with mobility impairments.

Threshold Criteria

Must be willing to accept future State-administered operating subsidy or project-based rental assistance, should it be made available, on units that are not already subject to a rental assistance contract.

At least 10% of the total units in the Project are designed for persons with mobility impairments. (Changed from 3 points in 2014 QAP)

Set-Asides

None

Scoring Incentives

QAP awards a maximum of 10 points to developments that target units for 30% AMI or below. For projects with 41 or more units, the QAP awards maximum points for designating 20% or more to 30% AMI, 7 points for 15.0-19.99% of units, 4 points for 10.0-14.99% of units, 2 points for 5.0-9.99% of units, and 1 point for 1.00-4.99% of units. For projects with 40 or less units, the QAP awards 10 points for designating 25% or more of units to 30% AMI, 7 points for 20.0-24.99% of units, 4 points for 15.0-19.99% of units, 2 points for 10.0-14.99% of units, and 1 point for 4.00-9.99% or less units. QAPs must submit the 30 Percent AMI Housing Certification.

Projects whose architectural design and construction exceed universal design features in the Mandatory Section, as evidenced through submission of the Scoring – Universal Design Certification, available on the Website, can earn up to seven (7) points as follows:

5 points to Projects whose universal design score is at least 50 for 50% of the Project's units

7 points to Projects whose universal design score is at least 50 for 100% of the Project's units

QAP awards 3 points for Coordination with veteran's services, through local Department of Veterans Affairs Supportive Services for Veterans Families (SSVF) awardees, local Illinois Veteran Service Officer or U.S. Department of Veterans Affairs, and 2 additional points for commitment of federal, state, or local project based rental assistance, including U.S. Department of Veteran's Affairs Supportive Housing (VASH)

vouchers.

Projects that include Statewide Referral Network Units, can earn up to ten (10) points as follows:

3 points for 5.00% - 9.99%

5 points for 5.00% - 9.99% and located in a Statewide Referral Network community of preference

6 points for 5.00% - 9.99%, and located in a Statewide Referral Network community of preference, and commits to Property Manager's software able to communicate with TRACS

7 points for 10.00% - 15.00%

9 points for 10.00% - 15% and located in a Statewide Referral Network community of preference

10 points for 10.00% - 15%, and located in a Statewide Referral Network community of preference, and commits to Property Manager's software able to communicate with TRACS

QAP awards up to **10 points** for projects with unit based (rather than tenant based) rental assistance ensuring tenants pay no more than 30% of their income towards rent and utility expenses combined, evidenced through submission of a rental assistance contract or commitment. Points depend on the whether it is state/federal rental assistance, or other rental assistance, the percentage of units receiving rental assistance, and the length in years of remaining assistance. Maximum points are awarded to projects that are receiving state/federal rental assistance for 11 or more years on **25%** or more of units. State and federal rental assistance includes Section 8/RHI, McKinney-Vento, Section 811 PRAC Contract, Veterans Affairs Supportive Housing (VASH), Veterans Affairs Per-Diem, and SHP/Shelter + Care. Other rental assistance includes employer, developer, and municipal assistance.

Other Policies

All resident services expenses must be funded from a third-party income such as Medicaid, McKinney Vento, or the Veteran's Administration rather than Project Income.

Low-Income Housing Tax Credit & Supportive Housing in Indiana, 2015

Indiana's QAP offers supportive housing projects potential competitive scoring advantages and a 10% threshold. Projects may also compete in the general application or a special set-aside.

Threshold Criteria

IHCDA dedicates 10% of available annual Housing Credits for units that provide residential housing for "special needs populations", which include persons with physical, mental, or developmental disabilities, persons with chemical addictions, single parent households, victims of domestic violence, abused children, homeless persons and the elderly.

Set-Asides

QAP includes a 10% set aside for developments that further the creation of community-based housing that targets the extremely low income (less than 30% AMI) with intensive service programs that have a direct impact on reducing homelessness and use a Housing First model. Eligible Supportive Housing applicants must demonstrate participation in the Permanent Supportive Housing Institute.

Scoring Incentives

QAP awards 6 points to developments in which 18-30% of total units charge rent affordable to people with incomes at or below the 30% AMI.

QAP awards up to 8 points for providing services to permanent supportive housing developments as part of a Tenant Investment Plan. Programs must have a combination of Level 1, 2 and 3 to be eligible to receive the maximum of six (6) points. Outstanding TIP plans that specifically cater to the needs of the tenant population and provide extensive services are eligible for a two (2) point bonus based on the Agency's discretion.

- Level 1: This level provides goods or services as a tenant incentive and awareness of programs and assistance offered in the community. Applicants are encouraged to network with local businesses and/or service agencies to offer unique but valuable incentives to current and/or future tenants. Services within this level are 0.25 points each.
- Level 2: This category may target services for specific tenants such as education classes or services that will help tenants live a more self-sufficient and healthy lifestyle. Services within this level are 0.5 points each.
- Level 3: This category offers extensive services to provide tenants with assistance, programs and tools to maintain and/or improve their lifestyle within the community. This category requires both extensive tenant participation as well as management maintenance. Services within this level are 1 point each.

QAP awards up to 5 points for universal design features from select categories. Universal design features may include wider hallways, grab bars for the bath, raising of electric outlets, etc.

Other policies

Indiana may also increase the eligible basis up to 30% if the eligible basis otherwise would be a low percentage of the total development costs due to certain conditions, including competing under the Housing First set-aside.

Low-Income Housing Tax Credit & Supportive Housing in Iowa, 2015

Iowa's QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria

All projects are required to target ten percent (10%) of the total Project Units to Persons with Disabilities. Projects are not required to provide on-site supportive services or a service coordinator.

Set-Asides

None.

Scoring Incentives

QAP awards up to 24 points for projects advancing the goals of DHS's Olmstead Plan for Mental Health and Disability Services to build a consumer- and family-driven system that expands people's choices for the supports and services they need, where they are provided and by whom. The number of points depends on the percentage of units that are fully accessible or are visitable, in addition to the mandatory 10% accessible and 2% with accessible communications features. For example, 12 points (maximum for this breakdown) are awarded to projects that are 40% fully accessible, 2% with accessible communications features, and the rest visitable.

QAP awards 10 points if at least 50% of the fully Handicapped Accessible units designated above will be two-, three-, or four-bedroom units.

QAP awards 2 points if all on-site Property Management staff will complete Mental Health First Aid training approved by the Iowa Department of Human Services and/or an Olmstead Consumer Taskforce approved disability awareness training program.

QAP offers 1 point for each percentage of units that are occupied by households of certain income levels, up to 15 points for tenants with incomes at forty percent (40%) AMI or less; up to 5 points for tenants with incomes at 30% or less; and up to 10 points for market rate units not eligible for tax credits.

QAP awards up to 35 points to projects that are Subsidized Project-Based Rental Assistance or HUD-VASH Voucher Projects. QAP awards the following points:

Project-Based Rental Assistance (Nonlocal PHA Source)

- At least 50% of units – 30 points
- At least 75% of units – 35 points

Local Project-Based PHA Voucher Assistance:

- At least 5% of units – 10 points
- At least 15% of units – 25 points
- At least 25% of units – 35 points

HUD-VASH Voucher assistance.

- At least 5% of units – 10 points

- At least 15% of units – 25 points
- At least 25% of units – 35 points

Low-Income Housing Tax Credit & Supportive Housing in Kansas, 2015

Kansas's QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria

The development must provide an appropriate menu of amenities and supportive services such as organized recreational activities, green area, and free dial up internet/computers for tenants in office or common area, credit counseling, literacy/language training, food/nutrition classes, day care center, and resident management and initiatives.

Set-Asides

None.

Scoring Incentives

QAP awards 20 points to developments targeting 100% of units to tenants 55 years and older and/or to tenants with special needs.

QAP awards up to 35 points to developments designed to serve lowest income tenants by providing a specified percentage of units serving the 30% AMI level. Points range from 7 (for developments providing 10-12% of units at the 30% AMI level) to 35 (for developments providing 19-20% of units at the 30% AMI level).

QAP awards up to 45 points to developments that address any of four priority housing needs identified by the agency, including developments for special need populations including, but not limited to, homeless families and individuals or persons with disabilities; and preservation of housing with a HUD Section 8 or USDA Housing Assistance Payment contract, or any application from a Public Housing Authority (15 points for each priority need).

Low-Income Housing Tax Credit & Supportive Housing in Kentucky, 2015

Kentucky's 2015 QAP offers supportive housing potential competitive scoring advantages and several supportive housing set-asides.

Threshold Criteria

None.

Set-Asides

KHC has established a Nonprofit Supportive Housing Pool for a total of **\$1,950,000**. This set-aside includes:

- \$750,000 Recovery Kentucky Set-Aside
- \$700,000 to a competitive Scholar House project in Northern Kentucky
- \$500,000 to the Nonprofit Supportive Housing pool: Available on a competitive basis for projects providing supportive housing services to at least 50 percent of units for individuals or families who are Elderly, homeless, at risk of homelessness, victims of domestic violence, and/or have disabilities, acquired traumatic brain injury, aging out of foster care, persons with AIDS, severe mental illness, or chemical/alcohol dependency and who require access to supportive housing services.

Recovery Kentucky was launched in 2005 by the governor's office to create statewide recovery centers aimed at providing housing and recovery services for people with problems of substance use disorder. The aim is to help people overcome addictions while simultaneously moving them into permanent housing.

Scoring Incentives

Projects receive 5 points for each of the following provisions, for a maximum of 25 points:

- The population being served and the experience the support provider has serving that population.
- How the supportive service plan will address the needs of the specific population.
- How the success of the supportive services plan will be evaluated; the formal and informal methods that will be used to evaluate success of the development in meeting the individual needs of the residents, as well as addressing overall issues of the population.
- How residents will be linked to services not directly offered by the primary service provider.
- The source of funding for the services and how the project plans to sustain supportive service provisions over the life of the compliance period

Low-Income Housing Tax Credit & Supportive Housing in Louisiana, 2015

Louisiana's QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards up to 5 points for Special Needs Households (includes homeless households, disabled households, and tenant populations of individuals with children) that serve 20% of the households. 3 points are awarded if the project serves 10% of such households.

QAP awards up to 3 points for developing up to 15% of the total units as Accessible Units.

QAP awards up to 3 points for leverage consisting of non-governmental funds for persons with disabilities.

QAP awards a maximum of 6 points to projects in which at least 5% and less than 10% of units serve PSH household with incomes at or below 20% AMI. 5 points are awards to projects that designate at least 10% but less than 15% of units to households *other than PSH* with incomes at or below 30% AMI. QAP awards 4 points to projects that serve at least 5% but less than 10% of units to households *other than PSH* with incomes at or below 30% AMI.

Other Policies

Single Room Occupancy projects are not subject to total development cost per unit limits or square-foot limits if the local governmental unit certifies that the development will provide shelter to homeless persons or receive McKinney funds.

Low-Income Housing Tax Credit & Supportive Housing in Maine, 2015 (2014 QAP)

Maine's 2014 QAP, used in 2015, offers supportive housing projects potential competitive scoring advantages, as well as threshold requirements that may assist in creating supportive housing.

Threshold Criteria

QAP includes a threshold criterion for all developments to make a resident service coordinator available to evaluate service needs and refer residents to appropriate services.

Set-Asides

None.

Scoring Incentives

QAP awards two points to developments that give preference in at least 20% of the units to persons who are homeless or displaced, persons with mental or developmental disabilities, or other persons with special needs. Applicants must maintain a waiting list for the persons for whom the preference is given and provide access to services appropriate to such persons.

Other Policies

Projects that exclusively serve certain population, including persons with disabilities, persons who are homeless and persons who are wards of the State are excluded from the requirements of the State's Growth Management Laws.

A Project will receive up to 5 points based on the percentage of units in the Project for which new project-based rental assistance has been committed as follows. If up to 25% of project-based rental assistance is committed, QAP awards 1 point, while any commitment between 25 and 50% will be awarded with 2 points. QAP awards 3 points to projects that have commitments between 50 and 75%, 4 points for commitments between 75 and 100%, and 5 points if all units receive this assistance. Assistance provided under the Project-Based Voucher Program pursuant to 24 CFR Part 983 is eligible for points hereunder only if the Project has been awarded assistance pursuant to a competitive process prior to the date of the Application. Project-based rental assistance made available, either directly or indirectly, by MaineHousing is not eligible for points under this subsection. To be eligible, the terms of the project-based rental assistance must be similar to the terms of RD or HUD project-based rental assistance or provide rental assistance in the minimum amount of \$200 per assisted unit per month.

Low-Income Housing Tax Credit & Supportive Housing in Maryland, 2015

Maryland's 2015 QAP and Program Guide offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria

The new Program Guide limits the award of competitive low-income housing tax credits and rental housing funds (RHF) to proposals that fit within the following categories:

1. *Family Housing in Communities of Opportunity:*
2. *Community Revitalization and Investment Areas:*
3. *Integrated Permanent Supportive Housing (PSH) Opportunities:*

To meet this priority, the project must provide at least 10% and not more than 25% of its total units to households with incomes at or below 30% of area median income and headed by one of the following:

- Person with disabilities (PWD), including persons referred by the Maryland Department of Disabilities (MDOD) or Maryland Department of Health and Mental Hygiene (DHMH);
 - Youth aging out of foster care;
 - Persons transitioning from correctional facilities; or
 - Veterans.
 - Elderly persons with special needs;
 - Elderly persons who are homeless;
4. *Preservation of Existing Affordable Housing that is not financially feasible using tax-exempt bond financing*

Set-Asides

None.

Scoring Incentives

Income targeting (14 points maximum):

- A project will receive 4 points if at least 10% of the units will be income-restricted at 30% of the area median or below for the Housing Credit compliance period (including the extended use period). These points are available (1) if the project rent restricts those units at the 30% area median income level for the compliance period or (2) for units supported by the award of a project based housing choice voucher contract (or a Maryland Department of Housing and Community Development (DHCD) approved equivalent form of project based assistance) with a term of 15 years or more.
- Up to 10 points will be awarded based on the weighted average of area median income targeting by bedroom in a project. For purposes of this calculation, the lowest income level used will be 30% of area median income. SRO or efficiency units will be counted as 0.67 bedrooms.

Targeted Populations: PWD or Special Needs (10 maximum points):

- Permanent housing.
- Income and rent restricted at no more than 50% of the area median income.
- Set aside for a household that is headed by one of the following:
 - PWDs,
 - Persons with special needs,
 - Youth aging out of foster care,
 - Elderly homeless persons,
 - Veterans, or
 - Persons transitioning from a correctional facility or other State facility or institution.

To receive points in this category, targeted populations in elderly projects must meet DHCD’s age-restrictions. Additionally, the units from the 5% threshold requirement in Section 4.5 may be counted toward the total percentage for scoring in this section, if the threshold units are income and rent restricted at or below 50% AMI (the threshold, at a minimum, only requires targeted at or below 60% AMI). Points will be awarded as follows:

Points	Set aside for targeted population
6 points	15% - 25%
5 points	13% to less than 15%
4 points	12 % to less than 13%
3 points	10 % to less than 12%
2 points	8% to less than 10%
1 points	6% to less than 8%

An additional 4 points shall be awarded to projects with project-based subsidies for all of the identified targeted population units so that the units serve extremely low income households (at or below 30% AMI). Documentation must be provided to show that the project-based subsidy will be in place for a minimum of 5 years.

Projects with non-elderly PWD units that meet the Section 811 requirements will receive 4 points if they agree to accept, if offered by DHCD, the assignment of Section 811 project-based subsidies. Applicants should note that HUD’s Section 811 program represents a federal funding stream and may trigger various federal regulations, including but not limited to Davis-Bacon.

Tenant Services (8 maximum points):

Up to 8 points will be awarded to projects that augment passive community links for services by identifying one or more tenant services providers for services on-site or in the community. Points will be awarded based on the described services, the applicability of the services to the tenant population, and the existence of a mechanism for resident feedback about tenant services at the project.

Operating Subsidies (10 maximum points):

DHCD recognizes that projects may include other local investments not directly included in a project’s sources and uses statement but which, nonetheless, represent significant reductions in the State resources needed to achieve feasibility. In particular, locally controlled project-based rental subsidies allow projects to serve lower income households and protect tenants against being rent burdened while sustaining a project’s rental revenues. Additionally, local PILOT arrangements that reduce operating costs and other forms of operating assistance may be available.

Points will be awarded points based on the value per affordable unit per year of the subsidy as follows:

LONG-TERM (10 YEAR) ANNUAL OPERATING SUBSIDIES PER UNIT		
Points	Participating Jurisdiction	Non-participating Jurisdiction
10	\$400 subsidy	\$200
9	\$350 - \$399	\$175 - \$199
8	\$300 - \$349	\$150 - \$174
7	\$250 - \$299	\$125 - \$149
5	\$200 - \$249	\$100 - \$124
3	\$150 - \$199	\$75 - \$99
1	\$100 - \$149	\$50 - \$74
0	Less than \$100	Less than \$50

Low-Income Housing Tax Credit & Supportive Housing in Massachusetts, 2015 (2015 QAP)

Massachusetts' QAP offers supportive housing projects favorable thresholds requirements and potential competitive scoring advantages.

Threshold Criteria

QAP includes a threshold requirement for all developments to reserve 10% (or 15% if developments seek an allocation of 4% tax credits for a mixed income project with at least 50% of the units at market rates) of the total number of units for persons or families earning less than 30% of area median income.

QAP includes a threshold requirement for all developments to provide a narrative with the application describing supportive services available in the community to the existing or future tenants of the project. Developers do not necessarily have to pay for the services, but must identify the services and indicate how they will notify tenants on a regular basis of opportunities for education, employment training, and other important services.

Set-Asides

None

Scoring Incentives

QAP awards 8 points to developments that offer no more than 15% of the units set aside for individuals or households with special needs and/or persons with disabilities. To receive points, the agency must be satisfied that the project design, amenity package, and services package are appropriate for the intended residents.

Projects also may receive up to 8 points in this category for providing at least 20% of units with services that are appropriate for special populations, including but not limited to homeless veterans, other homeless individuals or households with identified special needs, frail elderly to be served in assisted living facilities.

QAP awards 3 points to developments committing to rent at least 15% of the tax credit eligible units to individuals or families with incomes at or below 30% of median income. To receive points, sponsors must include this commitment in the project's regulatory agreement.

Other Policies

In 2015, DHCD highlighted an emphasis on supportive housing, especially as it relates to the need to address homelessness.

Low-Income Housing Tax Credit & Supportive Housing in Michigan, 2015 (2015QAP and Scoring Criteria)

Michigan's QAP offers supportive housing projects potential competitive scoring advantages and the chance to compete in the permanent supportive housing set-aside.

Threshold Criteria

None

Set-Asides

Permanent Supportive Housing Category (25%): Allocated to projects setting aside at least 25% of the units in the development for new tenants that are PSH-eligible or that are preserving an existing PSH project for which the project will remain a PSH project. A project that has more than 75 PSH units is not eligible to be submitted unless a waiver is granted by the Michigan State Housing Development Authority (MSHDA). Projects meeting the definition of a PSH project must be submitted in this category.

MSHDA will hold two funding rounds for both 2015 and 2016 credit. In each of the funding rounds, allocations will be made to the highest scoring projects in each of the Categories. Any credit that is not used in the first funding round will be moved to the next funding round for each respective year. Funding Round #1 (October 2014 and 2015) allocates \$3,300,000 (approximately 15% of the Annual Credit Ceiling) to the Permanent Supportive Housing Category. Funding Round #2 (April 2015 and 2016), allocates an additional \$2,200,000 to the Permanent Supportive Housing Category (approximately 10% of the total Annual Credit Ceiling).

Scoring Incentives

Projects that commit to restricting units to low-income tenants will receive up to 30 points for depth and breadth of targeting. Points deliberately encourage use of Project Based Rental Assistance (PBRA). All rent targeting must be evenly distributed among bedroom types and buildings, except for elderly projects.

Other criteria include:

- No points will be awarded for Permanent Supportive Housing units in which MSHDA Project Based Vouchers are being requested
- No more than 10% of a project's total units may be targets to units that are less than or equal to 30% AMI without PBRA.
- No more than 50% of a project's total units may be targeted and counted toward total points without PBRA.
- Projects using an owner established sinking fund for rental assistance (e.g. rental subsidy reserve) will not be eligible to receive points under the project-based rental assistance portion of the scoring.

Supportive service coordination – 6 points

On-site service coordination must be available to all supportive housing tenants. This may be provided through a partnership with the local service organizations. The minimum is 8 hours per week for every 30 units. Additional on-site services may be needed depending on the population served by the supportive housing project.

Permanent supportive housing projects are eligible for the points listed below.

Projects that employ other sources of federal, state and/or private financing. Evidence of the financing (including the amount, term and interest rate) must be submitted with the application.

- 1 point for HUD Shelter Plus Care Program (S+C)
- 1 point for Capital Contribution targeted for supportive services from developer fee (\$100 per supportive housing unit/per year through the 15-year compliance period)
- 1 point for Private/Foundation – minimum of \$1,000 per supportive housing unit must be committed
- 1 point for Other State Agencies – minimum of \$1,000 per supportive housing unit must be committed (DOC, DCH, DHS)
- 1 point for Federal Funding for supportive housing programs such as the HUD 811 Program or Veteran housing programs targeted for special needs or homeless populations

Community/Supportive Service Space: 2 points

To meet minimum PSH threshold requirements, projects are required to provide community or supportive service space to projects with 11 or more PSH units. A minimum of 15 square feet per residential unit is required. Projects that provide additional community space to offer additional opportunities for residents such as enrichment classes or employment training on-site will be awarded 2 points.

Developing in a high need area – 2 points

Points will be awarded to those projects that can document a high need area where the homeless count is greater than 500 persons within the City or County that the development is located.

Targeted Supportive Housing Populations – 5 points

Projects that have demonstrated in their Supportive Service Plan to serve chronically homeless people will receive 5 points.

Continuum of Care support and engagement – 4 points

The minimum PSH threshold requirements include submission of a letter of support from the local Continuum of Care (CoC). In addition to the support letter, points may be awarded if there is documentation demonstrating that the development team has attended a meeting with the CoC housing planning body during the planning phase to ensure that the stability of tenants and the project are integrated in the community and that there are strong social support networks available to meet the needs of the PSH tenants.

Successful PSH Outcomes – 2 points

If the Developer has 50 or more units of PSH, 2 additional points will be awarded if documentation is submitted with this application that clearly demonstrates that the annual average economic vacancy within the PSH units is at or below 5%. If the development has both PSH units and non-PSH units, data should be provided for the entire development. However, to receive points, the PSH units must meet the 5% average economic vacancy target.

Housing First Model – 4 points

Points will be awarded to supportive housing models that are collaboratively meeting the needs of the community to reduce the high costs of current system usage such as emergency rooms, police and emergency response systems and other community funded services. To receive points there must be a demonstrated use of assessment tools that identify and prioritize the referrals to serve the most vulnerable. Include a description of the referral process and centralized intake assessment that prioritizes the referrals for the waiting list that will be utilized at this development. The model must support moving persons quickly into housing from settings such as streets or shelters without preconditions of treatment acceptance or compliance. Sobriety and medication compliance cannot be an entrance requirement.

Other Policies

Additional requirements are listed in Michigan's Low Income Housing Tax Credit Program Supportive Housing Set-aside (Addendum III). For more information, see

http://www.michigan.gov/documents/mshda/mshda_li_ca_05_addendum_iii_183854_7.pdf

Developer Experience – 9 points maximum

3 points -- Developer owns and operates 50 or more units of supportive housing.

3 points -- Lead Agency has experience providing services for 50 or more units of supportive housing

3 points -- Management Company has experience managing 50 or more units of supportive housing.

Low-Income Housing Tax Credit & Supportive Housing in Minnesota, 2014-2015

Minnesota's QAP offers supportive housing projects potential competitive scoring advantages. Additionally, supportive housing projects meet Minnesota's threshold requirement for project type.

Threshold Criteria

For applications submitted in Round 1, all applicants must meet one of five threshold housing types. Among the threshold types are: 1) metropolitan developments in which at least 75% of the total Housing Credit

units are single room occupancy units affordable to households whose income does not exceed 30% of AMI; 2) developments that are not restricted to persons of a particular age group and in which, for the term of the extended use period, a percentage of units are set aside and rented to persons with serious and persistent mental illness, developmental disability, drug dependency, brain injury, or permanent physical disabilities that substantially limit major life activities.

Set-Asides

QAP awards 100 bonus points to developments until a total of **\$1,922,000** (estimated 25% of Minnesota Housing's administered credit authority) in tax credits are awarded for providing permanent housing for households experiencing long-term homelessness selected in the 2015 Housing Tax Credit competitions. Qualifying proposals must submit the Supportive Housing application materials and agree to pursue and continue renewal of rental assistance, operating subsidy, or service funding contracts for as long as the funding is available.

Scoring Incentives

QAP awards 10 points to developments in which at least 50% of the total Housing Credit units are single room occupancy (one bedroom or less with rents affordable to households whose incomes do not exceed 30% of AMI).

QAP awards 10 points to developments in which at least 25% of total units, or 3 points for 10% of units, are set aside and rented to special populations, including persons with serious and persistent mental illness, developmental disability, drug dependency, brain injury, or permanent physical disabilities that substantially limit major life activities.

QAP awards 10 points to developments in which 50 to 100% of total units, 7 points for 10-49% of units, and 5 points to 5-9% of units, are set aside and rented to household experiencing long term homelessness.

QAP awards up to 13 points to developments restricting 100% of units, or 8 points for 50% of units, to households whose incomes do not exceed 30% of AMI. All 30% rent restricted units must meet the 30% AMI rent for a minimum of five years.

QAP awards 17 points for setting aside 100% of units for project based rental assistance and an additional 4 points for a plan to collaborate with a PHA to provide other Rental Assistance.

Low-Income Housing Tax Credit & Supportive Housing in Mississippi, 2015

Mississippi's QAP offers supportive housing projects a special set-aside of 7 percent of total credits, as well as potential scoring advantages.

Threshold Criteria

All developments must commit to provide a minimum of two community services in at least two unrelated areas not otherwise typically present in low-income rental housing.

Set-Asides

MHC will set aside \$500,000 dollars of the annual credit authority for developments that target Elderly, Persons with Disabilities, or Veterans. To be eligible, developments must commit (1) 100% of the residential units to house tenants that are at least sixty-two years of age, or (2) a minimum of 10% (10% up to 25%) of units to persons with disabilities or veterans in accordance with HUD's definition(s).

Scoring Incentives

Housing for persons with disabilities – 10 points

A minimum of 10% but no more than 25% of the total units in the development must be constructed/rehabilitated in accordance with the Americans with Disabilities Act.

Housing for Veterans – 10 points

A minimum of 10% of the units must be set aside for Veterans.

Other Policies

MHC will designate a development as eligible for a State Discretionary Basis Boost of 30% if it targets special needs populations, defined as elderly, homeless, persons with disabilities, and veterans. Developments must set aside a minimum of ten percent (10%) of its units for one of the special needs category.

Certain developments may be allowed higher developer fees as an incentive to produce hard-to-develop or socially desirable developments, such as homeless housing, single room occupancy housing, and scattered site developments.

Low-Income Housing Tax Credit & Supportive Housing in Missouri, 2015

Missouri's QAP offers supportive housing projects a special set-aside and potential competitive advantages.

Threshold Criteria

None

Set-Asides

Proposals that commit to a special needs set-aside of no less than 10% of total units up to a maximum of

100% of total units will receive priority consideration. MHDC will endeavor to set aside 33% of federal and state 4% and 9% low income housing tax credits for projects containing units qualifying under the special needs housing priority outside the geographic set-aside, subject to the quality of the special needs proposals received and their ability to meet selection criteria and underwriting requirements.

Service Enriched Housing: Proposals offering significant services tailored to the tenant population will receive a preference in funding. To be considered under this priority a development must target a specific population. Examples include but are not limited to: (1) Elderly households (2) Individuals with children (3) Formerly homeless individuals and families (4) Individuals with physical and/or developmental disabilities, and (5) Individuals diagnosed with mental illness.

Developments targeting 100% of the units to special needs households must be designed and constructed in accordance with universal design principles. Developments with a special needs set-aside less than 100% must increase the number of units accessible to the mobility impaired from the 5% minimum to a percentage equal to or greater than the special needs set-aside percentage.

Scoring Incentives

Applications are evaluated using federal preferences, state priorities, and selection criteria. The state does not employ a point system.

Other Policies

Applications submitted with Special Needs units must include \$1,000 per special needs unit as a payment to the Special Needs Housing Reserve Fund, which has been established by MHDC. These funds will be held by MHDC and used as necessary to temporarily assist special needs properties who have experienced unforeseen operational issues, for example, the loss of rental assistance.

Proposals deemed difficult development areas, including projects that qualify for the special needs and service enriched housing priorities, are eligible to increase the qualified basis by an amount up to 30% in order to achieve financial feasibility.

If a development includes both tax credit and market rate units the market rate unit rents must be at least 15% higher than tax credit rents. This does not apply to special needs housing properties.

Low-Income Housing Tax Credit & Supportive Housing in Montana (2015 QAP)

Montana's QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

Tenant Populations with Special Housing Needs

An Application will be awarded 10 points for each 5% of the units targeting the following identified needs up to a maximum of 100 points.

- 2+bedroom units for large families.
- Fully accessible units exceeding minimum fair housing requirements.
- Units targeted specifically for persons with disabilities.
- Elderly Property as defined in federal law

Other Policies

Agency may permit exceptions to minimum replacement reserve requirements for certain special needs or supportive housing developments.

Low-Income Housing Tax Credit & Supportive Housing in Nebraska, 2015

Nebraska's QAP offers supportive housing projects an advantage within the CRANE set-aside as well as potential competitive scoring advantages.

Threshold Criteria

None.

Set-Asides

QAP will set-aside up to 33% of Nebraska's annual Housing Credit authority for the Collaborative Resources Allocation for Nebraska (CRANE) program, which provides targeted resources to eligible applicants (communities, for profits and non-profits which have joined together) who are able to demonstrate that, through a public process, they have assessed the needs of their particular community with respect to economic development, housing development, community development, special needs populations (i.e., people with mental or physical disabilities) and have identified specific solutions to address those needs.

Eligible projects include housing for individuals with special needs (such as physical or mental disabilities, substance use disorder issues, homeless, or those experiencing severe economic distress), including housing for distressed populations with incomes below 30% of the applicable Area Median Income (AMI). Housing for adults with serious mental illness or physical disabilities shall have a priority within each category described below. Senior housing is considered special needs housing ONLY if the development serves

households with incomes below 30% of the applicable AMI. At least 25% of the units must serve individuals with special needs.

All CRANE applications will be scored and compete against other CRANE applications, with a maximum of 33% of Nebraska's annual Housing Credit allocation for any single development in the CRANE set-aside.

Scoring Incentives

QAP awards 5 points for targeting a minimum of 20% of the units at persons with special needs.

QAP awards 1 point if the developer owner has entered into an agreement with a local supportive service provider and/or a Medicaid-enrolled provider authorized through the Nebraska Health and Human Services as a regional network provider that offers services to persons with physical or mental disabilities.

Other Policies

The Nebraska Investment Finance Authority (NIFA) may increase or "boost" the eligible basis by up to 30% for CRANE applicants with an average combined gross rent amount that would be affordable to households with an income less than 45% of the county's Area Median Income (AMI).

Low-Income Housing Tax Credit & Supportive Housing in Nevada, 2015 (2014 QAP)

Nevada's 2014 QAP, used in 2015, offers supportive housing projects potential competitive scoring advantages. There is a set aside for a Clark County veterans project.

Threshold Criteria

All developments must compete in one of eight eligible project categories. One eligible project category is developments targeting special needs housing for at least 20% of the units.

Set-Asides

\$1 million of credits from the Clark County apportionment will be set aside to fund a veteran's housing project in Clark County.

Scoring Incentives

QAP awards up to eight points to developments based on the number of supportive services provided to tenants. Such services include: transportation services with on-site van service minimum three-day week (2 points), on-site service coordinator with an on-site office for a minimum of 20 hours per week (2 points), and on-site service coordinator for a minimum of 40 hours per week (4 points).

Veterans

Projects will be awarded 3 points for providing a preference (not a set-aside) for a minimum of 10% of

units for Veteran households.

The highest scoring Veterans oriented housing project in each geographic set-aside (Clark County and the balance of the state) will receive 10 points and the second highest scoring will receive 5 points. 5 additional points will be awarded if the sponsor owns land contiguous to an existing veterans/special needs facility where operations can be expanded/replicated, or easily accessible to where veterans' supportive services will be provided. Sponsor points in this category will be based on years of quality experience working with veterans housing and/or other types of supportive housing and implementing the needed, related services.

Special Needs Housing Experience

All special needs projects are ranked based on experience of the sponsor or general partner developing special needs housing and/or delivering services relating to the special need and the top 2 are awarded points (10 points for the top ranked project and 5 points for the second ranked project).

Other Policies

Staff can authorize up to a 30% basis boost for projects that are marketed to homeless populations and/or transitional housing with supportive services.

Low-Income Housing Tax Credit & Supportive Housing in New Hampshire, 2015

New Hampshire's 2014 QAP, used in 2015, offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

Non-Age Restricted Projects

- a. Service Coordination 5 points

Age Restricted Projects

- a. Service Coordination 5 points
- b. Service Coordination Plus 10 points
- c. Congregate Care 15 points
- d. Congregate Care Plus 20 points

Supportive Housing Serving Homeless – 15 points

Eligible projects may be either transitional or permanent supportive housing and may use the single room

occupancy (SRO) model. Services must include a needs assessment, regular case management, and coordination of benefits and services to assist residents in becoming permanently housed.

Community Based Supported Housing

Developer/owners willing to commit, through a formal memorandum of understanding with the State of New Hampshire and the New Hampshire Housing Finance Agency (NHHFA), to make units in existing rental housing properties available for community based housing for persons with disabilities, as defined in the Settlement Agreement approved 2/12/14

(<http://www.drcnh.org/proposedSettlementAgreementMH.pdf>), will receive the following points:

- 1-5 units: 1 point
- 6-10 units: 3 points
- 11-20 units: 5 points
- 21-30 units: 7 points
- 31 plus units: 10 points

Projects committing 10% of new units for individuals with disabilities as defined in the Settlement Agreement will receive five points.

Low-Income Housing Tax Credit & Supportive Housing in New Jersey, 2015

New Jersey's 2013 QAP, used in 2015, offers supportive housing projects potential competitive scoring advantages and a special set-aside, although they can compete in any of the agency's four cycles.

Threshold Criteria

None.

Set-Asides

The New Jersey Housing and Mortgage Finance Agency (NJHMFA) allocates Credit in four cycles—family, senior, supportive housing, and final. A project cannot simultaneously compete in more than one cycle. The Supportive Housing Cycle receives 12.5% of the available tax credits and the maximum annual allocation of credits to projects competing in this cycle is \$1,200,000 Supportive housing projects much have a minimum 25% of the total project units.

Scoring Incentives

QAP awards up to five points in supportive housing cycle based on the quality of the required supportive service plan. The social service provider(s) must demonstrate(s) three or more years of experience in providing social services to the target population(s). They must provide at least one of the following

services:

- 24-hour, seven-day a week on-call crisis response capability
- Financial management training from a qualified provider and ongoing budgeting support; and
- Linkage and ongoing follow-up services to health care, including dental care, and physical health care and primary health care prevention services

QAP awards one point in supportive housing cycle to developments that provide on-site or off-site education for tenants; and one point to supportive housing developments that provide job training and job search assistance and support to tenants.

Applicants that plan to develop all of the units as lease-based permanent supportive housing (no time limit for tenancy and/or program participation) shall be awarded two points.

Applications that evidence rental assistance funding commitments from the HUD McKinney-Vento Programs or other government source(s) of project-based or sponsor based rental assistance for all the special needs units shall be awarded two points.

QAP awards up to three points in family or senior cycles for provision of social services for the compliance period. One point is awarded per service offered.

QAP awards one point for projects in the senior cycle that set-aside 20% of the units for the frail elderly.

In the Family cycle, projects that rent five units or 5% of total project units, whichever is greater, to individuals or families who are disabled as well as leaving institutions under the Olmstead Decision shall receive two points.

Other Policies

In general, developments are allowed a developer fee of up to 15% of total development cost. Supportive Housing Cycle developments are one of three project types that are allowed a developer fee of up to 20% of total development cost.

Low-Income Housing Tax Credit & Supportive Housing in New Mexico, 2015 (2014 QAP)

New Mexico's 2014 QAP, used in 2015, offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards up to 20 points to developments in which at least 20% of units are reserved for special needs households. To be eligible for points under this option, at least 10% of the Total Units in the Project must be rent restricted at 30% of Area Median Income (AMI) or have permanent rental subsidy support with a project-based federal rental assistance contract that ensures residents do not pay rent in excess of 30% of their adjusted income. Alternately, the QAP awards 5 points if 5% of units are reserved for special needs households and does not require permanent rental subsidy support.

Other Policies

The Eligible Basis attributable to new construction or rehabilitation costs for a Project that scores at least 5 points under Project Selection Criteria (Projects that Benefit the Environment), that has units set-aside for seniors, households with children, or residents with special needs, and that is not financed with Tax Exempt Bonds may, be increased by up to 30 percent for the purpose of calculating Tax Credits.

Tax Exempt Bond Financed Projects will also be scored and must obtain a score of at least 80 points. Included within those 80 minimum points must be points for serving a targeted population (Households with Special Needs, Senior Households or Households with Children).

Scattered site supportive housing projects must have adequate service delivery space. However, if one of the Project sites does not have adequate community space for the provision of services, services may be provided for residents at another Project site so long as the following conditions are met: (1) the Project sites are located with ¼ of a mile of each other and connected by an ADA accessible route, (2) the Application demonstrates, to the sole satisfaction of MFA, how the needs of persons with disabilities who do not have access to on-site services will be met, and (3) sufficient community space for the provision of services is available for all residents of the Project.

Low-Income Housing Tax Credit & Supportive Housing in New York, 2015

Three agencies allocate Housing Credit in New York using different allocation plans: the New York State Division of Housing and Community Renewal (DHCR), New York State Housing Finance Agency (HFA), and New York City Department of Housing, Preservation and Development (HPD). Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with a special set-aside of Credit from HPD, and with potential competitive scoring advantages.

DHCR (2013 QAP/2015 NOCA)

Threshold Criteria and Set Asides

None.

Scoring Incentives

NOCA implements a priority for supportive housing serving veterans.

QAP awards 5 points if the project will give preference in tenant selection to persons with special needs for at least 15% of the Housing Credit-assisted units.

QAP awards up to 5 points for provision of 10% fully accessible units and 4% hearing impaired accessible units.

HFA (2010 QAP) – Used in 2015

Threshold Criteria

None.

Set-Asides

Note: New York HFA has a \$2 million supportive housing set-aside that is allocated administratively.

Scoring Incentives

Two of twelve scoring categories relate to supportive housing:

- Project Characteristics (maximum of 15 points): (1) The project promotes the economic integration of tenants, by providing units at a variety of sizes and rents. (2) The project provides social services suitable for the intended tenant population (e.g., employment counseling, subsidized day care, etc.). (3) The project provides appropriate facilities for residents (e.g., community rooms, children's play areas, etc.). (4) The project's design and engineering will minimize maintenance and operating costs over the useful life of the project. (5) The project includes the use of existing housing as part of a community revitalization plan.
- Tenant Populations with Special Housing Needs (maximum of 15 points): (1) To the extent permitted by law, the project provides a significant amount of housing for populations with special housing needs such as the elderly or the homeless. (2) The project provides handicapped adaptable units above the minimum required by the Americans with Disabilities Act and/or any other applicable statute, ordinance or regulation.

HPD (2015 QAP)

Threshold Criteria

None.

Set-Asides

HPD will set aside 30% of its annual allocation authority for new construction or substantial rehabilitation of permanent supportive housing projects with on-site services that are developed by not-for-profit

sponsors where:

- applicant agrees to extend affordability restrictions to 60 years AND:
- 100% of units are affordable to persons with incomes at or below 60% AMI; AND
- 60% of units are set-aside for homeless single adults referred by city agencies.

Scoring Incentives

QAP awards up to 23 points to developments for project occupancy. Among the four criteria assessed, two are related to PSH:

- Permanent Housing for the Homeless –Projects that set aside at least 10% of residential units for homeless receive points.
- Special Needs Populations –Projects that set aside 35% or more of units for Special Needs groups will receive points.
- Sponsors have previous experience in this type of housing or service delivery.

Other Policies

Operating reserves for “standalone” projects must equal at least 6 months operating expenses, debt service and replacement reserve payments. Additional amounts necessary to provide operating assistance to support very low income, homeless and special needs populations may be permitted.

Low-Income Housing Tax Credit and Supportive Housing in North Carolina, 2015

North Carolina’s QAP offers supportive housing projects favorable threshold requirements and potential competitive scoring advantages.

Threshold Criteria

All developments must target 10% of total units to persons with disabilities or homeless populations. Projects with federal project-based rental assistance must target at least 5 units regardless of size. Projects targeting units under this provision are not required to provide onsite supportive services or a service coordinator. Project owners must demonstrate a partnership with a local lead agency and submit a Targeting Plan for review and certification by the North Carolina Department of Health & Human Services.

To increase the stock of housing accessible to those with mobility impairments, all new construction developments must insure that 5% of all units in the development are fully accessible according to standards set forth in the North Carolina State Building Code. These units are in addition to mobility-impaired units required by federal and state law (including building codes).

Set-Asides

None.

Scoring Incentives

If the project is in a high-income county, QAP awards 5 points to developments in which at least 25% of qualified units are affordable to and occupied by households with incomes at or below 30% of county median income.

Other Policies

Agency specifies higher per unit development cost limits for certain projects, including developments serving persons with severe mobility impairments.

Low-Income Housing Tax Credits & Supportive Housing in North Dakota, 2015

North Dakota's QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards up to 14 points (Note: Increased from 11 points in 2014 QAP) to developments in which a minimum percentage of units are set aside and rented to persons with special needs, including mental illness, drug dependency, developmental disabilities, physical disabilities, the homeless, or frail elderly. Points are based on the percentage of units set aside – 5 points for 10% of units, 8 points for 15% of units, and 11 points for more than 15% of units.

QAP awards 1 additional point (up to 3 points maximum) for each physically accessible unit in special needs projects described above that is a 2-bedroom unit or larger.

Other Policies

Specified projects are eligible for credits up to 130% of eligible basis, including: projects designed to primarily serve special needs populations (i.e. homeless or those requiring permanent supportive services) and projects that target 20% or more of the units at 30% of area median income or less.

Low-Income Housing Tax Credits & the Northern Mariana Islands, 2015

The Northern Mariana Islands' QAP offers supportive housing projects potential competitive scoring

advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

Projects that set-aside at least 20% of all units for tenant populations with special needs housing receive 3 points. To receive consideration for this criterion, a) the project must commit to provide case management or services specific to this population or special facilities to accommodate the physically disabled and b) the Market Study shall specifically address the housing needs for the special needs group.

Low-Income Housing Tax Credits & Supportive Housing in Ohio, 2015 (2014 QAP)

Ohio's 2014 QAP, used in 2015, offers supportive housing projects the chance to compete in a set-aside pool, for which there are scoring criteria.

Threshold Criteria

None

Set-Asides

The plan provides a \$4,000,000 target pool for permanent supportive housing (PSH). Approximately \$3,250,000 for developments located in the cities of Akron, Cincinnati, Cleveland, Columbus, Dayton and Toledo. Approximately \$750,000 for developments located in all other areas of the state.

Among the requirements for this target pool are that (OFHA values projects that provide a commitment for rental subsidy for at least 50% of the units must have a commitment for rental subsidy that covers the difference between 30% of the resident's income and the established rent for that unit. Projects not serving the homeless or those at-risk of homelessness will be limited to 1 award. PSH developments must obtain approval from their respective HUD designated Continuum of Care (CoC) or will not be considered for funding. Applicants must provide a supportive service plan.

Scoring Incentives

15 points will be awarded to a PSH proposal that is identified as the highest priority of the applicable COC for the location of the development.

5 points for innovative projects in the areas of seniors and health or families and opportunity.

Other Policies

PSH developments that receive 15 points for Highest Priority of Continuum of Care are eligible for a 130% basis boost.

PSH populations are exempt from the requirement to provide a parking lot with concrete curbs and at least one parking space for each unit in the project.

OHFA supports PSH as stand-alone developments or typical multifamily or senior developments that include a percentage of PSH units.

Low-Income Housing Tax Credits & Supportive Housing in Oklahoma, 2015 (2015 Application Instructions)

Oklahoma's 2015 application offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards 5 points to applicant dedicating at least 10% of the total units for Targeted Populations. Targeted Populations for this particular point criterion may include, but are not limited to Homeless, persons with mental or physical disabilities, or individuals that are handicapped. This designation must not violate any Fair Housing regulations.

Low-Income Housing Tax Credits & Supportive Housing in Oregon, 2015

Oregon's 2014 QAP and 9% Housing Credit Program Manual offer supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-asides

None.

Scoring Incentives

QAP awards up to 15 points for project need. Projects receive points for need based on a number of categories, including the percentage of unit to serve households with children and special needs populations, severity of need, and underserved geography (need distribution of affordable housing units vs. actual distribution of affordable housing units).

QAP awards up to 40 points for impact of project. Projects receive points for impact based on a number of categories, including appropriate services, and collaboration and innovation in service provision. (In 2013, categories included dedicating units to special needs populations, providing permanent supportive housing, and being part of a 10 year plan.) Projects receiving Project Impact points under the preservation category must meet separate requirements, including Tenant Impact.

Other Policies

Projects serving supportive housing goals are eligible for a state designated eligible basis boost of 130%.

Low-Income Housing Tax Credit & Supportive Housing in Pennsylvania, 2015 (2014 QAP)

Pennsylvania's 2014 QAP, used in 2015, offers a supportive housing set-aside and potential competitive scoring advantages.

Threshold Criteria

Developments must provide a financing plan which evidences that at least 10% of the units in Urban Areas and 5% of units in Suburban/Rural Areas are affordable to persons at or below 20% of the area median income, adjusted for family size. For developments consisting of all low-income units, at least half of these units must be accessible. For mixed income developments containing market rate units, 5% of the units must be accessible.

Set-Asides

Pennsylvania allocates Housing Credits in two cycles, Urban and Rural. A minimum of two supportive housing developments in each cycle will receive awards; however, the Pennsylvania Housing Finance Agency (PHFA) reserves the right to fund only one supportive housing development from this preference each cycle if the application has a very high score and the amount of tax credits requested exceeds \$1,200,000. Eligible developments may include those which would be eligible to participate in the HUD Section 811 Demonstration Program.

Scoring Incentives

QAP awards up to 10 points to developments providing service-enriched general occupancy housing -- 5 points for meeting the minimum requirements and an additional 5 points for demonstrating sufficient funding for 15 years of service and meeting or exceeding the recommended minimum on-site staffing requirement.

QAP awards up to 10 points to developments providing twice as many fully accessible units as otherwise required under local, state, or federal mandate, whichever is greater.

Other Policies

Applicants may request a developer's fee in excess of the maximum allowable amount up to but not exceeding an additional 5% if the applicant commits to provide to the development an amount equal to the equity raised from the additional development fee of 5% for the provision of an internal rent subsidy for all threshold required units set aside for persons at or below 20% of AMI for the initial 15 year compliance period and/or to subsidize rents to persons with income at or below 40% of AMI for the initial 15 year compliance period; or to fund a supportive services escrow for the provision of social supportive services for the benefit of the residents.

Tax Credits in an amount up to 130% of the eligible rehabilitation/new construction basis may also be considered where appropriate by the Agency for developments, which demonstrate that they have excess development expenses and costs related to certain factors, including their provision of supportive housing opportunities.

Low-Income Housing Tax Credits & Supportive Housing in Puerto Rico, 2015

Puerto Rico's 2013 QAP, offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

A project will be awarded up to 3 points if it sets-aside at least 75% of units for any of the following special populations categories: elderly households (62 years and older); homeless persons or families as defined under the HEARTH Act; single headed households; persons with HIV/AIDS.

QAP awards up to 5 points for dedicating up to 5% of operating budget to Supportive Services.

Low-Income Housing Tax Credits & Supportive Housing in Rhode Island, 2015

Rhode Island's 2014 QAP, used in 2015, offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

The state does not employ a point system, but instead uses a comparative review process whereby each proposal is evaluated against other proposals in the competitive funding round for each review criteria category. Among its review criteria, the QAP gives priority to projects responsive to housing needs in a particular community including tenant populations with special needs, individuals on public housing waiting lists, and families. Proposals that provide appropriate and needed supportive services for residents in conjunction with a housing component are given strong consideration.

Other Policies

Permanent supportive housing for the homeless must contain sleeping accommodations and kitchen and bathroom facilities and be located in a building providing services to the homeless. The portion of a building used to provide supportive services may be included in the qualified basis.

Rhode Island will prioritize projects that provide housing for special needs populations, for very low income persons and families, and those projects which are consistent with the Rhode Island Housing Keepspace Communities principles for eligibility under the basis boost which is applicable to Difficult to Develop Areas (DDAs).

Priority will also be given to developments that will provide housing to help the state meet its housing goals as outlined in Open Doors Rhode Island. Open Doors is the state's strategic plan to prevent and end homelessness. The goals of the plan are to end chronic homelessness in 5 years, end veteran's homelessness in 5 years and to end homelessness for families and youth in 10 years.

Low-Income Housing Tax Credits & Supportive Housing in South Carolina, 2015 (2014 QAP)

South Carolina's 2014 QAP, used in 2015, offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

Projects are awarded 5 points if a minimum of 10% of the total units are set-aside for disabled and special needs tenants. Developments seeking points under this criterion should include a letter from the appropriate disability agency regarding the need for these units.

Low-Income Housing Tax Credits & Supportive Housing in South Dakota (2015-2016 QAP)

South Dakota's 2015-2016 QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards 25 points to developments providing verifiable on-site services to the tenants depending upon the extent of the services. The services must be provided long-term. All housing designed specifically for people with disabilities must receive prior approval from DHS. Applicants who agree to offer services to these individuals in an integrated housing setting will receive points under this section.

Up to 20 points will be awarded for projects that create additional accessible units for individuals with mobility impairments above the federal minimum requirements, up to 20%; a minimum of one additional unit must be added.

QAP awards a maximum of 40 points to developments that provide support services and rental financing through the Section 811 program. The Section 811 program allows up to a maximum of 25% of the units within a development to be set aside for persons with disabilities.

Other Policies

QAP allows for potential credit increase up to 130% for projects that provide the services described above.

Low-Income Housing Tax Credits & Supportive Housing in Tennessee, 2015

Tennessee's QAP offers supportive housing projects potential competitive scoring advantages.

Threshold Criteria

None.

Set-Asides

(In 2015, Tennessee eliminated a 10% set-aside for special needs)

Scoring Incentives

QAP awards 6 points for offering a residency preference for households with special needs. The housing must be appropriate in location, design, and on-site services for the proposed population.

Low-Income Housing Tax Credits & Supportive Housing in Texas, 2015

Texas's QAP offers supportive housing developments potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

A Development participating in Houston's PSH program and electing points under the *Rent Restricting Incentive* and the *Tenant Services Incentive* must:

- Have applied for PSH funds by the Full Application Delivery Date
- Have a commitment of PSH funds by Commitment Date
- Qualify for five or seven points under the QAP's *Opportunity Index Scoring Incentive*
- Not have more than 18 percent of the total Units restricted for Persons with Special Needs

QAP awards up to 13 points for restricting at least 20% of units to households making 30% or less of Area Median Income for the entire Affordability Period, and the project is participating in the City of Houston's PSH program or the non-profit set-aside. At least 10% of units, or at least 7.5% in a rural area, is worth 11 points; At least 5% of units is worth 7 points.

QAP awards up to 10 points for offering supportive services, with one extra point if the development also qualifies under the Non-profit set-aside or the City of Houston's PSH program.

QAP awards 2 points to developments that serve tenants with special needs in at least 5% of units, or commit to participating in the Section 811 program. The total number of units set aside for persons with disabilities cannot exceed 18% of units for developments of 50 units or more, or 25% for smaller

developments.

QAP awards a maximum of 7 points to developments that provide specific amenity and quality features in every unit at no extra charge to the tenant. QAP will award Supportive Housing Developments with a base score of 5 points.

Other Policies

Developments composed of entirely Supportive Housing are expected to be debt free or have no foreclosable or non-cash flow debt.

Developments with 100% Supportive Housing are eligible for a 30% increase in Eligible Basis.

Low-Income Housing Tax Credits & Supportive Housing in Utah, 2015

Utah's QAP offers supportive housing developments potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None

Scoring Incentives

Tenant Populations with Special Housing Needs (Scoring is weighted; this category has a weight of 20).

- QAP awards up to 10 points to developments serving persons that are long-term mobility impaired. All multifamily housing is required to construct a minimum of 5% of its dwelling units fully accessible for persons with long term mobility impairments. Points are awarded for the number of units over and above the 5% requirement.
- QAP awards up to 10 points to developments providing homeless or chronically homeless units at 25% or less of AMI. Evidence of contractual participation by a Nonprofit or government social service provider for referral of clients is required.
- Projects that dedicate units to chronically homeless housing will receive an exemption from the AMI targeting matrix for the purposes of scoring, but only for the chronically homeless units. As an example, if a project is 100% chronically homeless, all of the units will be exempt from the AMI tiering structure and the Application will receive the maximum points (5,000) for this category regardless of the specified AMI/rent targeting. However if a project is only 40% chronically homeless, the chronically homeless units will be exempt from the tiering structure but the remaining 60% of the units must employ the AMI tiering structure and will be scored accordingly.
- QAP awards up to 10 points to developments for other special needs individuals, which includes Domestic Violence, HIV/AIDS, Developmentally Disabled, Mentally Ill, Maturing Foster Children, Veterans, and Refugees. The QAP awards up to 1 point per percent of the low-income units up to a

maximum of 10.

QAP awards up to **twelve** points for providing above average non-fee amenities. One point is awarded to such amenities as a dedicated wellness room for visiting health care providers and a computer room. QAP awards two points for a day care facility (available for tenant use at no fee, fully staffed, licensed as required) and the provision of "life skills classes" that meet UHC criteria. Life skills and other classes should be made available to all tenants on an ongoing basis with scheduled classes, experts invited in as well as agencies and Nonprofits that provide trainings on topics such as finance, employment, medical, insurance, apartment living, health and education.

Low-Income Housing Tax Credits & Supportive Housing in Vermont, 2015

Vermont's QAP offers supportive housing developments funding priority; developments are not scored but rather evaluated holistically.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

The plan outlines development evaluation criteria, with top tier priorities having twice the weight of lower tier priorities. Individual priorities are not allocated points. One of the top tier priorities is any project that provides Special Needs Housing.

Other Policies

A basis boost is available for projects in one or more buildings of 49 units or less only. Any project which dedicates at least 10% of its units for clients of a Human Service Agency as evidenced through a memorandum of understanding or master lease to provide Special Needs or supportive housing as defined herein will qualify for a 130% basis boost. Boost is up to 130% based on staff determination of credit amount needed for financial feasibility. A Sponsor can satisfy this requirement by entering into a new memorandum of understanding or master lease with respect to other units already in its portfolio that are not already dedicated to Special Needs or Supportive Housing equal to 10% of the total units in the proposed project.

VHFA will work with the Agency of Human Services (AHS) on projects intended to serve special needs populations. AHS will review any Service Plans being proposed by Housing Credit developers and provide written feedback to VHFA staff on how proposed developments meet the special needs definition in the Allocation Plan and meet community needs.

Low-Income Housing Tax Credits & Supportive Housing in the Virgin Islands, 2015

The Virgin Islands' QAP offers supportive housing developments potential competitive scoring incentives.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

Supportive housing serving homeless – non-age-restricted, elderly, or veterans – 15 points

Eligible projects may be either transitional or permanent supportive housing and may use the single room occupancy model. Services may be provided for residents through a third party, but must include:

- b. An initial assessment of each resident's needs within 30 days of move-in and development of a written plan to address those needs
- c. Regular case management, including ongoing assessment of resident's needs and the efficacy of the services being provided in meeting the identified needs.
- d. Coordination of benefits and services to assist residents in becoming permanently housed.

Community based supported housing/proposed projects – 5 points

- a. Projects committing 10% of new units for individuals with disabilities. Units shall be committed on an as available basis subject to the next available unit requirement.
- b. Projects offering integrated Permanent Supportive Housing opportunities for persons who are homeless or at risk of homelessness.
 - a. To meet this priority, the project must provide at least 10% and not more than 25% of its units to households with incomes below 30% of AMI and headed by one of the following:
 - i. Non-elderly person with disabilities
 - ii. Youth aging out of foster care
 - iii. Person transitioning from correctional facility
 - iv. Homeless veteran
 - v. Elderly person with disabilities
 - vi. Elderly person with special needs
 - vii. Elderly person who is homeless

Low-Income Housing Tax Credits & Supportive Housing in Virginia, 2015

Virginia's QAP and Tax Credit Manual offer supportive housing developments the chance to compete within geographically based set-asides or within the "At-Large Pool" with potential competitive scoring advantages.

Threshold Criteria

None.

Set-Asides

Non-Competitive Disability Pool

Preferences will be given to developments providing permanent supportive housing for homeless occupants and units that will be instrumental in providing housing in response to the Department of Justice settlement. Coordination with the Department of Housing and Community Development will take place for any application also applying for Virginia Housing Trust Funds. Credits for this pool will be reserved from the following year's allocation and will not exceed 6% of the current year's per capita credit amount. These credits are available for non-elderly developments. The minimum requirements to qualify for credits in this Pool are as follows:

1. Applications must achieve a minimum threshold score of at least the highest ranked eligible development not funded in the competitive round geographic pool where the proposed development will be located. This may be waived based on the merits of the development discussed above.
2. At least **25%** of the units will serve people with disabilities (15% up to 25% for developments receiving HUD 811 funding). (Reduced from 50%)
3. At least 25% of the units will conform to HUD regulations interpreting the fully, permanently accessible unit requirements of Section 504 of the Rehabilitation Act (15% up to 25% for developments receiving HUD 811 funding).
4. The development will provide federal project-based rent subsidies in order to ensure occupancy by extremely low-income persons for 25% of the units (15% up to 25% for developments receiving HUD 811 funding). Subsidies may apply to any units, not only those built to satisfy Section 504. For purposes of this Pool, "extremely low income" mean households with gross incomes no greater than 40% of the AMGI paying no more than rent calculated at the 40% level.

Scoring Incentives

QAP awards 50 points to any developments in which the greater of five units or 10% of the units will be assisted by HUD project-based vouchers and targeted at persons with disabilities. Any development eligible for the preceding 50 points, subject to appropriate federal approval, commits to providing a first preference on its waiting list for persons with an intellectual or developmental disability (ID/DD)) for the greater of 5 units or 10% of the units. (25 Points). To meet this requirement, obtain tenant referrals from the Virginia

Department of Medical Assistance Services (DMAS) or Virginia Department of Behavioral Health and Developmental Services (DBHDS).

QAP awards 30 points to any development in which the greater of 5 units or 10% of the units are actively marketed to people with disabilities who have Housing Choice Vouchers.

Other Policies

Eligible for a 30% increase in basis if the project is a Permanent Supportive Housing project.

Low-Income Housing Tax Credits & Supportive Housing in Washington, 2015

Washington's 9% Competitive Tax Credit Policies offer supportive housing developments potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards 10-35 points for Supportive Housing for the Homeless. Points will be awarded based upon the Applicant's Commitment in the Application to provide housing units for the populations listed below in the following manner:

- QAP awards 35 points for providing a minimum of 75% of the total housing units as Supportive Housing for the Homeless. OR
- The following Special Needs Housing Commitments are worth 10 allocation points each. A maximum of two options may be selected for a total of 20 points.
 - Provide a minimum of 20% of the total housing units as Housing for Farmworkers
 - Provide a minimum of 20% of the total housing units as Housing for Large Households
 - Provide a minimum of 20% of the total housing units as Housing for Persons with Disabilities
 - Provide a minimum of 20% of the total housing units as Housing for the Homeless (Permanent and Transitional may be counted as two Commitments)
 - Provide an Elderly Housing Project

Developments must provide supportive services designed to promote self-sufficiency, meeting the needs of the target population. Supportive Housing for the Homeless projects located outside of King County require preapproval in order to be eligible for these points.

Other Policies

Projects committing at least 75% of their units as Supportive Housing for the Homeless will use the King-

Pierce-Snohomish County total development cost limits regardless of location.

Low-Income Housing Tax Credits & Supportive Housing in West Virginia, 2015

West Virginia's 2015-2016 QAP offers supportive housing developments potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards 25 points to developments that commit to target for occupancy one or a combination of the tenant populations listed below for at least 25% of the residential rental units in the property. The units in the property should be designed and suitable for the targeted occupancy population(s). In electing to serve tenant populations with special housing needs, the applicant is responsible for ensuring that the chosen populations are not incompatible with each other, specifically including but not limited to ensuring that Fair Housing requirements are not violated.

Other Policies

In order to qualify for the nonprofit set-aside category, the nonprofit entity must, among other things, provide support services that are appropriate for the residents of the proposed property.

Low-Income Housing Tax Credits & Supportive Housing in Wisconsin, 2015 (2015-2016 QAP)

Wisconsin's 2015-2016 QAP offers supportive housing developments the chance to compete in the supportive housing set-aside as well as potential competitive scoring advantages.

Threshold Criteria

None.

Set-Asides

10% of the state housing per-capita credit will be reserved for developments intending to provide supportive services in at least 50% of the units for individuals and families who are homeless, at risk of homelessness, and/or have disabilities and who require access to supportive services to maintain housing.

Scoring Incentives

QAP awards **20** points for developments that encourage service delivery in an integrated setting (25% or less of residents are expected to require services). To secure points in this category the applicant may not apply in the Supportive Housing Set Aside. The development must encourage service delivery in an integrated environment. The development scores 0.60 points for every percentage of supportive housing in the development as a whole.

Low-Income Housing Tax Credits & Supportive Housing in Wyoming, 2015 (2014 QAP)

Wyoming's 2014 QAP, used in 2015, offers incentives for transitional housing only.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards 2 points to developments with a minimum of 4% of units set aside for transitioning homeless households. This would include Gross rent under \$200.00 a month and working with other organizations to provide payment of utilities.

Other Policies

Application requires submission of project narrative, which, among other things, includes a description of proposed program activities. As part of this narrative, special needs housing projects must describe services that will be provided or coordinated for the property's residents, how client outreach will occur, how the housing units and/or proposed services will be marketed to eligible participants, and any screening procedures.