



## Summary of Select 2008 Low Income Housing Tax Credit QAP Policies Encouraging Supportive Housing

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*Note: The Supportive Housing Investment Partnership, a collaboration between Enterprise Community Partners and the Corporation for Supportive Housing, has previously released two reports that provide a comprehensive review of the innovative policies allocating agencies have adopted to foster and encourage supportive housing development within their Qualified Allocation Plans (QAPs) for the Low Income Housing Tax Credit program. The 2007 report, [Housing Credit Policies in 2007 that Promote Supportive Housing: A State By State Analysis](http://www.shippartners.org), is available for free download at [www.shippartners.org](http://www.shippartners.org) or via CSH's website at [www.csh.org/publications](http://www.csh.org/publications). This summary document serves as follow-up to that 2007 report, but looks at such policies within only 16 states.*

### Research Methodology

- Research conducted for Enterprise Community Partners and Corporation for Supportive Housing was comprised of a detailed examination of select states' 2008 Qualified Allocation Plans (QAPs) and other state guidelines to identify Housing Credit policies that encourage development of and service provision in supportive housing.
- The Supportive Housing Investment Partnership selected the following 16 states for this update:

California	Maine	New Mexico	Pennsylvania
Colorado	Massachusetts	New York	Rhode Island
Connecticut	Minnesota	North Carolina	Texas
Illinois	New Jersey	Ohio	Washington
- This study is a follow-up to various previous analyses of QAP policies encouraging supportive housing development, so the research also involves a comparison of plans between 2007 and 2008 to identify new or substantially revised policies among the states.
- Six of the 16 state QAPs include notable new or substantially revised policies encouraging supportive housing since the prior assessment in 2007.
- The research does not attempt to measure the extent to which policies have actually generated supportive housing developments using the Credit, although this type of outcome analysis is a likely next step in identifying best practices.

### Background on Housing Credit QAPs

- Each state must allocate Housing Credits according to a QAP, which establishes the state's criteria and preferences for allocating Credits. Most states adopt a new QAP annually although some employ a multi-year plan.
- Allocation plans must give preference to developments serving the lowest income tenants, those

serving tenants for the longest periods, and certain community revitalization projects.

- Allocating agencies have authority to establish other QAP selection criteria, including criteria that assess development location, housing needs, development characteristics, and tenant characteristics.
- States promote policy objectives in a variety of ways using the QAP:
  - The most direct method is establishing threshold criteria so that only developments meeting identified requirements are eligible to receive Credits.
  - A second method is through use of Credit set-asides. A set-aside is a pledge by the state to allocate a certain portion of its limited annual Credits to developments exhibiting specified characteristics (such as targeting units to special needs populations).

## Summary of QAP Policies and Definitions

*Note: Notable new or revised criteria are marked in bold.*

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### California

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Supportive housing developments are an eligible use of the Credit. To qualify for Credits, applicants must select and compete in one of the following categories: Large Family; Single Room Occupancy; At-Risk; Special Needs; or Seniors. If qualified, such projects may compete on a priority basis for available nonprofit set-aside Credits or within a special needs/SRO set-aside. In addition, such projects have potential competitive scoring advantages.

#### Threshold Criteria and Set-Asides

**QAP makes nonprofit set-aside Credits in each funding round available as a first-priority to projects providing housing to homeless households. First priority under this provision is for projects with committed McKinney Act or State Supportive Housing Program funding. 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 house households moving from an emergency shelter, moving from transitional housing, or currently homeless. (Note: provision is revised from 2007 QAP which apportioned 50% of the nonprofit set-aside in each funding cycle to projects providing housing to homeless households.)**

QAP includes a special needs/SRO set-aside in the amount of 2% (or about \$1,472,885) 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.

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% seniors, 10% single

room occupancy, 5% special needs and 5% at-risk.

### Scoring Incentives

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

QAP awards up to 35 points to developments targeting units at the 30% AMI level. Points are based on the percentage of income targeted units to total Housing Credit units, ranging from 15 points (for 10% targeted units) to 35 points (for 50% targeted units).

QAP awards an additional 2 points to developments that agree to have at least 10% of units available for tenants with incomes no greater than 30% of AMI, and to restrict the rents on those units accordingly.

QAP awards additional points under balanced communities to developments reserving units for tenants with incomes not exceeding 30% of AMI. This provision awards 2 points to developments reserving at least 10% of units at that level, 3 points to developments reserving at least 20% of units at that level, and 4 points to developments reserving at least 30% of units at that level.

QAP awards up to 10 points for provision of service amenities beyond those required as threshold, and provision of a project service coordinator. To receive points, amenities must be appropriate to the tenant population served and committed for a minimum of 10 years. Physical space for such amenities must be available when the development is placed in service, and the amenities must be available within six months of the project's placed in service date. To receive points in this category, programs must be of a regular, ongoing nature and provided to tenants free of charge, except for day care services. Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. Referral services are not eligible for points. Contracts with service providers, service provider experience, evidence that physical space will be provided, and a budget reflecting how the services will be paid for must be included in the application. Having a bona fide service coordinator may count for 5 points in this category, provided that the experience of the coordinator, the duties of the coordinator, and a budget to pay for the coordinator are documented in the application. Amenities may include, but are not limited to: after school programs of an ongoing nature for school age children; educational classes (such as ESL, computer training, etc.); licensed child care providing 20 hours or more per week to residents of the development; direct client services, such as assistance with activities of daily living, or provision of counseling services, where a contract is in place at the time of application (only for senior, SRO, and special needs projects).

### Other Policies

Upon construction completion, applicants must submit a detailed description of services currently provided to tenants including copies of contracts for such services, or if services are not available at the time of submission, a description of the proposed services and timetable for provision.

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 agency to meet the intent of this housing type. Such developments must meet additional threshold criteria including design requirements, average income no more than 40% of AMI, and a requirement that a public agency must 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. Additional threshold requirements include third party verification from a federal, state or local agency of the availability of services appropriate to the targeted population; and submission of a preliminary service plan that specifically identifies the services to be provided to the special needs population. 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. 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.

Agency allows operating reserve amounts in excess of industry norms for developments in the nonprofit set-aside homeless assistance apportionment, plus SRO and special needs projects.

Agency allows a 2% increase in the unadjusted eligible basis for developments in which 100% of the units are targeted to special needs populations.

Agency allows a 2% increase in the unadjusted eligible basis for developments that incorporate a day care center.

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## Colorado

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with potential competitive scoring advantages.

### Threshold Criteria and Set-Asides

None.

### Scoring Incentives

**QAP awards up to 15 points for targeting units at 30% of AMI or below. Points are based on the percentage of units targeted at the 30% AMI level. (Note: provision is identical to 2007 except it no longer restricts eligibility to Colorado-based nonprofit entities developing housing for the homeless, or for-profit or nonprofit sponsored preservation developments).**

QAP awards 8 points to developments that set aside at least 33 % of units for the homeless or supportive housing for non-elderly special needs tenants. Units must be held available and rented only to these populations, although the minimum set-aside of 33% may be waived if any state regulations restrict the

number of special needs units in a development. To receive points, applicant must provide evidence of a client source (e.g. letters from referring agencies, marketing plans, etc.).

#### Other Policies

Developers of housing for the homeless must have at least five years experience in the development and management of housing for the homeless. In addition, developments providing housing for the homeless must provide a range of supportive services to the residents, at no cost to the residents, in order to receive additional points for serving the 30% AMI level. Supportive services might include, but are not limited to, case management, job training and/or placement, continuing education, transportation, child care and health care. These services must be provided by a service provider(s) with a minimum of three years experience in the related field of service provision.

Homeless developments serving tenants at or below 30% of AMI are eligible for a 5% increase in developer fee. The increase in equity provided by the additional annual Credit must be committed to provide supportive services or a rental subsidy for such tenants. Evidence of the commitment must be provided with the application and such commitments will be reflected in the Land Use Restriction Agreement. A minimum of 15% of total units in the development must be at or below the 30% AMI level.

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## Connecticut

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with potential competitive scoring advantages.

#### Threshold Criteria and Set-Asides

QAP includes a general policy statement requiring all developments to undertake strong affirmative measures to ensure the promotion of regional economic, social and racial integration and the integration of persons with disabilities.

#### Scoring Incentives

Agency assigns all applications meeting threshold requirements to an Allocation Priority Class. Within each class, each application is evaluated, rated and ranked against other applications in its class. Among the project types included in General Class I (the highest general Allocation Priority Class) are rental housing or service enhanced structures for homeless or imminently homeless persons/households or housing developed through a state funded or sponsored initiatives to provide housing for persons with disabilities. Service enhanced structures are eligible if they are for the promotion of independent living of homeless or imminently homeless persons or families, or persons with disabilities.

Also eligible for Allocation Priority Class I are qualified new construction or rehabilitation in which 50 percent of the low-income units are designated for occupancy by households with incomes below 50 percent of AMI and 50 percent of these targeted units are committed to households below 25 percent of AMI.

QAP awards up to 10 points to developments that provide housing for households below 25 percent of AMI throughout the extended use period. Points are awarded based on the percentage of qualified units that serve such households.

QAP awards 10 points to developments in which the sponsor has committed to give priority to recipients of housing assistance and support services funded through the Connecticut Supportive Housing PILOTS initiative or a successor or associated state funded supportive housing program.

QAP awards 5 points to developments in which greater than or equal to 15 percent of housing units are specifically targeted to persons with disabilities and the developers pledge to actively market units to disabled individuals on waiting lists at local facilities. (Note: scoring criterion is identical to 2007 except the marketing component was a separate 2.5 point category in 2007 but is now included in this scoring criterion).

QAP awards up to 10 points to developments based on documentation of supportive services received from a specified funding source. Points are based on the percentage of total units designated as supportive housing units—10 points for 20% of units, 5 points for 10% of units, and 2.5 points for 5% of units. (Note: new scoring criterion in 2008).

QAP awards 2 points each for the provision of specified resident services including: on-site education opportunities for residents (i.e. GED program, parenting classes, etc.); or on-site daycare facility with state-certified, full-time staff. Services must be evidenced in the operating budget or by a contract for services with a third party highlighting funding source and number of years of service. (Note: provisions awarded 1 point each in 2007).

QAP awards 5 points to developments for the provision of on-site resident services coordinator, working a minimum of 20 hours per week. This must be evidenced in the operating budget or by a contract for services with a third party highlighting funding source and number of years of service. (Note: provision awarded 1 point in 2007).

QAP awards 1 point to developments for provision of door-to-door transportation (which may include community transportation services that stop at the complex) to nearby shopping centers/areas of employment, as evidenced by owner certification.

#### Other Policies

QAP includes a general policy statement identifying supportive housing as one of its rental housing development goals. In particular, the plan suggests the need to develop and implement strategies and solutions to address the problem of homelessness through the utilization of supportive housing. Specific objectives include: 1) increasing the number of permanent supportive housing opportunities available for homeless households or those at risk of becoming homeless, particularly those with special needs, by providing financing for renovation of existing buildings; and 2) evaluating the appropriate method or vehicle to introduce supportive housing services into existing units.

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## Illinois

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Supportive housing developments are an eligible use of the Credit. Such projects may compete in the general application cycle or, if qualified, within agency supportive housing or elderly set-asides. In addition, such projects have potential competitive scoring advantages.

Note: The City of Chicago allocates Housing Credits using a separate allocation plan from the state. As of this writing, the City had not adopted a 2007 allocation plan so the following reflects only those policies from the state plan.

### Threshold Criteria and Set-Asides

QAP includes a \$2 million (or about 9%) set-aside for developments serving supportive housing populations, defined as individuals and families who are homeless, at risk of homelessness, and/or have disabilities, and who require access to supportive services in order to maintain housing. Supportive housing helps people live stable, successful lives through a combination of affordable, permanent housing and supportive services, appropriate to the needs and preferences of residents, either onsite or closely integrated with the housing. To qualify, developments must reserve at least 50% of the total units for supportive housing populations and submit a supportive housing plan, including provision by a local human services agency of at least one on-site support coordinator to assist residents in the application process, in implementing the tenants' plan for success in permanent housing, and in continuing linkage to supportive services as needed. (Note: set-aside is new in 2008 but replaces previous \$2 million set-aside for special needs housing development).

QAP includes a \$3.5 million set-aside for developments in which 100% of the units are reserved for elderly housing, meaning housing (i) intended for, and solely occupied by, persons 62 years of age or older; or (ii) intended and operated for occupancy by at least one person 55 years of age or older per unit, where at least 80% of the units within the development are so occupied and when such housing also provides "elderly services," as defined below; or (iii) provided for under any state or federal program that HUD has determined is specifically designed and operated to assist elderly persons. (Note: provision is identical to 2007 QAP but set-aside increased from \$3 million last year to \$3.5 million).

### Scoring Incentives

QAP awards 5 points to developments targeting 10% of units to households with incomes at or below 30% of AMI. (Note: scoring criterion replaces 2007 criterion awarding 2 points to developments targeting 5-10% of units to such households).

QAP awards 3 points to developments that target a minimum of 10% of units for extremely low income (30% AMI or below) supportive housing populations. To qualify for points, applicants must demonstrate a partnership with a lead referral agency and submit a referral and support plan as described below. (Note: new scoring criterion in 2008).

QAP awards 1 point to developments that target 50% or more of units for supportive housing populations. Developments must meet requirements of the supportive housing set-aside, including submission of a supportive housing plan as described below. (Note: new scoring criterion in 2008).

QAP awards 2 points to developments that provide enhanced accessibility for persons with mobility or sensory impairments by exceeding federal Section 504 accessibility requirements. (Note: new scoring criterion in 2008).

#### Other Policies

To qualify for the supportive housing set-aside described above, developments must submit a supportive housing plan that addresses, among other things: 1. site suitability, including accessibility features, access to transportation, and proximity to community amenities; 2. affordability to targeted populations; 3. access to services; 4. support coordination, including qualifications of the agency providing the on-site support coordinator; and 5. tenant referral and screening process. (Note: new requirement in 2008).

To qualify for points for provision of supportive housing described above, developments must submit a referral and support plan that addresses, among other things: 1. site suitability, including accessibility features, access to transportation, and proximity to community amenities; 2. affordability to targeted populations; 3. capacity of lead referral agency to provide access to supportive services; 4. tenant referral and screening process; and 5. commitment from the lead referral agency to provide, coordinate and/or act as a referral agent to assure that supportive services will be available to the referred households. (Note: new requirement in 2008).

To qualify for the elderly housing set-aside described above, developments may be required to provide two or more of the following elderly services: social and recreational programs, continuing education, information and counseling, recreation, homemaker, outside maintenance and referral services, an accessible physical environment, emergency and preventive health care programs, congregate dining facilities, transportation to facilitate access to social services and facilities available to them.

QAP incorporates statewide affordable housing policy calling for the development or rehabilitation of a range of permanent housing for the following underserved populations: families earning below 50% of AMI, with particular emphasis on families earning below 30% of AMI; low-income seniors; low-income persons with any form of disability, including but not limited to physical disability, developmental disability, mental illness, co-occurring mental illness and substance abuse disorder, or HIV/AIDS; and homeless persons and persons determined to be at risk of homelessness.

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## Maine

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle subject to threshold requirements, or, if qualified, within the housing for persons who are homeless set-aside. In addition, such projects have potential competitive scoring advantages.

#### Threshold Criteria and Set-Asides

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 throughout the compliance period. The resident service coordinator must be present on-site and available to the residents a minimum of one day per week, preferably two days per week, and a minimum of 4 to 6 hours per week for developments with up

to 30 units and a minimum of one hour per week for every 5 units for developments with more than 30 units. Services must be made available to the residents in a private, confidential setting and must be free of charge to the residents.

All developments must submit a detailed service plan which describes services offered to the residents of the project, identifies and describes the experience and training of the proposed resident service coordinator(s) that will provide the services, identifies where services will be provided to the residents of the project (e.g. on-site office), includes a services budget of all costs associated with offering the services in the service plan (including without limitation the salary, benefits, travel, orientation and ongoing training or education of the resident service coordinator(s), the operation of the office or other space used to provide the services and office equipment and supplies), and describes the funding source(s) for the services budget.

QAP includes a \$400,000 (or about 13%) set-aside for housing for persons who are homeless. To qualify, developments must: 1. contain separate living units which include both cooking and bathroom facilities; 2. set aside a minimum of 75% of the units for persons who are homeless; 3. submit a service plan for the tenants, acceptable to the agency, and a commitment by a qualified service provider(s) to provide the services described in the plan with its application; and 4. indicate desire to compete in this set-aside in its application. Developments may be situated on scattered sites. Successful applicants under this set-aside are eligible to receive, if agency makes the resource available, project-based Section 8 rental subsidy for at least 25% of the total units in the project.

#### Scoring Incentives

QAP awards up to 4 points for family developments and up to 8 points for elderly developments designed and constructed to provide a higher level of accessibility. Specifically, 2 points are awarded for each 10% of total project units above minimum state and federal accessibility requirements.

**QAP awards 2 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. (Note: points reduced from 3 points in 2007 for the same provision).**

#### Other Policies

QAP requires developments that deliver services to special needs populations to provide documentation from an identified funding source.

Agency's annual statewide needs assessment identified a need for housing with services for persons with special needs including, without limitation, the homeless, persons with mental and physical disabilities and the elderly.

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## Massachusetts

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with potential competitive scoring advantages.

### Threshold Criteria and Set-Asides

QAP includes a threshold requirement for all developments to reserve 10 percent of the total number of units for persons or families earning less than 30 percent 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.

### Scoring Incentives

**QAP awards 8 points to developments with at least 15% of the units set aside for individuals or households with special needs and/or persons with disabilities. This category includes but is not limited to tenants with developmental disabilities, formerly homeless households making the transition to permanent housing, individuals with children, and frail elderly to be served in assisted living projects. To receive points, the agency must be satisfied that the project design, amenity package, and services package are appropriate for the intended residents. (Note: provision revised from 2007 QAP, which awarded 6 points to developments primarily serving individuals or households with special needs and/or persons with disabilities).**

QAP awards 6 points to developments committing to rent at least 15 percent of the tax credit eligible units to individuals or families with incomes at or below 30 percent of median income. To receive points, sponsors must include this commitment in the project's regulatory agreement. (Note: provision revised from 2007 QAP, which only required a 10 percent set-aside of units).

### Other Policies

Sponsors of projects for populations with special needs and/or persons with disabilities (including assisted living facilities) must submit a resident social services plan acceptable to the agency.

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## Minnesota

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with potential competitive scoring advantages.

### Threshold Criteria and Set-Asides

For applications submitted in Round 1, all applicants must meet one of seven 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; and 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.

### 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 50% of total 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. Developments in which at least 25% of the total units are set aside and rented to such populations are eligible for 3 points. If a proposal sets aside a percentage of units for persons with disabilities, the applicant must contact the human services department for the county in which the project is located to discuss the proposal. The applicant must obtain a letter from the department indicating that its staff has reviewed the proposed project, and stating whether there is a need for such housing and if the project would be eligible for funds to assist with the service needs of the residents. If the project is delivering supportive services to residents in these units, the proposal must document the scope of services residents will require, specific services the project will offer, whether the applicant will be responsible for delivery or will partner with identified organizations, specific service funding sources and their commitment status, and how residents will be connected to the services.

QAP awards 100 bonus points to developments providing permanent housing for individuals experiencing long-term homelessness. Qualifying proposals must set aside a minimum of 5% of low-income units (with a minimum of four units) for such households; provide a plan for resident support services and a service budget which supports the plan; provide an executed memorandum of understanding among the owner, lead service provider and property management which outlines the duties and responsibilities of each, and agree to pursue and continue renewal of rental assistance, operating subsidy, or service funding contracts for as long as funding is available.

QAP awards 5 additional points to developments in which 5 to 49.99% of total units (but no fewer than 4 units) are set aside and rented to households experiencing long term homelessness, and 10 additional points to developments in which 50 to 100% of total units (but no fewer than 20 units) are set aside and rented to household experiencing long term homelessness.

QAP awards up to 13 points to developments restricting 30% of unit rents affordable 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. After the first five-year period has expired rent may be increased to the 40% rent limit over a three-year period.

### Other Policies

Developments providing permanent housing for individuals experiencing long-term homelessness must submit a supportive housing narrative that provides information such as characteristics of the targeted population, experience serving this population, anticipated outreach and referral sources, collaborating partnerships, tenant selection and occupancy requirements, service plan implementation, and service funding.

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## New Jersey

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Supportive housing developments are an eligible use of the Credit and, if qualified, may compete in any of the agency's four cycles. In addition, such projects have potential competitive scoring advantages.

### Threshold Criteria and Set-Asides

Agency allocates Credit in four cycles—family, senior, supportive housing, and final. A project cannot compete in more than one cycle simultaneously.

QAP makes available \$3.0 million for senior housing projects in the senior cycle. (Note: funding for this cycle increased from \$2.4 million in 2007).

QAP makes available \$2.0 million (or about 12%) for special needs housing projects in the supportive housing cycle. Developments in which a minimum of 10 units or 25 percent of the total project units, whichever is greater, are rented to a special needs client population and at least three appropriate services are provided may apply to this cycle. (Note: funding for this cycle increased from \$1.8 million in 2007).

### Scoring Incentives

QAP awards up to 4 points in supportive housing cycle to developments for which the required social service plan incorporates the following (1 point each): 1) a description of the targeted population, including criteria that will qualify proposed tenants for the supportive housing units and expected support services that are likely to be required; 2) a description of the proposed services, including how services respond to need areas of tenants, how services will be funded, and the location of services; 3) a description of how services will be coordinated or made available to all special need tenants, including a listing of referral sources; and 4) a description of tenant/landlord relationships, including roles of the service provider and developer in tenant/landlord relationships; how prospective tenants will be recruited, screened, and selected, and the plan for problem resolution to minimize evictions for supportive housing tenants. (Note: new scoring criterion in 2008 that replaces a different service plan requirement in 2007 QAP).

QAP awards up to 2 points in supportive housing cycle to developments providing any two of the following services, with evidence of the service provider's ability to provide the services: (1) 24 hour, seven-day a week on call crisis response capability; (2) financial management training, ongoing budgeting support, and linkage to community services to increase tenant's income; and (3) linkage and ongoing follow-up services to health care and behavioral health care, including dental care, physical health care and prevention services. (Note: new scoring criterion in 2008).

QAP awards 1 point in supportive housing cycle to developments providing specific supportive housing outcome measures, methodology for evaluation thereof and process and schedule for reporting of tenant outcomes. (Note: new scoring criterion in 2008).

QAP awards 1 point in supportive housing cycle to developments that provide on-site or off-site education for tenants; and 1 point to supportive housing developments that provide job training and job search assistance and support to tenants. Applicants shall provide evidence of funding

commitments and/or signed agreements with service providers specifically identifying the scope and term for the provision of these services. (Note: new scoring criterion in 2008).

QAP awards 2 points in supportive housing cycle to developments 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 special needs units in the project. (Note: criterion modified from 2007 QAP, which only required rental assistance for 50 percent of the units).

QAP awards 1 point in supportive housing cycle to developments with social service providers demonstrating three or more years of experience in providing social services to the target population or to a relevant special needs population. QAP awards an additional 1 point to developments evidencing capacity and specific activities to address bi-lingual needs, cultural competency, and other special needs accommodations.

QAP awards 1 point in supportive housing cycle to developments that demonstrate evidence (signed contracts or agreements) of a minimum of three community partnerships to increase tenant access to community resources.

QAP awards 2 points in supportive housing cycle to developments that provide lease-based permanent supportive housing with no time limit for tenancy and/or program participation.

QAP awards up to 3 points in family or senior cycles for provision of social services for the compliance period. One point is awarded per service offered. To receive points, the services must be affordable, appropriate, available and accessible to the project's tenants. Applicants must provide evidence of funding sources or documentation of how the services shall be paid, experience of the service provider for both provision of social service and fulfillment of prior private or governmental contracts, and firm agreements (executed contracts) with service providers for the services.

QAP awards one point in the senior cycle to developments that set-aside 20 percent of the units for the frail elderly.

#### Other Policies

All developments must describe in narrative format the proposed development, including all amenities and services and an explanation of how the services shall be funded.

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

Supportive housing developments must submit a supportive housing population needs analysis, a supportive housing marketing plan, evidence of the supportive housing development or management experience of the social service provider (or the applicant), a social services plan, and evidence of rental assistance for special needs populations below 30 percent of area median income and/or evidence that the supportive housing units are affordable to the target population.

Social service plans for supportive housing developments must address the service needs of the target population and may include a range of services across a wide continuum of care and intensity appropriate to the target population(s). Appropriate and needed services must be supported by evidence-based

practice, research and/or direct practice experience. Each special needs tenant does not have to utilize all of the services provided by the project; however, the services must be available at no cost to the tenant. Supportive housing projects must have, at minimum, a social service coordinator.

For purposes of the supportive housing cycle, special needs populations include individuals and families who are in need of certain types of homes and/or community-based supportive services, usually on an ongoing basis, in order to remain capable of independent living in communities. Supportive services range across a wide continuum of care (such as meal preparation, assistance with housecleaning, etc.) to high level (such as substance abuse and mental health supports) to medically intense (such as skilled nursing) and will vary from person to person depending on their particular physical, psycho-social, and/or mental limitations, and may vary for one person over time. Targeted special needs populations include: persons with AIDS/HIV-related illness; homeless; persons with a mental health disability; alcohol/substance abusers; persons with physical disabilities; mentally retarded/developmentally disabled; victims of domestic violence; ex-offenders and youth offenders; youth aging out of foster care, runaway and homeless youth; special needs children; and any other emerging special needs population approved by a state department or agency.

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## New Mexico

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with potential competitive scoring advantages.

### Threshold Criteria and Set-Asides

None.

### Scoring Incentives

QAP awards up to 15 points to developments in which at least 25% of units are reserved for special needs households. Such households include homeless people, persons with physical or developmental disabilities or chronic mental illnesses, and households qualifying for "Farm Worker Housing" as defined by USDA. Reserved means that the units may not be rented to other households unless the owner demonstrates a subsequent change in the level of demand for such units and after demonstrating a good faith effort to obtain the originally targeted special needs tenants. Social services tailored to the needs of the proposed special needs households must be provided, and a social services plan is required to obtain points under this criterion. Services must be actively linked to the project, not simply provided to the community at-large. Points are awarded based on the development meeting the requirements above and on the services provided. Eligible services include health care, transportation, case management, job training and/or placement, continuing education, or having an experienced service coordinator on site.

QAP awards up to 15 points to developments reserved for senior households (households that include at least one person 55 years of age or older). The projects should feature independent living, central common areas that can be used for resident activities and serving meals with an adjoining kitchen area, and an appropriate management arrangement. Services must be actively linked to the project, not simply provided to the community at-large, and submission of a Social Services Plan is required. Points are awarded based on the development meeting the requirements above and on the services provided. Eligible services

include health care, transportation, congregate meals or meal service, homemaking services, or having an experienced service coordinator on site.

#### Other Policies

QAP limits total development cost per unit for new construction projects to 130% of the weighted average total development cost per unit for all new construction projects submitted in the same round.

Acquisition/rehabilitation projects are limited to 100% of the weighted average total development cost per unit for all new construction projects submitted in the same round. For special needs and senior housing developments having at least 10% of their gross square footage devoted to common areas for social and recreational use, limits increase to 150% of the weighted average total development cost per unit for new construction projects or 115% of the limit established for acquisition/rehabilitation projects.

For purposes of this plan, a “Social Services Plan” is a plan prepared for the provision of social and other services to individuals with children, special needs households and senior housing tenants. This plan 1) identifies all services to be provided to tenants, 2) specifies annual costs of all services, 3) identifies all entities providing such services, and 4) identifies sources of payments for such services and isolates all expenditures planned from project cash flow. All service providers sign this plan. Services included must be long-term, significant and meaningful as determined by the agency, and they must be appropriate to the specific needs of the given population and available on a regular basis. The delivery of social services to the residents of the project will be enforced through a provision in the Land Use Restriction Agreement.

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## **New York (DHCR)**

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with potential competitive scoring advantages.

Note: 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). At the time of this writing, the QAPs for HFA and HPD were not yet available for analysis.

#### Threshold Criteria and Set-Asides

None.

#### Scoring Incentives

QAP awards 5 points to developments in which at least 15% of the units give preference in tenant selection to persons with special needs (including persons with HIV/AIDS, persons with alcohol/substance abuse disorders, persons with psychiatric disabilities, homeless persons and families, persons with physical disabilities, domestic violence victims, persons with mental retardation/developmental disabilities, frail elderly, or any other population so designated by the division). To receive points, developments must offer supportive services as evidenced by a comprehensive service plan and an agreement or commitment in writing with an experienced service provider.

**QAP awards up to 6 points for provision of fully accessible and adapted, move-in ready units.**

Developments in which at least 5% (rounded up to the next whole number) of the project units are fully accessible and adapted, move-in ready for person(s) who have a mobility impairment and the unit(s) will be marketed to households with at least one member who has a mobility impairment; and at least 2% (rounded up to the next whole number) of the project units are fully accessible and adapted, move-in ready for person(s) who have a hearing or vision impairment and the unit(s) will be marketed to households with at least one member who has a hearing or vision impairment are eligible for 3 points. Developments in which the percentages of units meeting the requirements above are equal to or exceed 10% and 4% (rounded up to the next whole number), respectively, are eligible for 6 points. (Note: new scoring criterion in 2008 plan).

#### Other Policies

A project is considered a project for persons with special needs if it targets 15% to 24% of its total units to one, or more, of the populations listed above and includes a supportive service plan where off-site services are delivered by either an independent service provider or the housing sponsor. If the project is also an elderly project, an aging-in-place plan is required.

QAP defines supportive housing as a project that give preference in tenant selection to persons with special needs for at least 25% of the total units. To be considered supportive housing a project must meet all of the aforementioned persons with special needs criteria and comply with the following: (1) The applicant must document the need for housing for the targeted population within the primary market area; (2) The applicant must ensure the delivery of appropriate services, for which a documented need exists, to the targeted population as evidenced in a comprehensive service plan as evidenced by a commitment of funding for services or a viable plan for funding services and an agreement in writing with an experienced service provider; (3) The applicant must include a transportation plan to ensure access to necessary services; (4) The applicant must have funding in place or identify a viable plan for the funding of appropriate services; (5) The applicant must include provision for an ongoing rental subsidy or other form of subsidy which will be available to ensure that rents paid by the targeted population remain affordable; and (6) The applicant must identify, and have a written agreement with, a public agency or experienced service provider that will refer eligible persons and families for the targeted units. (Note: this definition is new to the 2008 QAP. Although the QAP does not currently provide any scoring incentive specifically for development of supportive housing, it does note that "subject to the annual availability of Credit and the issuance of a Notice of Credit Availability, DHCR may provide a set-aside of Credit on an annual basis for additional types of projects, including but not limited to supportive housing projects).

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## North Carolina

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but subject to favorable threshold requirements and potential competitive scoring advantages.

#### Threshold Criteria and Set-Asides

**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 five 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. See minimum Targeting Plan requirements below. (Note: Policy is revised slightly from 2007 QAP, which required all projects to target the greater of five units or 10% of total units to persons with disabilities or homeless populations, but excepted projects without federal project-based rental assistance from the 5 unit minimum).

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). In addition, such units must meet designated bathroom toilet and shower requirements.

#### Scoring Incentives

QAP awards 10 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 AML.

#### Other Policies

**Agency specifies higher per unit development cost limits for certain projects, including developments serving persons with severe mobility impairments. (Note: policy revised from 2007 QAP which allowed unspecified exceptions to the standard per unit development cost limit for certain projects, including those serving persons with severe mobility impairments).**

At minimum, Targeting Plans for Persons with Disabilities must include:

- (a) A description of how the development will meet needs of the targeted tenants including access to supportive services, transportation, proximity to community amenities, etc.
- (b) A description of lead agency experience and their capacity to provide access to supportive services, and to maintain relationships with the management agent and service providers for the duration of the compliance period.
- (c) A memorandum of understanding (MOU) among the developer(s), management agent and the lead local agency. The MOU will include: (i) a commitment from the local lead agency to provide, coordinate and/or act as a referral agent to assure that supportive services will be available to the targeted tenants; (ii) the referral and screening process that will be used to refer tenants to the development, the screening criteria that will be used, and the willingness of all parties to negotiate reasonable accommodations to facilitate the admittance of persons with disabilities into the development; and (iii) a communications plan between the development management and the local lead agency that will accommodate staff turnover and assure continuing linkages between the development and the lead agency for the duration of the compliance period.
- (d) Certification that participation in supportive services will not be a condition of tenancy (not required for 100% transitional housing for the homeless projects).
- (e) Agreement that for a period of 90 days after certificate of occupancy, the number of units specified in the application for persons with disabilities will be held vacant other than for such population(s).
- (f) Agreement to maintain a separate waiting list for persons with disabilities and prioritize these individuals for units that become vacant after initial rent-up period, based upon the minimum number of units specified in the application.

- (g) Agreement to affirmatively market to persons with disabilities.
- (h) Agreement to include a section on reasonable accommodation in tenant application.
- (i) Agreement to accept Section 8 vouchers or certificates (or other rental assistance) as allowable income as part of tenant income requirement guidelines and not require total income beyond that which is reasonably available to persons with disabilities currently receiving SSI and SSD benefits.
- (j) A description of how the project will make units affordable to extremely low income persons.

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## Ohio

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle or, if qualified, within the permanent supportive housing for the homeless target pool. In addition, such projects have potential competitive scoring advantages.

### Threshold Criteria and Set-Asides

The plan provides a \$2.5 million (or about 11%) target pool for permanent supportive housing (PSH) for the homeless, defined as housing for persons/households that are homeless (primary residence is a publicly or privately operated shelter designed to provide temporary living accommodations, or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings) and have one or more of the following characteristics: physical, mental or developmental disabilities; alcohol and/or substance abuse problems; HIV/AIDS and related diseases; chronically unemployed (the project owner must provide appropriate employment services); or other persons/ households that qualify under the HUD Shelter Plus Care Program. Among the requirements for this target pool, at least 50% of development units must be reserved for occupancy by the targeted population and the applicant must provide a commitment for rental subsidy for at least 50% of the units. Developments must also submit a supportive services plan as described below. (Note: pool funding increased from \$2 million in 2007.)

### Scoring Incentives

QAP awards 5 points to developments providing the following family supportive services: providing referrals to local jobs programs; counseling residents as to available educational and training programs that can secure one's place in the workforce or enhance the likelihood of advancement; credit counseling and consultation; and referrals to day care, after school, and health care or wellness programs. Applicants must submit a supportive service plan containing specific services and demonstrating linkages with local services agencies.

QAP awards 5 points to senior housing developments in which 100% of the units are set aside for households containing at least one person age 55 years or older. To qualify for points, developments must set-aside at least \$100 per unit annually for service coordination, evidenced as an operating expense. Experienced service coordinators, evidence of service coordinator salary or an in-kind service agreement, additional market study requirements, and supportive service plans are required.

QAP awards 5 points to developments that set aside up to 20% of low income units for persons with developmental disabilities or persons with severe and persistent mental illness. Experienced service

coordinators, evidence of service coordinator salary or an in-kind service agreement, additional market study requirements, and supportive service plans containing specified services are required.

### Other Policies

To qualify for the PSH target pool described above, developments must submit a supportive services plan that identifies (i) the services to be provided; (ii) the anticipated sources of funding for such services; (iii) the physical space that will be used to provide such services; and (iv) the applicant or the contracted (or equivalent relationship) supportive services provider and their experience in providing services to the targeted population.

Developments designed to serve a special needs population must submit a supportive services plan specific to the proposed development to qualify for competitive points. The supportive service plan must include support letters and commitment letters and address the following elements: I. description of the population served and the number of units to be set-aside for this population; II. description of the role of the supportive service coordinator, including job description, experience in providing supportive services, and number of hours the coordinator will spend at the site and working with residents from the project; III. annual budget, detailing estimated annual costs of providing services including the coordinator's salary and equipment; IV. description of services and how they will be made available to residents. QAP provides detailed lists of population specific requirements including specified services and support letters tailored to elderly, mentally ill, developmentally disabled, permanent supportive housing for the homeless, and family populations.

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## Pennsylvania

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Supportive housing developments are an eligible use of the Credit. Such projects may compete in the general application cycle or, if qualified, within a supportive housing set-aside. In addition, such projects have potential competitive scoring advantages.

### Threshold Criteria and Set-Asides

QAP includes a supportive housing set-aside in the amount of 5% (or about \$1,200,00) of the state per capita allocation. To qualify, developments must: 1. provide at least 25% of total units to eligible populations that are homeless; or to non-homeless households that require supportive services including those with mental, physical, sensory, or developmental disabilities; persons with substance abuse disorders; persons diagnosed with AIDS and related diseases, and other special populations approved on a case-by-case basis. Designated units must be rented only to the target population (subject to fair housing laws); 2. document the need for housing for the target population; 3. provide appropriate services for the target population that are not a condition of residency; 4. be located within 2 blocks of a public transit stop or include transportation in the site plan of services; 5. have funding in place or identify a viable plan for the funding of appropriate services for the duration of the compliance period; 6. provide a rental subsidy so that rents in supportive housing units do not exceed 30% of household income; and 7. identify a lead agency that will act as a referral agent for the targeted units and have an agreement in place for that referral process. (Note: this is a new set-aside in the 2008 QAP).

### Scoring Incentives

QAP awards up to 15 points to developments providing service-enriched general occupancy housing. Such developments must provide a level and scope of services consistent with the anticipated needs of the designated resident population, including delivery or coordination of services that: improve building and unit maintenance; stabilize occupancy by improving residents' ability to uphold their lease obligations; and enhance quality of life through increased self-sufficiency and programs that improve life skills, employment, education, income/asset building, child and youth development, community building, and access to services. To receive points, developments must submit a supportive services plan as outlined below.

QAP awards up to 15 points to developments providing service-enriched senior occupancy housing. Such developments must provide a level and scope of services consistent with the anticipated needs of the designated resident population, including delivery or coordination of services that: stabilize occupancy by improving residents' ability to uphold their lease obligations throughout the aging process and enhance quality of life through improved access to services and benefits, health promotion, community building, and socialization. To receive points, developments must submit a supportive services plan as outlined below.

QAP awards up to 15 points to developments providing service-enriched housing for populations with special needs. Such developments must provide a level and scope of services consistent with the anticipated needs of the designated resident population, including delivery or coordination of services that stabilize occupancy by improving residents' ability to uphold their lease obligations and enhance quality of life through improved access to services that support the needs of the targeted population. To receive points, developments must submit a supportive services plan as outlined below.

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. The developer must certify that these units are accessible and, that during initial lease up, the developer will exclusively reserve the units for occupancy by persons needing the accessible units for the first 30 days. Thereafter, the developer must include certain provisions in the lease to allow the units to be occupied by persons who need the accessible features of the units, to the greatest extent feasible. Terms addressing the accessible units and the subsequent rental of these units must be incorporated in the Restrictive Covenant Agreement.

QAP awards up to 20 points to developments which evidence a financing plan ensuring that accessible units in the development are affordable to persons at or below 20% of area median income, adjusted for family size. To receive points, the development must evidence a viable plan to charge rents at levels affordable to persons at or below 20% of area median income throughout the compliance period. This extremely low rent structure must be supportable for at least the federally mandated accessible units and any other accessible units receiving extra ranking points.

### Other Policies

To receive points for serving any of the three designated populations described above, applicants must submit evidence that the development will provide appropriate services for the entire resident population for the duration of the compliance period. Evidence consists of a supportive services plan specific to the development that provides a scope of services greater than is available to a similar population in a broader community. The plan must also include sufficient funds to implement the described plan of services. The agency recommends funding be set aside in a supportive services escrow account, but the development's annual operating budget, collaboration with a community-based service provider, or funds from other identified sources may be used. The plan must also specify a service provider with the capacity to deliver

described services with sufficiently equipped staff. The recommended minimum is one hour on-site per week for every five units. Prior to issuing IRS Form 8609, agency requires confirmation from the service provider regarding availability of applicable services at initial occupancy.

Supportive services plans must address the following: 1) Anticipated resident needs and program goals, including identification of the target population and goals of the supportive services program, measurable target outcomes related to each goal, and a description of how the program will identify resident needs at start-up and respond to the changing needs of residents over time; 2) Implementation of services, programs, and activities, including identification of who is responsible for providing each service, where the services will be provided, frequency of program or activity, eligibility requirements or fees for resident participation, and methods to market the service program and encourage resident participation; 3) Staffing, including staff positions involved, their location and number of hours per week dedicated to services at the development, and supervision; 4) Budget and source of funds, identifying annual cost and the source of funds to pay for services; and 5) Coordination with and commitment of community resources, including a letter of intent from any service providers integral to the service plan describing their involvement.

In addition to the supportive services plan, applicants must complete a Service Provider Questionnaire demonstrating the capacity of the applicant to meet the needs of residents as described in the supportive services plan. This questionnaire collects information on the service provider's mission, goals, experience, and personnel.

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## Rhode Island

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with 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, QAP gives priority to projects responsive to housing needs in a particular community including tenant populations with special needs and families. Proposals that provide appropriate and needed supportive services for residents in conjunction with a housing component are given strong consideration.

### Other Policies

QAP references the state's Five Year Strategic Housing Plan, which identifies a need for adequate and appropriate housing with supportive services for the very low-income, primarily single-parent households and for members of special needs populations, including the physically disabled; persons with mental illness; victims of domestic violence; veterans; persons with chemical dependencies; and the frail elderly. The plan also identifies a need to provide transitional and permanent housing for those currently homeless.

Proposals for service enriched housing, including assisted living, single room occupancy, and transitional housing developments, must submit a social services plan. This plan must describe the services to be provided, including the type of service, the appropriateness and sufficiency of services for the target population, the estimated cost of the services, the source(s) used to cover this cost, and a narrative description and resume for all service providers, demonstrating their organizational capacity to provide the appropriate services.

In general, development teams are evaluated for capacity to plan, build, market, and operate proposed developments. For service-enriched housing proposals, development team members are also evaluated on the basis of demonstrated success in (i) the development, design and construction of housing with supportive services; and (ii) the planning and delivery of services including adequacy of staffing and/or oversight of third party contracts for services.

In general, proposed operating budgets are reviewed to determine adequacy and reasonableness of each expense line item, including but not limited to management fees, maintenance and administrative costs, replacement reserves, taxes, insurance, and costs of any planned tenant services. For service-enriched housing proposals, management plans are also reviewed for demonstrated appropriateness and sufficiency of planned services for the target population, the inclusion of a cohesive, well conceived and financially feasible service program, and the organizational capacity of the service provider(s) to deliver the proposed services. As part of the required management plan, an Affirmative Fair Housing Marketing Plan is required to identify those eligible groups least likely to apply for residency at the proposed development and devise a strategy for attracting them.

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## Texas

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with potential competitive scoring advantages.

### Threshold Criteria and Set-Asides

None.

### Scoring Incentives

QAP awards 4 points to developments in which at least 10% of the units are set aside for persons with special needs, including persons with alcohol and/or drug addictions, Colonia residents, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, homeless populations and migrant farm workers.

QAP awards up to 22 points to developments targeting households earning no more than 30% AMI.

**QAP awards up to 7 points to developments providing a combination of special supportive services appropriate for the proposed tenants. Services must be provided on-site or transportation to off-site services must be provided, and no fees may be charged to the tenants for any of the services. Service options include: child care; transportation; basic adult education; legal assistance; counseling services; GED preparation; English as a second language classes; vocational training;**

home buyer education; credit counseling; financial planning assistance or courses; health screening services; health and nutritional courses; organized team sports programs or youth programs; scholastic tutoring; any other programs described under Title IV-A of the Social Security Act which enables children to be cared for in their homes or the homes of relatives; ends the dependence of needy families on government benefits by promoting job preparation, work and marriage; prevents and reduces the incidence of out-of wedlock pregnancies; and encourages the formation and maintenance of two-parent families; any services addressed by Texas Government Code; or any other services approved in writing by the Department. (Note: maximum points increased from 2007 QAP).

#### Other Policies

Tax-exempt bond financed developments must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of services must be included in the LURA. Acceptable services are as described above. The plan must address coordination of services with state workforce development and welfare programs.

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## Washington

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Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit, but with potential competitive scoring advantages.

#### Threshold Criteria and Set-Asides

None.

#### Scoring Incentives

QAP awards up to 10 points to developments committing to set aside a minimum of 10% of total development units for housing for the homeless. Points are based on the percentage of units committed—10 points for a 20% commitment and 5 points for a 10% commitment. Each unit must be set-aside to serve homeless households as defined under the Stewart B. McKinney Homeless Assistance Act and must provide supportive services designed to promote self-sufficiency, meeting the needs of the target population. To receive points, developments must submit (i) a comprehensive service plan that includes both an assessment and identification of the service needs of the targeted population and a specific strategy for service delivery (i.e., what services, who will provide them and how, as well as where will they be provided); and (ii) a detailed funding strategy for the provision of services including: annual budget, proposed funding sources and respective funding cycles with letters of interest from each service provider and funding source.

QAP awards 35 points to developments committing to set aside a minimum of 75% of total development units for housing for the homeless. Applicants must obtain approval from Commission staff at least one month in advance of the application deadline to qualify for this option. The pre-approval process is intended to provide an opportunity for the operator to demonstrate to the satisfaction of the agency a successful track record serving this population and for developing and operating this type of housing as well as demonstrating the financial feasibility

of the project. Pre-approval is based upon demonstration of development and operational capacity and experience with this type of service-intensive supportive housing, a comprehensive service plan, funding strategy, and operating subsidy strategy; and a description of the target population, including a marketing plan and screening criteria. (Note: points for this provision increased from 20 in 2007 to 35 in 2008.)

QAP awards 10 points to developments that provide elderly housing. To receive points, developments must identify and provide appropriate support/social services for the targeted group, either directly or indirectly by another appropriate entity.

QAP awards 10 points to developments that provide a minimum of 20% of the total housing units in the project for housing for persons with disabilities. To receive points, developments must identify and provide appropriate support/social services for the targeted group, either directly or indirectly by another appropriate entity. (Note: provision is revised slightly from 2007 QAP which—in addition to the incentive noted above—awarded 5 points to developments providing 10% of units for the same population).

QAP awards 5 points to tax-exempt bond financed developments providing a minimum of 10% of total housing units as housing for persons with disabilities or housing for the homeless.

QAP awards up to 44 points to developments committing to provide between 10 and 50% of total low-income units for occupancy by households at or below 30% of AMI. Points are based on percentage of units committed, ranging from 8 points (10% of units) to 44 points (50% of units).

#### Other Policies

Certain developments serving housing for persons with disabilities and housing for the homeless may request to exceed the Commission's maximum development cost per unit standard of 110% of the statutory mortgage limit for the FHA 221(d)(3) mortgage insurance program.

All homeless projects must document consistency with the Ten-Year Plan to End Homelessness at the time the application is submitted.