



# Homelessness and Supportive Housing Supplement for Listening Session Discussion

This document is intended to provide an overview of discussions and proposals under consideration relating to serving extremely low-income households, homelessness, and supportive housing.

## Tying Housing Credit Properties to Tenant Assistance Programs

### Context

Many of the housing assistance programs serving extremely low-income households and/or individuals receiving supportive services have difficulty finding vacant housing units.

### Proposal

- Require all Housing Credit properties to reserve 10% of units for households served by certain DCA-identified assistance programs.
- QAP staff are conducting outreach with staff at DCA and other agencies administering assistance programs that may be well suited to such a QAP requirement.
- Proposed process:
  - Properties would be required to report vacancies to entities that manage the referrals.
  - If at any point a unit becomes vacant and less than 10% of units are serving residents under the DCA-identified programs, the property must hold units vacant for up to 60 days while attempting to fill reserved units with households served by the identified programs.
- For reference, staff are currently assessing the viability of approaches similar to the "[Statewide Referral Network](#)" in the Illinois QAP and the "[Targeting Program](#)" in the North Carolina QAP.

## Competitive Advantage for Strongest PSH Applications

### Context

Certain applications will be better positioned than others to provide permanent supportive housing effectively upon placing in service. While the QAP incentivizes PSH already, the requirements are not detailed enough to be able to provide a competitive advantage to uniquely well positioned applications.

### Proposed Requirements for Competitive Advantage

Staff are considering awarding points to applications that include the following:

- **Property will set aside at least 15% of units** for permanent supportive housing (PSH) restricted to 30% AMI.

- **Evidence of rental assistance** either through (a) Project-based rental assistance contracts that will support the PSH units or (b) a referral system that includes rental assistance.
- **MOU with entity that will provide referrals** for PSH units.
- **MOU with entity that has experience providing supportive services coordination and/or case management** for individuals served by the applicable referral system.
- **Evidence substantiating the applicant's track record** in supportive housing, including but not limited to an implemented eviction prevention plan for PSH units at an existing property.

### HOME-ARP Set Aside

At this time, DCA is considering a HOME-ARP set aside, for which eligibility would be based on the above set of requirements in the context of serving HOME-ARP eligible populations.

### Competitive Advantages beyond HOME-ARP Set Aside

To the extent PSH is incentivized outside of HOME-ARP, it is a matter of ongoing discussion whether such an incentive should be implemented as a broadly available Scoring section or a separate set aside.

## Requirements for All Properties providing PSH

The following proposed requirements are intended to ensure resident control and confidentiality:

- Property management and supportive services must be fully separate functions administered by different entities. Tenant participation in services cannot be a condition of residency nor grounds for denial to lease or eviction from property.
- Any entity for which there is an MOU to provide on-site supportive services cannot be a related party to the General Partner or property management company.

## Physical Accessibility and Universal Design

DCA has received input from advocates that many residents will not be served absent a broadening of physical accessibility requirements. Given construction environment volatility, the extent to which the QAP can impose Universal Design (UD) may be limited. DCA welcomes specific recommendations regarding how to meaningfully, but realistically, approach UD policy in the QAP. For reference, staff are currently assessing the viability of approaches similar to the [Indiana QAP](#) or the [Ohio QAP](#).

## Site Selection and Youth Homelessness Statistics

Staff are considering providing points for family developments located in communities with high rates of youth homelessness as indicated by Georgia McKinney Vento data.

## Integration Definition and Mandate

The QAP currently requires that properties cannot target more than 20% of units to individuals with disabilities. Staff are investigating whether the requirement in its current form is where it should be given federal guidance and best practice perspectives. It is too early to indicate whether this provision will be adjusted.