



Housing Credit Policies in 2009 that Promote Supportive Housing

Prepared by Corporation for Supportive Housing
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Acknowledgements

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About the Corporation for Supportive Housing

CSH is a national non-profit organization and community development financial institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness.

Inquiries

If interested in learning more about supportive housing, please visit www.csh.org for additional on-line 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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FOREWORD

CSH is pleased to present *"Housing Credit Policies in 2009 that Promote Supportive Housing,"* available for free download at www.csh.org. This new report builds on our assessment of 2005, 2007 and 2008 qualified allocation plan (QAP) policies, and examines the strategies housing credit agencies have adopted to foster and encourage supportive housing development within Qualified Allocation Plans (QAP) for the Low-Income Housing Tax Credit (Housing Credit), and highlights significant changes made within QAPs over the past several years.

Supportive housing – affordable housing with services targeted to populations with special needs who struggle to retain stable housing – is a proven, cost-effective way to end homelessness for people who face the most complex challenges. 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 expanded supplies of supportive housing as critical to their efforts to end homelessness. *"Housing Credit Policies in 2009 that Promote Supportive Housing"* represents one element of our ongoing collaborative efforts to analyze and share information regarding the role of the federal housing credit 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 pledge to support only developments that 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 pledge to 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 through the award of points in the competitive scoring process.

Changes in these approaches since the publication of the 2007 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 (46) provide potential scoring advantages for supportive housing.
- Forty-one (41) housing credit agencies provide general scoring incentives encouraging permanent supportive housing, special needs housing, and housing for people with disabilities.
- Fifteen (15) housing credit agencies promote supportive housing with set-asides of credit authority; many of these set-asides have been created or increased in recent years.

- Three housing credit agencies now have a threshold requirement of dedicating 5 to 10% of units for permanent supportive housing. Four additional housing credit agencies have more general threshold requirements that promote permanent supportive housing.

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.

Deborah De Santis
President and CEO

INTRODUCTION

Housing credit agencies continue to actively promote the vital combination of affordable housing and supportive services tailored to specific resident populations through their administration of the federal Low Income Housing Tax Credit (Housing Credit) program.¹

As of this writing, virtually every housing credit agency fosters some form of supportive housing development through its housing credit program. Perhaps most significantly, 32 jurisdictions (Arizona, Arkansas, Connecticut, Delaware, District of Columbia, Florida, Georgia, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maryland, Michigan, Missouri, Montana, Nebraska, Nevada, New Jersey, New Mexico, New York, North Carolina, Ohio, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Vermont, Wisconsin and Wyoming) implemented notable new policies or substantially revised policies encouraging supportive housing development since the last comprehensive analysis of state policies two years ago.

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: persons who are currently or formerly homeless; persons 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 percent 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 are specifically advancing the development of affordable housing with associated supportive services via the housing credit. 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 all are 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 best practices. Others, though less universal, are sound policies readily adaptable across the country to ensure the necessary linkage between affordable housing and associated resident services.

CSH hopes the report will draw attention to strong housing credit agencies practices in supportive housing and lead to continued strengthening of housing credit allocation plans to meet local needs.

¹ This report represents an update to “Using the Housing Credit for Supportive Housing: An Assessment of 2005 State Policies” and “Housing Credit Policies in 2007 that Promote Supportive Housing” published by Enterprise Community Partners and Corporation for Supportive Housing, June 2006 and 2007, respectively.

BACKGROUND ON THE HOUSING CREDIT

The housing credit is one of the most important and successful federal housing programs ever created, responsible for the development of nearly 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, developments with the longest periods of affordability, and developments located in qualified census tracts that contribute to a concerted community revitalization plan.

Agencies have authority to establish other QAP selection criteria including criteria that might assess development location, housing needs, development and sponsor characteristics, tenant populations with special housing needs, tenant populations with children, public housing waiting lists, and developments intended for eventual tenant ownership. 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 described in the Forward.

METHODOLOGY

In more than 20 years of allocating the housing credit, housing credit agencies have 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 2009 QAP to identify policies specifically encouraging supportive housing.² 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
- 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 instead on policies that go beyond these criteria and incentives and employ approaches that specifically promote supportive housing. Following an analysis of all available documents, relevant housing credit agency policies and definitions were compiled in the summary that begins on page 26.³ One goal of this research is to identify changes in supportive housing policies among the housing credit agencies. This report is an update to an analysis of 2007 policies encouraging supportive housing⁴, and as such, this report identifies notable new policies or significant revisions to policies wherever possible. Additions or changes to housing credit agency policies are also identified in the summary for ease of reference.

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 have actually generated supportive housing developments using the Credit, as such an outcome analysis is beyond the scope of this report.

² Nearly all QAPs are available on Housing Credit agency websites. See page 23 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.

³ The summary was created for this study and a related study focusing on Housing Credit policies encouraging the development of housing enriched with resident services. Accordingly, the document includes some policies that are not discussed in this report.

⁴ Housing Credit Policies in 2007 that Promote Supportive Housing, published by Supportive Housing Investment Partnership (SHIP). SHIP is a partnership between Enterprise Community Partners and Corporation for Supportive Housing, 2007.

EXECUTIVE SUMMARY

This Executive Summary is divided into four sections. The first section discusses policy highlights and changes that took place since the last analysis. The second section identifies policy trends through the changes implemented in 2009. The third section discusses the American Recovery and Investment Act and its effect on permanent supportive housing. Finally, the fourth section offers conclusions regarding the 2009 report.

POLICY HIGHLIGHTS AND CHANGES

There are several changes that have taken place in the 2009 report, including modifications to the structure of the report itself. For example, the 2009 report includes four jurisdictions that were not mentioned in previous reports: Puerto Rico, U.S. Virgin Islands, Chicago, and Washington, DC. Additionally, this report includes policies that consider developer experience because of the effect these requirements have on sponsors successfully obtaining credits.

QAP policies have also undergone many changes that will impact the development of permanent supportive housing. As mentioned in the *Forward*, two of the ways housing credit agencies encourage supportive housing is to provide credit set-asides or thresholds. The states listed below have elected to implement new set-asides or thresholds in 2009:

Georgia includes \$900,000 credit set-aside for the Department of Community Affairs (DCA) Office of Special Housing Initiative projects. In 2007, Georgia awarded PSH projects through various scoring incentives. In 2009, however, Georgia eliminated the scoring incentives and added the \$900,000 set-aside.

Indiana requires a five percent (5%) set-aside for Housing First Developments which further the creation of community based housing that targets extremely low income households (less than 30% of area median income) with intensive service programs. Through this set-aside, Indiana specifically outlines the principles and model of permanent supportive housing. In 2007, Indiana had a similar set-aside; however, it did not detail the programs and services of the Housing First Developments.

Louisiana has a set-aside of \$3,000,000 for special needs/permanent supportive housing projects. Previously, Louisiana did not provide for a set-aside. Louisiana also implemented ten percent (10%) of the State's per capita component for permanent supportive housing - a new threshold requirement for 2009. Previously, the Gulf Opportunity (GO) Zone QAP had a threshold of five percent (5%) in 2007.

Michigan has a set-aside that designates twenty-five percent (25%) of the State's total credit ceiling for permanent supportive housing projects. The permanent supportive housing set-aside is not statutory and allocations made within it may be counted toward the statutory set-aside and the targeted percentages. Previously, Michigan had a 15 percent (15%) "special needs holdback." This set-aside is on top of Michigan's threshold requirement of dedicating 10% of units in all projects for permanent supportive housing, which was a new policy in 2008.

Tennessee implemented a \$500,000 set-aside for PSH. In 2007, Tennessee had no other set-asides or thresholds.

Washington, DC has made a commitment to the development of special needs housing. To reach that goal, the Agency may set aside up to seventy-five (75%) percent of available Credits to develop housing that serves special needs consumers.

Wisconsin has a set-aside of ten percent (10%) of the State housing per-capita Credit that will be reserved for developments intending to provide supportive services in at least fifty percent (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. In 2007, Wisconsin did not have any set-asides or thresholds.

QAP POLICY TRENDS

There are a number of industry trends that took place in 2009 that are illustrated through the policy changes. Specifically, this report focuses on four pertinent trends:

- There are more housing credit agencies which have created set-asides for permanent supportive housing;
- Housing credit agencies have implemented more stringent requirements regarding developer experience;
- Housing credit agencies have continued to refine requirements and definitions of permanent supportive housing by being more specific about required service provisions, operating subsidies, and agency experience working with disable and special needs clients.
- Integrated supportive housing has become a more popular way to create PSH units.

Increased Set-Asides

As mentioned above, there was an increase in the number of housing credit agencies that created set-asides specifically for permanent supportive housing. Housing credit agencies establish these pools of credits either through designating a specific amount of money or percent of their total allocation for the development of permanent supportive housing. Given this trend, it is clear that many housing credit agencies see set-asides as a successful way to ensure the creation of permanent supportive housing.

Developer Experience Requirements

Housing credit agencies also increased the requirements for developer experience in 2009. Given that tax credit investors and syndicators have tightened their underwriting standards around developer capacity and experience in 2008 and 2009, it is not surprising that many housing credit agencies have followed suit. Certainly, housing credit agencies want to ensure that the projects receiving credits are successful and one way to make this prediction is to look at the track record of the developer. Implementing these experience requirements will have an effect on supportive housing developers. On the one hand, these requirements may have a negative effect on PSH developers because they may not have enough experience to meet the rigorous experience requirements. On the other hand, however, the developer experience requirements may help create long-term relationships between developers and service providers. For example, some

housing credit agencies allow for a less-experienced developer to form a partnership with a more-experienced developer to fulfill the requirements. Through these relationships and partnerships more permanent supportive housing developments may be created in the future.

Requirements and Definitions of Permanent Supportive Housing

A prime example of a housing credit agency refining its requirements for permanent supportive housing projects is Indiana. The Indiana Housing and Community Development Authority updated many of its requirements and scoring criteria to prioritize Housing First Developments – “an innovative approach to engage and rapidly house individuals who are homeless into permanent supportive housing and to provide intensive and flexible services to stabilize and support housing tenure” (State of Indiana 2009 – 2010 Qualified Allocation Plan). The QAP goes on to outline five key principles of Housing First Projects and seven required items for the Supportive Service Plan. Many other housing credit agencies have followed similar paths by becoming more stringent about supportive service plans, cooperative agreements with social service providers, and designation of target population.

Integrated Housing

CSH refers to projects that have less than 100% of units dedicated to permanent supportive housing as Integrated Supportive Housing. Integrated Supportive Housing refers to the strategy of blending or integrating supportive housing units (designated for single adults, families with children, and/or young adults who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness) 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.¹ Integrated models differ from single-purpose models in several ways, including:

- Greater mixing of tenant populations
- Accessing mainstream affordable housing financing
- New Project sponsors and partnerships
- New approaches to service delivery

Housing credit agencies continue to implement policies that either require or promote a variety of percentages of units within a project dedicated for permanent supportive housing. In 2009, 21 QAPs offered policies that promoted projects with a variety of mix options – meaning a single QAP could offer both scoring incentives for a project with at least one percentage of units dedicated for PSH and a set-aside for projects with a different percent of PSH units. In 2008, 15 QAPs offered policies that promoted projects with a variety of mix options.

In addition, there has been growing discussion around threshold requirements or scoring incentives for projects to dedicate 5 to 25% of units for PSH. For example, in 2002, the North Carolina Housing Finance Agency’s (NCHFA) QAP began offering significant scoring incentives for projects dedicating 10% of units for extremely low-income persons with disabilities, including homeless individuals. In 2004, NCHFA created a threshold requirement that all tax credit projects dedicate 10% of units for this population. As of 2009, 422 projects have dedicated 10% of units to extremely

¹ Integrated Supportive Housing has many similarities to scattered-site supportive housing projects, which provide housing opportunities in dispersed settings, including single-family houses, within duplexes or small complexes, or units within larger apartment building. Scattered-site units are often secured through tenant-based subsidies, master-leasing of units, or negotiation of set-asides within existing developments. Integrated units are usually designated for use as supportive housing at the time of the project’s development and funders include requirements that the units continue to serve that purpose for the long term.

low-income persons with disabilities, producing 1,654 targeted units. Not only has NCHFA's program produced a significant number of units, but projects continue to have stable occupancy, high tenant satisfaction, and solid operating histories.

AMERICAN RECOVERY AND REINVESTMENT ACT

On February 13, 2009, Congress passed the American Recovery and Reinvestment Act of 2009 (ARRA). ARRA had two programs that drastically affected the tax credit market:

- **Tax Credit Assistance Program (TCAP):** HUD will distribute \$2.25 billion via the HOME program to tax credit allocating agencies to help 'fill the gap' in financing affordable housing projects that received low-income housing tax credits in fiscal years 2007, 2008, and 2009. HUD will apportion funds to states using the HOME formula, except that all funds within the state will flow to the housing credit allocating agency. Allocating agencies must commit 75% of funds within one year (February 2010), demonstrate that owners have expended 75% of funds within two years (Feb 2011), and have expended all funds within three years (Feb 2012). Funds must be distributed pursuant to Qualified Allocation Plan guidelines. Eligible basis will not be reduced due to receiving funds from this program. These funds will be loans (likely forgivable, low/no interest, etc.) so as not to count as income with potential tax implications. Projects must comply with most HOME programmatic requirements, including Davis Bacon, environmental reviews, lead-based paint, fair housing, Section 504, and the Uniform Relocation Act.
- **Tax Credit Exchange Provision:** Tax credit allocating agencies were allowed to swap up to 100% of credits returned in 2009 and unallocated credits from 2008, plus 40% of the State's 2009 population-based credits and any national pool credits awarded in 2009 for cash from the Treasury Department valued at \$.85 on the dollar. This cash could be used to finance tax credit or non-tax credit affordable housing projects, so long as the allocating agency "makes a determination that such use will increase the total funds available to the state to build and rehabilitate affordable housing." Before credits could be exchanged for cash, good faith efforts must have been made to find an investor. These grants did not reduce basis and are not counted as income. Projects receiving these grants are subject to the same rent, income and use restrictions; auditing; and recapture requirements as tax credit projects.

The TCAP and Exchange programs have been key to keeping the tax credit project development pipeline going in 2009. Due to HUD and Treasury Department deadlines, still-emerging guidance and clarification, and unfamiliarity with these new programs, developers, syndicators, investors, and housing credit agency staff had a busy year. Overall, housing credit agencies frequently prioritized PSH projects for these new funding sources. As projects begin to close, CSH will track usage of TCAP and Exchange and report outcomes in its 2010 QAP report. In December, Treasury announced an extension of the Exchange program to 2010.

CONCLUSION

This report documents that housing credit agencies continue to actively encourage supportive housing development with the housing credit program. By using a variety of new policies designed to ensure Credit developments offer supportive services tailored to specific resident populations, the housing credit agencies are helping low-income residents achieve greater social and economic self-sufficiency and an enhanced quality of life.

One of the most clearly demonstrated policy changes is the increase in set-asides for PSH. Housing credit agencies have continued to implement new set-asides as they see it as a way to increase the amount of PSH developments. Each year more housing credit agencies continue to increase set-asides, a trend that will likely continue into the future.

Housing credit agencies will also likely increase the requirements pertaining to developer experience. Given the credit crunch that has continued through 2009 and likely beyond, agencies will want to ensure that they are giving credits to more experienced developers. As mentioned above, this could have both positive and negative effects on permanent supportive housing developers. Housing financing agencies should be careful in the way they draft developer experience requirements as not to eliminate qualified developers due to lack of experience. As suggested, one way to do this is to allow a less-experienced developer to form a relationship or partnership with a developer with more experience. In doing so, this allows for housing credit agencies to cover some of their risk while also ensuring the creation of PSH developments.

During 2008, there was a perception among some investors that PSH deals are quite complicated and have many variables. In 2009, however, investors began to have a better understanding of the risks inherent to PSH projects. Although they typically have more sources of financing than non-supportive housing projects, PSH projects are often the best operating projects in syndicators' portfolios. This is due to supportive housing projects having government operating subsidies, little or no debt, and significant support from local government funders. As a result, if projects have problems, PSH developers will often have more partners with which to devise solutions. In addition, as unemployment continues to climb, nonsupportive affordable deals which rely on these tenants paying tax credit level rents are seeing more vacancies.

As reported in CSH's 2008 "*Giving Credit Where Credit is Due*," tracking over time which projects have PSH units continues to be a challenge. Although asset management departments within housing credit agencies would have this information, CSH has had limited success gathering lists of PSH projects, especially when asking about previous years, from developer services or other housing credit agency staff. Knowing which projects and how many units of PSH were created in which years would greatly increase the ability to track the impact of set-asides and scoring incentives. Furthermore, it would be useful to service providers and local agencies to know where to refer tenants.

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.housingaz.com/
Arkansas:	http://www.state.ar.us/adfa/
California:	http://www.treasurer.ca.gov/CTCAC
Colorado:	http://www.colohfa.org/
Connecticut:	http://www.chfa.org/
Delaware:	http://www.destatehousing.com/
District of Columbia:	http://www.dhcd.dc.gov/
Florida:	http://www.floridahousing.org/home/
Georgia:	http://www.dca.state.ga.us/
Hawaii:	http://www.hcdch.hawaii.gov/
Idaho:	http://www.ihfa.org/
Illinois:	http://www.ihda.org/
City of Chicago:	http://egov.cityofchicago.org
Indiana:	http://www.in.gov/ihfa/
Iowa:	http://www.ifahome.com/
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.mhfa.state.mn.us/
Mississippi:	http://www.mshomecorp.com/
Missouri:	http://www.mhdc.com/
Montana:	http://housing.state.mt.us/
Nebraska:	http://www.nifa.org/
Nevada:	http://www.nvhousing.state.nv.us/
New Hampshire:	http://www.nhhfa.org/
New Jersey:	http://www.nj-hmfa.com/
New Mexico:	http://www.housingnm.org/
New York:	http://www.dhcr.state.ny.us/
North Carolina:	http://www.nchfa.com/
North Dakota:	http://www.ndhfa.org/
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/

OVERVIEW OF HOW HOUSING CREDIT AGENCIES ENCOURAGE SUPPORTIVE HOUSING THROUGH THEIR QUALIFIED ALLOCATION PLANS

The following summary was created for “*Housing Credit Policies in 2009 that Promote Supportive Housing.*” Please see the summary information for more details.

Jurisdiction	Threshold Criteria	Credit Set-Asides	Scoring Incentives	New or Substantially Revised Policies Since Last Analysis
Alabama			X	
Alaska			X	
Arizona			X	X
Arkansas			X	X
California		X	X	
Colorado			X	
Connecticut			X	X
Delaware		X	X	X
District of Columbia		X	X	X
Florida			X	X
Georgia		X		X
Hawaii			X	
Idaho			X	
Illinois		X	X	
City of Chicago*				
Indiana		X	X	X
Iowa			X	X
Kansas			X	X
Kentucky			X	X
Louisiana	1	X	X	X
Maine	2	X	X	
Maryland			X	X
Massachusetts	2		X	
Michigan	1	X	X	X
Minnesota			X	
Mississippi			X	
Missouri*				X
Montana			X	X
Nebraska		X	X	X

Jurisdiction	Threshold Criteria	Credit Set-Asides	Scoring Incentives	New or Substantially Revised Policies Since Last Analysis
Nevada			X	X
New Hampshire			X	
New Jersey		X	X	X
New Mexico			X	X
New York				
DHCR			X	
HFA			X	X
HPD			X	X
North Carolina	1		X	X
North Dakota			X	
Ohio*		X		X
Oklahoma			X	
Oregon	2		X	X
Pennsylvania	2	X	X	X
Rhode Island*				X
Puerto Rico			X	
South Carolina*				X
South Dakota			X	X
Tennessee		X	X	X
Texas			X	
Utah			X	
Vermont				X
Virgin Islands*				
Virginia			X	
Washington			X	
West Virginia			X	
Wisconsin		X	X	X
Wyoming			X	X

1: Has threshold requirements that specifically require all projects to dedicate a percentage of units for people with disabilities or permanent supportive housing.

2: Has more general threshold requirements that promote permanent supportive housing.

**The state/territory/city does not employ a point system; rather, a variety of criteria and standards are evaluated and applications are ranked accordingly. Among them are those which favor supportive housing.*

Summary of 2009 Low Income Housing Tax Credit Policies Encouraging Permanent Supportive Housing

Note: Criteria that are new or revised since 2007/2008 are marked in bold.

Alabama

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 5 points (1 point each) to special needs projects that provide services and/or activities for the tenants free of charge. Eligible services include computer training, tutoring assistance, after-school programs, financial services, fire safety, arts and crafts, CPR classes, and others. To qualify for points, the project owner must pay for the service, provide a place for the service, or provide transportation to the service, and must submit Tenant Service forms signed by service providers.

Other Policies

None.

Developer Experience

A maximum of 10 points will be given to owners who have previous successful experience in the development of multifamily housing or applicants who have sound experience as managing agents of low-income housing. The amount of points will depend on the amount of units or projects (e.g., 1000+ units or 10+ projects receives all 10 points or 100-199 units or 1 project receives 1 point).

Alaska

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 includes a general priority for projects that target special needs populations (defined as senior

citizens, 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).

QAP awards up to 10 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 number required by federal Fair Housing law, state or local law, or specific program requirements.

QAP awards 15 points to projects that principally serve special needs populations (projects in which no less than 50% of the project units are restricted to persons/families qualifying as a special needs person/family).

QAP awards up to 10 points to applications for appropriateness of project design to the intended tenant population. A minimum of three project features must be considered unique before more than 50% of the points are given in this category. Unique features include (among others) common areas features including recreation areas, community rooms, computer labs, and/or space for other space for other tenant services, etc., service enriched housing which incorporates substantive social services appropriate to the tenant population.

QAP awards 5 points to projects giving a preference to homeless families or individuals in the tenant selection process.

QAP awards up to 10 points to applicants committing to operate a job-training program targeting low- and moderate-income families during project construction. Applicants must provide letters of financial commitment for program operation, and signed memoranda of agreement among the project owner, the contractor, the training organization, and any other parties involved. Trainees must be prepared for meaningful employment opportunities upon program completion.

Other Policies

None.

Developer Experience

Applicant Characteristics (Maximum 30 Points) - Points will be awarded, in accordance with the following schedule, to applications which document that:

1. The applicant, or developer hired by the applicant, has successful experience in developing and/or constructing similar type projects in Alaska. (Maximum 14 Points)
 - a. For this purpose, "successful" shall mean project development which was reasonably complete in accordance with the project's original projected budget, funding sources, and development schedule.
2. The applicant has previous rental housing ownership and/or management and operation experience. (Maximum 14 Points)
3. A tax-exempt organization or Regional Housing Authority is involved in the project on a regular, continuous, and substantial basis in both the development and operation of the project (must be recognized as a tax-exempt organization by the Internal Revenue Service) (2 Points).

Arizona

Supportive housing developments are an eligible use of the Credit. Such projects have potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

QAP awards 10 points to developments in which at least 5 percent of the units serve special needs populations. Applications must provide evidence of coordination with agencies specializing in services to special needs populations, a client source (e.g. letters for a referring agency, etc.) and service agreement for each population served, plus documentation that demonstrates previous experience for each entity that will be providing services. (Note: The percent of units serving special needs populations decreased from 15 percent in 2007.)

Other Policies

Owners of developments serving special needs populations must provide supportive services to residents. It is the owner's responsibility to plan and coordinate these services so they are provided on site or by existing off-site social service agencies. This requirement must be included in the project extended use agreement and applicants must detail costs in a supportive services operating budget.

Owners of senior developments must provide residents a service package that promotes resident quality of life and independence while efficiently delivering supportive services.

Applicants requesting consideration for resident services for special needs housing, support for families in transition, or elderly housing with supportive services must submit a detailed Service Provider Questionnaire with application. The questionnaire collects information about the service provider's mission, experience providing social services or service-enriched housing programs, personnel, and staff professional development, plus funding levels and funding sources for all clients served in the past year.

Owners of developments serving special needs populations, families in transition, or the elderly must submit a detailed supportive services plan specific to the proposed development. The plan must describe the target population, specific goals of the supportive services program and how they relate to the anticipated needs of residents, expected outcomes related to each goal and how impact/success will be measured or identified, how the program will identify and respond to the changing needs of residents over time, services and activities planned for residents of the proposed development (including the party responsible for providing each service, how and where the service will be provided, frequency of program or activity, and eligibility requirements for resident participation), methods to encourage resident participation, staffing plan and supervision responsibilities, an annual budget that identifies the costs associated with implementation of the services and sources of funds, and evidence of coordination with community resources. Services may include (but are not limited to) child care programs, after-school and summer programs for children

and youth, counseling programs, parenting skills classes, budget education, family violence prevention, crime prevention, on-site service coordination or goal-oriented case management, health services, screenings and education, housekeeping, on-site meals, transportation, benefits counseling, wellness activities, and social and recreational programming.

Developer Experience

QAP awards 15 points for developers with experience in at least 5 tax credit projects.

Arkansas

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 13 points for development of special needs housing, including SRO, transitional housing for the homeless and supportive housing for disabled persons (see requirements below). Points depend on percentage of units targeted to special needs populations.

QAP awards up to 5 points to developments if support services are provided by tax-exempt organizations. To receive points, an authorized official of each tax-exempt organization involved must provide a signed acknowledgement of participation describing the supportive services offered. The acknowledgement shall state that the organization's charter or by-laws authorize the service(s) to be provided; describe how the services provided are appropriate for the development's tenants; state that the services will be provided at no cost to tenants; and state that the services will be provided at least quarterly at the development site. Also, the applicant must submit a statement that provides the following: (i) quarterly notice of the proposed services will be provided to the tenants; (ii) a verification of the provision of the services; and (iii) a copy of the Articles of Incorporation/Charter and By-Laws of the service provider. (Note: Additional requirements in 2009.)

QAP awards 3 bonus points to developments serving the lowest income group possible. Special priority is given to developments with units for households with 30 percent or less of AMI. The number of units must be at least 5 percent of total units. (Note: QAP recommended 5 percent in 2007, but now requires it.)

Other Policies

To earn points for supporting housing for disabled persons, applicant shall submit a statement: (a) describing the design and construction of the development that will meet the needs of the disabled population served; (b) describing the on-site support services that will meet the needs of the disabled population served; (c) indicating the supportive services will be optional to the disabled population served. Also, the proposed service provider will submit a statement describing: (a) the

disabled population to be served; (b) the needs of the disabled population to be served; and (c) the service, with the frequency of its provision, to be provided to the disabled population to be served.

Any market study submitted in support of an application for housing intended for the use of person with disabilities must address the housing needs of the targeted disabled population in the primary market area. The applicant must also include a marketing plan specifically designed to reach the proposed targeted disabled population.

Developer Experience

Each development team member shall submit a cover letter describing its participation in the development along with a copy of its resume listing qualifications, experience, previous experience with the low-income housing tax credit program, address and telephone number. The General Contractor/Builder, Architect, and Engineer must be licensed to conduct business in Arkansas. If the applicant does not have the minimum required experience, a consultant or developer with the minimum required experience shall be a member of the development team. The consultant or developer's participation letter, resume and summary page specifically describing its role in the development shall be included.

"Minimum required experience" is met when either the applicant, consultant, or developer held that position on a previous development that received a reservation of Housing Credits from ADFA and whose owner was issued IRS Form 8609(s).

Capacity Standard: It is within ADFA's sole discretion to evaluate the capacity of any development team member to undertake performance on any development. A determination by ADFA that any development team member does not have the capacity to undertake performance on any development may result in a disqualification of the application.

California

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

None.

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.

QAP includes a special needs/SRO set-aside in the amount of 2% 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 "At-Risk" 5%, Special Needs 5%.

Scoring Incentives

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

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 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.

Developer Experience

General Partner Experience: To receive points under this subsection for projects in existence for over 3 years, the applicant must submit a certification from a certified public accountant that the projects for which it is requesting points have maintained a positive operating cash flow, from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared (which must be effective no more than one year prior to the application deadline) and have funded reserves in accordance with the partnership agreement and any applicable loan documents. To obtain points for projects previously owned by the proposed general partner, a similar certification must be

submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested. The certification of the certified public accountant may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be dated within 60 days of the application deadline. Where there is more than 1 general partner, experience points may not be aggregated; rather, points will be awarded based on the highest points for which 1 general partner is eligible.

1-2 projects in service under 3 years 1 point/over 3 years 2 points

3-6 projects in service under 3 years 3 points/over 3 years 4 points

7 or more projects in service under 3 years 5 points/over 3 years 6 points

Colorado

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.

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.

Developer Experience

Criteria for Approval – Experience with the development and management of multifamily rental properties. CHFA will evaluate experience in terms of the quality of the development and management experience, including the overall financial strength of the developer's current portfolio, the number of successful projects, compliance with any applicable regulatory requirements, and property management track record.

Threshold: Project Team Experience - The developer must provide evidence that the developer has multifamily rental housing development experience and that the management company, the consultant (if any), the legal firm, and the accounting firm engaged by the applicant have experience with LIHTC projects. Resumes must be provided. In addition, the management company must have experience related to population specific projects (i.e., independent senior, homeless, etc.). If the developer has no LIHTC experience, using a consultant with LIHTC experience is recommended.

Connecticut

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

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.

Set-Asides

None.

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 now it is 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.

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.

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.

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.

Developer Experience

None.

Delaware

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 set-aside. In addition, such projects have potential competitive scoring advantages.

Threshold Criteria

None.

Set-Asides

QAP includes a \$250,000 set-aside to encourage development of permanent supportive housing units for the chronically homeless. Such an individual is defined as an unaccompanied adult with income less than 30 percent of AMI who suffers from one or more disabling conditions (diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability) which limit his/her ability to perform activities of daily living. Funding priority is for individuals currently homeless, residing in an institution, or living in substandard or overcrowded conditions. Developments must include contracts and/or commitment letters for project based housing assistance payments and/or rental assistance (either from federal, state, or sponsor-funded resources) for the duration of the affordability period. In addition, on-site services must be documented through contracts and/or commitment letters for the affordability period. See additional requirements under Other Policies below. (Note: Set aside increased from \$200,000 in 2007.)

Scoring Incentives

QAP awards up to 5 points to developments making units affordable and available to individuals and families meeting the Families in Poverty definition (those with incomes ranging from \$10,400 for 1 person up to \$21,200 for 4 persons). Points are based on the percentage of units affordable at this level: 1 point for 10 percent of units, 3 points for 20 percent of units, and 5 points for 30 percent of units. (Note: Income increased to qualify under Families in Poverty.)

QAP awards 5 points to developments that provide permanent housing for persons with special needs (HIV/AIDS related illness, homelessness, mental illness, physical disability, mental retardation/developmental disability, or migrant and seasonal farm worker). To qualify for points in this category, 100 percent of the property must be made available for the special needs population. Additionally, a minimum of three services specifically addressing the needs of the identified group must be provided free of charge to the residents. Documentation of services and service funding must be provided.

QAP awards up to 3 points for the provision of social services, recognizing them as an integral part of any development to improve the quality of life of the residents of the development. Services must be affordable, appropriate, available and accessible to the development's tenants. Services must be provided on site and should be actively linked to the residents and not simply provided to the community at large. To qualify for points, sponsors must submit a Support Services Plan that

includes the following: qualifications of the social service organizations that will be utilized at the property, including their history, capacity and experience; a program description including the details and goals of the programs for the residents; and contracts or commitment letters from each social service provider. Examples of services include parenting programs, literacy programs, day care, job training, nutritional services, transportation, financial literacy and counseling.

Other Policies

Housing developed under the permanent supportive housing set-aside must have staffing 24 hours a day, 365 days a year. In addition, the application must demonstrate that on-site services will be provided to residents and should address, at minimum: 1) the type of services to be provided and strength of commitment to provide services for the duration of the affordability period; 2) the anticipated sources of funding for such services and clear identification of how services will be funded and maintained during the affordability period; 3) the physical space that will be used to provide such services; and 4) how the sponsor or supportive services provider meets the needs of the intended population and their experience in providing services to the targeted population.

Developer Experience

QAP awards up to 6 points based on the demonstrated relevant experience and qualifications of the developer and management entity. All team members must be disclosed at time of application. The members of the team, in addition to the developer and management entity, include the applicant/owner, co-developer, consultant, owner, general contractor, architect, surveyor, real estate and tax counsel. Members of the development and management team must demonstrate experience in the satisfactory development of affordable housing, experience in the management of affordable housing and must have the financial capacity to carry the development through to completion. DSHA reserves the right to determine “satisfactory” development experience.

District of Columbia

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

None.

Set-Asides

District of Columbia Department of Housing and Community Development (DHCD) has three set-asides: non-profit set aside (10%), special needs (up to 75%), and Director’s Special Initiative Programs (up to 25%). (Note: New policy since 2008.)

Scoring Incentives

DHCD awards up to 20 points if the development provides services for individuals with special needs. Services may include wrap-around services for activities of daily living, substance abuse counseling, mentoring programs, access to primary healthcare, educational programs, or job training and search service. The service plan must be submitted with the application. Points will be

awarded based on how comprehensive, feasible, and appropriate for the population the services are. Two points will be given for each service for a total of 20 points.

Points will be given for the percentage of units dedicated to seniors or special needs consumers:

1. More than 30% of the units: 10 points
2. 20% to 30% of the units: 8 points
3. 10% to 19% of the units: 6 points
4. 5% to 9% of the units: 4 Points
5. 1% to 4% of the units: 2 Points

DHCD awards 20 points to any non-elderly development in which the greater of five (5) units or ten percent (10%) of the units (i) provide federal project-based rent subsidies or equivalent assistance in order to ensure occupancy by extremely low-income persons; (ii) conform to HUD regulations interpreting the accessibility requirements of Section 504 of the Rehabilitation Act; and (iii) are actively marketed to people with special needs in accordance with a plan submitted as part of the Application for credits.

Other Policies

DHCD awards up to 10 points for each percentage point of housing units in the proposed development which are restricted to rents at or below forty percent (40%) of the AMGI.

Developer Experience

DHCD awards 10 points if evidence attached with the PPC and IRS Form 8609 shows that the principal or principals, as a group or individually, for the proposed development have developed at least one tax credit development that contains at least the number of housing units in the proposed development (can include market units).

DHCD awards 20 points if evidence attached with the PPC and IRS Form 8609 shows that the principal or principals, as a group or individually, for the proposed development have developed, as controlling general partner or managing member, (i) at least three tax credit developments that contain at least 3x the number of housing units in the proposed development or (ii) at least six (6) tax credit developments that contain at least the number of housing units in the proposed development.

Florida

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 selection criteria include general priorities for certain types of housing. Developments serving

the elderly, homeless, families, farm workers, and commercial fishing workers; plus developments that offer resident services and developments intended for eventual resident ownership are targeted under the plan. Developments that have amenities and resident programs that service families with children are specifically targeted.

QAP selection criteria include general priorities for certain types of housing. Developments serving the elderly, homeless, families, farm workers, and commercial fishing workers; plus developments that offer resident services and developments intended for eventual resident ownership are targeted under the plan.

QAP awards up to 8 points to developments for provision of resident programs. Qualified programs include health care, resident activities, health and nutrition, financial counseling, English as a second language, resident assistance referral, swimming lessons, life safety training, and mentoring. To score points, applicants must submit details on all resident programs.

QAP awards up to 6 points to non-elderly and non-homeless developments for provision of additional resident programs. Qualified programs include welfare-to-work or self-sufficiency programs, homeownership opportunities, first-time homebuyer seminars, after-school programs for children, literacy training, and job training.

QAP awards up to 6 points to homeless developments for provision of additional resident programs. Qualified programs include welfare-to-work or self-sufficiency programs, literacy training, and job training. SRO developments may also receive points for staffed kitchen or cafeteria, and daily activities. Non-SRO developments may also receive points for homeownership opportunities, first-time homebuyer seminars, and after-school programs for children.

Other Policies

Among Agency's targeting goals is to have a minimum of two homeless developments. (Note: New goal in 2009.)

Agency requires homeless developments to provide verification of inclusion in Local Homeless Continuum of Care Plan by lead agency. If no such plan exists, evidence of a local need for homeless housing must be provided.

Developer Experience

Among the targeted categories of development characteristics is the experience of the development team.

Georgia

Supportive housing developments are an eligible use of the Credit and, if qualified, are granted a special needs set-aside. Also, they compete in the general application cycle.

Threshold Criteria

None.

Set-Asides

Special Needs Set-Aside - Up to \$900,000 will be set-aside for Department of Community Affairs (DCA) Office of Special Housing Initiatives projects. In order to be considered for this set-aside, the applicant will need to provide a commitment for Office of Special Housing Initiatives funds. (Note: New set aside for 2009.)

Scoring Incentives

None. (Note: QAP eliminated previous scoring incentives and implemented Special Needs Set Aside.)

Other Policies

Owners must demonstrate a willingness to initiate marketing of units to these populations. Each Applicant must prepare and submit a Marketing Plan outlining how the project will market units to tenants with special needs if the project is selected for funding. At a minimum, Marketing Plans must include: (a) A description of how the project will meet the needs of these tenants including access to supportive services, transportation, proximity to community amenities, etc.; (b) Identify service providers that can provide referrals to the project; (c) Agree to require management to regularly contact and provide materials to local service providers outlining unit vacancy and rents; (d) Owners must demonstrate a willingness to market units to special needs populations and facilitate referrals from experienced local service providers. (Note: New policy for 2009)

State Designated 30% Basis Boost. HERA authorizes state allocating agencies to designate certain areas not located in a QCT or DDA for a 30% basis boost. Projects may receive an allocation of credit based upon 130% of the eligible basis for new construction or substantial rehabilitation. This increase will be approved on a project by project basis during pre-application, based upon demonstrated financial need. Among the criteria which are applicable is Majority Special Needs projects that have DCA Office of Special Housing Initiatives Funds. (Note: New scoring criterion in 2009.)

Developer Experience

A. Applicants must submit documentation for DCA review and approval prior to Application submission for the following criteria:

1. Performance Scoring: All project participants; (Owner/Developer and Management Co.) must submit separate applications for experience and compliance.

- Each Owner and Developer entity will receive an experience determination and a compliance score.
- The Management Company will receive an experience determination and a pass or fail rating. Participants can use that rating and score.

Experience Determinations

Requests for experience determinations may be submitted prior to Application in the sole and absolute discretion of the Applicant. For experience determinations, the Experience Submittal Form should be completed in accordance with the Performance Workbook Instructions for each Owner, Developer, and Management Company to be considered by DCA.

18. Experience and Capacity (Performance)

DCA requires prior successful project experience for the Owner, Developer and Manager of a proposed project. Effective January 1, 2009, a DCA Performance Workbook must be completed for each Owner, Developer and Manager of a project and submitted on or before the Application Submission date for Owner, Developer and/or Manager approval. Entities and/or principals that were deemed experienced for the 2008 competitive round do not have to complete a new DCA Performance Workbook provided there have been no changes in their organizational structure since the initial experience determination and no significant changes in the compliance history for properties. DCA reserves the right to determine, in its sole and absolute discretion, whether an Application meets the criterion of this section. DCA also reserves the right to determine whether the proposed Owner and/or Developer have/has the capacity to successfully complete the proposed development. DCA may consider projects in progress, prior performance in meeting construction commencement, projects with recaptured credits and completion deadlines, as well as the number of outstanding incomplete DCA-funded developments when determining capacity. A new Experience Entity list and certificates will be issued. The Owner and/or Entity must resubmit all of the documentation required pursuant to this section and obtain a new decision as to whether they meet DCA's experience and capacity requirements.

B. Owner Experience

1. A proposed project Owner must demonstrate successful Owner experience as follows:

- The Proposed Owner (individual, corporation, or in the case of a limited partnership, the general partner(s) of the Ownership entity) must demonstrate at least three (3) continuous years (development through lease-up) of prior ownership experience in at least two multifamily rental housing projects of similar size (number of dwelling units) to the proposed project. The proposed project must not be more than 25 dwelling units more than the dwelling units of the projects utilized for determining ownership experience.
- Only successful ownership experience that occurred subsequent to January 1, 2002 will be considered under this criterion.
- This Ownership Experience requirement may be met either through the experience of the General Partner entity or through the individual experience of one of the General Partner's principals as set forth below.
- In a non-profit corporation, the executive director's experience will also be considered for purposes of determining whether the non-profit has met the Owner experience requirements.
- A non-profit General Partner may also meet the experience requirements through the experience of a sponsoring non-profit.

2. For purposes of determining experience, a principal shall be defined as an individual who has a direct or indirect ownership interest in the ownership entity and who will materially participate in the ownership and operation of the project through regular, continuous and substantial involvement.

3. In order for previous project experience to be considered, the principal must show a direct or indirect ownership interest in the Ownership entity of the previous project and that that the principal materially participated in the ownership and operation of the project through regular, continuous and substantial involvement for at least three (3) consecutive years (development thru lease-up).

4. Previous ownership experience for all projects where there has been a default, fraud, debarment or issuance of a notice of limited denial of participation by any federal or state agency within the last ten (10) years must be disclosed.

C. Developer's Experience

1. A proposed project Developer must demonstrate successful Developer experience as follows.
 - The proposed Developer must demonstrate successful development experience in at least two (2) multifamily rental housing projects of similar size (number of dwelling units) to the proposed project. The proposed project must not be more than 25 dwelling units more than the dwelling units of the projects utilized for the DCA determination of Developer experience. Only successful Developer experience that occurred subsequent to January 1, 2002 will be considered under this criterion.
 - This Developer experience requirement may be met either through the experience of the proposed Developer entity or through the individual experience of one of the Developer's principals as set forth below.
 - In a non-profit corporation, the executive director's experience will be considered for purposes of determining whether the Developer has met the Developer experience requirements.
 - A non-profit Developer may also meet the experience requirements through the experience of a sponsoring non-profit.
2. For purposes of determining experience, a principal shall be defined as an individual who has a direct or indirect minimum ownership interest in the Developer entity and who will materially participate in the development of the project through regular, continuous and substantial involvement.
3. In order for previous project experience to be considered, the principal must show a direct or indirect ownership interest in the Developer entity of the project and that that the principal materially participated in the development of the project from project inception through construction completion through regular, continuous and substantial involvement.
4. Previous developer experience for all projects where there has been a default, fraud, debarment or issuance of a notice of limited denial of participation by any federal or state agency within the last ten (10) years must be disclosed.
5. In the event an entity undergoes a personnel change which results in the departure of key experienced staff, DCA at its discretion, may require the entity to submit new experience documentation and may determine that previous projects owned and developed under the direct supervision of the departed staff will not be considered in the experience determination.

Partnering. An inexperienced Owner or an inexperienced Developer can meet the experience requirements of this section by partnering with an Owner or Developer that meets the DCA experience requirements set forth in paragraphs (A) or (B) of this section (whichever is applicable). The applicant must submit the following documentation in order to meet experience through partnering:

- 2009 DCA experience certificate for experienced Owner and/or Developer Partner;
- If the applicant is inexperienced in the Owner category, an executed partnership agreement with a partner that meets DCA Owner experience requirements should be included. The inexperienced partner must be part of the General Partnership entity for the Project. The agreement must describe in detail the responsibilities of both the experienced and inexperienced partner. Both the experienced and inexperienced partner must actively participate in the Ownership responsibilities.
- If the applicant is inexperienced in the Developer category, an executed partnership agreement with a partner that meets DCA Developer experience requirements should be included. The defined relationship of the parties must be co-developers. The agreement must describe in detail the responsibilities of both the experienced and inexperienced partner. Both the experienced and inexperienced partner must actively participate in the Developer responsibilities.

- The partnership must remain in effect until the property is complete and has reached stabilized occupancy for a minimum period of two years through the issuance of IRS Form 8609's and the Conversion of the DCA HOME Loan.
- Each executed partnership agreement must include a training plan providing for the training of the inexperienced partner by the experienced partner in the Ownership and/or development of the project. The training plan must specify that the training services will be provided from project commencement, through construction, lease up, and permanent loan conversion and or issuance of 8609's – whichever is later. Timetables, milestones and projected training hours per week must be included in the plan. The training plan should be attached as an exhibit to the executed Partnership agreement

Hawaii

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 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. Any preference must be recorded in the Declaration of Land Use Restrictive Covenants until expiration of the extended use period. 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. The maximum 2 points will be awarded only to applicants that have an executed commitment to serve this project by a third party service provider or if applicant or owner is an experienced provider of the proposed services. All services must be optional to the tenant and provided at no additional cost to the tenant.

QAP awards up to 10 points for overall project feasibility, including consideration of (among other factors) provision of tenant services and amenities that will enhance the livability of the project.

Other Policies

None.

Developer Experience

QAP awards up to 6 points for developer experience. The points awarded will be based on the HHFDC's evaluation of factors such as, but not limited to: Developer's (or any party affiliated with the development team) experience or ability (or inexperience/inability) to successfully complete the project; Developer's success or failure in meeting the objectives of the program on past proposals;

Development Team's success or failure in meeting the objectives of the program on past proposals; Development Team's experience or ability to successfully complete the project; Project's general partner and/or affiliates has a history of chronic and/or substantive noncompliance, has failed to meet the requirements of the Declaration for Low-Income Housing Credits for previous projects, or has any significant tax credit history with other state tax credit allocating agencies.

Idaho

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 15 points to developments designed for special needs populations (elderly, handicapped, developmentally disabled, or mentally ill) and/or which provide continuing supportive services to assist families in becoming more self-sufficient or which address identified tenant needs as follows: a) developments with 25 percent of the rent restricted units designed solely to provide independent living opportunities for persons with mental, physical, or developmental disabilities; b) developments which provide 100 percent of the housing units designed and dedicated for elderly persons 62 years of age or older. Persons with disabilities may also be eligible occupants; or c) developments in which at least 80 percent of the units are designed and occupied by at least one person 55 years of age or older. To qualify for points, developments must submit a supportive services plan that describes the history and capacity of the service provider, a detailed program description, and an estimated program budget. In addition to the plan, developments must provide an executed commitment letter or memorandum of understanding from a supportive services provider that: 1) outlines the services provided, 2) documents the background and experience of the provider in providing the proposed services, and 3) specifies how often and where services will be provided. Supportive services must be offered on an ongoing and regular basis (i.e., monthly or weekly) at the development site to be considered for points. The costs of services provided must be funded outside the operations of the property.

QAP awards 15 points to developments with a minimum percentage of units (either 5 or 10 percent depending on project size) designated for persons with incomes at or below 30 percent of AMI.

Other Policies

Developments must submit a management plan and previous experience summary to demonstrate management capacity. Among the required elements of the management plan is a description of social service programs.

Developer Experience

Resident sponsors who have previous housing development experience (at least a 24-unit

multifamily complex) in the State of Idaho (5 points).

If the developer of a proposed development has not previously completed a Low-Income Housing Tax Credit development, or if the developer's experience is limited to developments which have been completed with assistance from consultants or co-developers, the developer will be required to post a cash deposit, letter of credit or performance bond in a form acceptable to the Association as follows:

The greater of 10% of the annual tax credit reserved or \$10,000 posted at the time the tax credit reservation is accepted. If additional credit is subsequently awarded, the amount of the bond will be raised accordingly.

Developments that will be ultimately owned at Placed in Service by an Idaho tax-exempt organization as defined by §42 of the Internal Revenue Code. Said tax-exempt organizations must have proven ownership experience of LIHTC developments (15 points).

Illinois

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. In addition, such projects have potential competitive scoring advantages.

Threshold Criteria

None.

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.

Scoring Incentives

QAP awards 5 points to developments targeting 10% of units to households with incomes at or below 30% of AMI.

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.

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.

QAP awards 2 points to developments that provide enhanced accessibility for persons with mobility or sensory impairments by exceeding federal Section 504 accessibility requirements.

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.

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.

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.

Projects that meet requirements of the Supportive Housing Population Set-aside may apply for a Boost of up to 30% of their eligible basis.

Developer Experience

IHDA will award up to 10 points for the development record of the Project team, including the principal(s) of the general partner(s), managing member(s), general contractor, equity syndicator/investor, consultant(s), property manager, fee developer, and guarantor, where applicable. Points will be based on the information provided on the previous participation forms, which must be completed for all team members attached to the Common Application, along with supporting documentation, and as determined by the Authority.

Chicago, IL

Supportive housing developments are an eligible use of the Credit .

Threshold Criteria and Set-Asides

None

Scoring Incentives

The City of Chicago's Department of Housing does not use scoring to evaluate projects. Instead, the Department issues tax credit reservations based on a project's ability to meet the mandatory selection criteria and preferences required under Section 42 and its community impact, housing need fulfillment, economic feasibility and developer capacity.

Other Policies

The Department's program objectives in the award of Tax Credits will emphasize ten areas, including: Producing housing to meet the requirements of the elderly, large families, and special needs populations, including, but not limited to, housing for homeless.

Supportive Housing/Special Needs - Preference will be given to projects pre-identified through the Department's competitive supportive housing initiative application.

Preferences in the allocation of Tax Credits shall be given to projects that:

1. Serve the lowest income tenants (very-low-income households whose incomes are at or below 30% of area median gross income adjusted for family size);
2. Are obligated to serve qualified tenants for the longest periods beyond the minimum thirty (30) year requirement; and
3. Are located in a qualified census tract the development of which contributes to a concerted community revitalization plan.

30% DDA Boost Selection Standards: The Department may award a Credit Ceiling project a 30% basis boost if the Department determines that a project, in order to be financially feasible needs the increase in Tax Credits based on the following standards. One of four criteria is: Very-Low-Income Populations – Projects that need the boost to be financially feasible in order to target rents to very-low-income populations in order to off-set the cost of developments.

Developer Experience

In selecting projects to receive allocations of Tax Credits, the Department shall consider the following criteria (one of five areas): The development team must show its capacity for undertaking a project and have demonstrated development experience. Property management capacity and experience must also be demonstrated. Owners who are affiliated with previous projects developed with Department assistance that have been or are out of compliance in a material respect, as determined in the sole discretion of the Department, with the City's MBE/WBE and local hiring preference ordinances, Davis-Bacon Act, Section 3 of the Housing and Urban Development Act of 1968 or with the Program or with a Department loan agreement, may be deemed ineligible for further consideration.

Indiana

Supportive housing developments are an eligible use of the Credit and compete in the general ap-

plication cycle, or, if qualified, within one of the set-aside categories described below. In addition, such projects have potential competitive scoring advantages.

Threshold Criteria

None.

Set-Asides

QAP includes a 10% set aside for housing persons with special needs (includes persons with physical or developmental disabilities, persons with mental impairments, single parent households, victims of domestic violence, abused children). (Note: Expanded definition of special needs.)

QAP also includes a 5% set aside for Housing First Developments, which further the creation of community-based housing that targets extremely low income (less than 30% AMI) with intensive service programs. (Note: New classification of set aside – see description below.)

Scoring Incentives

QAP awards 6 points to developments in which 18-30 percent of total units charge rent at or below the 30 percent AMI rent point. (Note: New version of scoring criterion.)

QAP awards up to 10 points for serving special needs depending on percentage of units that are set-aside (1% equals 1 point or 10% equals 10 points). (Note: Adjusted scoring criterion.)

QAP awards up to 3 points for universal design features (1 point for every 3 universal design features). Universal design features may include wider hallways, grab bars for the bath, raising of electric outlets, etc.) (Note: New scoring criterion for 2009.)

QAP awards up to 8 points for providing services to permanent supportive housing developments. These types of services must be in line with or match the philosophy of the Housing First description. Applicants are required to submit a Supportive Service Plan, which must include the following elements: (1) Population Served (which includes describing the population served and any substantial barriers that exist for the Development's tenants; (2) Case Manager – describe the role thereof; (3) Annual Budget; (4) Description of Programs; (5) Annual Performance Management; and (6) Commitment Letters (which includes Memorandum of Understanding (MOU) and Linkage Agreements)). (Note: New scoring criterion for 2009.)

Other Policies

To receive points for special needs housing, developments must submit a resume of the organization providing supportive services (demonstrating an ability to provide services to the target population); and 2) the applicant and a qualified organization that provides and has the capacity to carry out services for the target population must enter into an agreement whereby the owner agrees to: a) set aside a number of units for the target population; and b) notify the qualified organization when vacancies of the set-aside units occur at the development. The qualified organization must agree to: a) refer qualified households to the development; and b) notify households of the vacancies of the set-aside units at the development.

Housing First is an innovative approach to engage and rapidly house individuals who are homeless into permanent supportive housing and to provide intensive and flexible services to stabilize and support housing tenure. Eligible Housing First applicants who complete the Indiana Supportive Housing Institute may apply and receive a reservation of tax credits outside of the published rounds.

Key principles on the Housing First model of permanent supportive housing are:

1. Changing the system, not the person: The major shift of this model is how services are provided. In many cases, services are offered on-site rather than expecting individuals to show up at an agency for services. Staff are constantly working to engage residents and are trained in evidence based practices, such as assertive community treatment, that have been shown to be effective for hard to serve populations;
2. Tenant choice on accepting clinical service: Services need to be readily available with staff continually working to engage and build relationships with the tenants. No participation in clinical services is required in order to remain housed. A harm reduction approach is used in addressing chronic substance addiction.
3. Focus is on being a good tenant: The main emphasis is on safety with interventions on behaviors that negatively impact an individual or the community. Skills such as managing finances, handling conflicts with other tenants, and managing the day-to-day responsibilities in apartments are essential for long-term tenancy.
4. Eviction is a last resort: Service rich interventions are attempted to try to exhaust all other solutions prior to serving a tenant an eviction notice.
5. Strength-based model with emphasis on building community: Peer support and community meetings are used to help individuals feel connected to their community.

Housing First Developments must submit a Supportive Housing Plan which describes or provides the following:

1. Minimum Units – The Development must set-aside 10% of the units or 10 units (whichever is greater).
2. Site Suitability – How the development will meet the needs of the targeted population including accessibility features, access to transportation, and proximity to community amenities.
3. Affordability – How the development will make their units affordable to the targeted populations.
4. Access to Services – How an array of services, including those aimed at tenant retention, will be made available both on and off-site for tenants to access according to their needs, including a budget for services and funding sources that have been secured or will be sought.
5. Referral, Screening, and Communication –
 - a) Tenant referral and screening process, including steps followed by all parties to negotiate Requests for Reasonable Accommodations and modifications under Fair Housing Laws to facilitate the admittance of persons with disabilities into the development.
 - b) How the property management and the agency providing the on-site support coordinator will communicate, accommodate staff turnover and assure continuing linkages between the Development and the agency providing the on-site support

- coordinator for the duration of the compliance period.
6. Agreement Among All Parties –
 - a) Demonstrate a clear separation of property management and supportive service provision functions within or among partner organizations to assure confidentiality of tenant information.
 - b) Plan to affirmatively market to persons with disabilities and include a section on reasonable accommodations and modifications in applications for tenancy. The Development may advertise as offering services for people with particular types of disabilities, but must admit other persons with disabilities who may benefit from the services.
 - c) Use by the management agent of objective screening and income eligibility criteria to make decisions regarding offering applicants residency.
 7. Demonstration of Participation – Developments that compete under the Housing First set-aside must demonstrate participation in the Indiana Supportive Housing Institute. Housing First applicants are also encouraged to participate or be involved with the Continuum of Care process, Work One, Department of Mental Health and Addiction, Family Social Services Agencies, Veterans Affairs, and/or Supportive Housing Leadership Forum.

Among the Agency's goals is to increase the supply of permanent supportive housing through community-based partnerships for homeless individuals and families and provide housing for special needs persons.

Developer Experience

The Development Applicant/Owner, Developer, Management Agent and other members of the Development team as provided in the Rental Housing Finance Application must demonstrate sufficient financial, development and managerial capabilities to complete the Development and maintain it for the Compliance Period and other applicable period.

Required Documentation: The Applicant must provide documentation to demonstrate sufficient financial, development and managerial capabilities. Documentation must include: 1) Up to date certified Financial statements from the Applicant, Owner (if formed) or its principals (must include all principals of the general partner interest) or from the individual(s)/entity providing guarantees for the Development, AND Developer (under the Applicant's, Owner's, and/or Developer's own affidavit respectively); AND 2) Resumes showing adequate experience of Developer and management company. This documentation must be placed in Tab D. The Authority, in its discretion, may require audited financials and/or copies of tax returns. If needed, the Authority will request this information from the Applicant.

Iowa

Supportive housing developments are an eligible use of the Credit. Such projects may compete in the general application cycle. In addition, such projects have potential competitive scoring advantages.

Threshold Criteria and Set-Asides

None. (Note: Eliminated service enriched-housing and affordable assisted living projects set-asides.)

Scoring Incentives

QAP awards up to 30 points for projects providing service-enriched housing or assisted living in which twenty-five percent (25%) or more of the total project units give preference in tenant selection to any of the following special needs populations: (1) Homeless persons, including homeless individuals, families, youth, and/or veterans, (2) Persons with a physical or mental, and/or developmental Disability, (3) Persons with mental illness, (4) Victims of domestic violence, (5) Frail Older Persons, (6) Persons living with HIV/AIDS and (7) Persons in recovery from chemical dependency. See other requirements below. (Note: Revised scoring criterion which requires 25% or more designated units as special needs.)

QAP awards 10 points for having 100% of the Low-Income Units fully Handicapped Accessible (not adaptable). (Note: New scoring criterion for 2009.)

Other Policies

To receive points under special needs, services must be actively linked to the Project, not simply provided to the community at-large, and the applicant must submit all requested documentation at application including, but not necessarily limited to, the following: (i) Commitment to hold, pursuant to IFA's held for occupancy policy, twenty-five percent (25%) or more of the total project units for occupancy by the selected special needs population(s); (ii) Comprehensive Supportive Services Plan; (iii) Service budget that supports the proposed services plan; (iv) Marketing plan describing outreach to potential tenants to whom services are targeted; (v) Executed MOU between the ownership entity or developer, the lead service provider, and the management company outlining the duties and responsibilities of each party in relation to service delivery to the tenants; and (vi) Letters of intent, agreements, and/or contracts with one or more local service providers, if services will be delivered by outside organizations. (Note: Revised requirements for special needs populations.)

If the applicant selects to submit a Resident Population with Special Needs plan under Section 6 Scoring Criteria, the pro forma must budget for at least \$150 per Tax Credit Unit annually. If a Project under this section meets all criteria for allocation of Tax Credits the IFA staff will, prior to submitting the recommendation for Tax Credit reservation to the IFA board, request that the Applicant provide a signed commitment letter from a syndicator or investor for the Project within 90 days. If the receipt of a commitment letter is imminent, the Applicant can request one 30-day extension to 90-day period. During the period that the Applicant is seeking a signed commitment letter, any additional IFA funded sources, such as a loan, will remain committed to the Project. Upon receipt of the commitment letter and the final underwriting of the Project based on the terms of the commitment letter, the IFA staff will make a recommendation for Tax Credit Reservation to the IFA board. (Note: Changed from \$100 to \$150 per credit.)

Developer Experience

Qualified Development Team. The Application will require the Applicant to identify the Qualified Development Team. The Applicant will be required to provide a narrative describing each

member's function and explain how the Development Team possesses the necessary experience to successfully complete the proposed Project and all other projects under construction, and that it has developed projects of comparable size and financing complexity. The qualifications of the Development Team will be evaluated again at Carryover and the reservation of Tax Credits may be revoked, at the sole discretion of IFA, if the Development Team is not qualified to successfully complete the proposed Project. One of the following members of the Development Team must have completed a Project through the successful attainment of a Form 8609 in order to be deemed "qualified" and that Project must be in good standing with the allocating agency: Project Developer, General Partner/Managing Member, or the Development Consultant.

Kansas

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 20 points to developments targeting 100 percent 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 percent AMI level. Points range from 7 (for developments providing 10-12 percent of units at the 30 percent AMI level) to 35 (for developments providing 19-20 percent of units at the 30 percent AMI level).

QAP awards up to 10 points to developments providing or having agreements in place for any of the following services: credit counseling, literacy/language training, food/nutrition classes, homebuyer education, medical counseling/consultation, senior citizen center, day care, resident management and initiatives, safety and drug awareness, or Meals on Wheels (5 points each up to 10 points). (Note: 2007 QAP awarded 15 points.)

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. (Note: 2007 QAP awarded 15 points.)

Other Policies

In the general description of statewide housing needs, the QAP identifies development for special need populations including homeless families and individuals or persons with disabilities among its priority housing needs.

Developer Experience

Applications meeting the preliminary requirements will be further reviewed for non-point criteria. Applications may be accepted or rejected based solely on the non-point criteria, which includes sufficient development team experience relative to the proposed development.

Kentucky

Supportive housing developments are an eligible use of the Credit and compete in the general application cycle or in any of the state's pools or set-asides. Such developments also have potential competitive scoring advantages.

Threshold Criteria

None.

Set-Asides

Although the QAP does not provide a dedicated set-aside for permanent supportive housing, such developments are eligible to apply in any of the state's pools or set-asides.

\$1,600,000 will be set aside for Scholar House projects. Scholar House is a single-parent housing and education initiative administered by Kentucky Housing Corporation. The program is designed to help unemployed or underemployed single-parents pursue an education to become self-sufficient.) Also, they are not restricted to \$950,000 CAP. (Note: New set-aside in 2009.)

Scoring Incentives

QAP awards up to 30 points to developments that set aside more than 15% of the units for use by persons with an impairment that substantially limits one or more major life activities. Tenants must have a record of such impairment or condition and/or be regarded as having the impairment or condition. Populations in this category include those with severe mental illness, mental retardation/developmental disabilities, alcohol and/or drug addiction, HIV/AIDS, acquired (traumatic) brain injury, physical disabilities, or victims of domestic violence. (Note: Adjustment in the percentages and points from 2007.)

QAP awards up to 10 points to developments that fully describe and document all required supportive services and referral sources appropriate for all targeted special needs groups. (Note: 2007 QAP awarded 15 points).

QAP awards up to 40 points for restricting 100% of the units to 30% level. 30% Rent Restrictions: 100% of the units are rent restricted to the 30% level (40 pts.); 75% of the units are rent restricted to the 30% level (30 pts.); 50% of the units are rent restricted to the 30% level (20 pts.); and 25% of the units are rent restricted to the 30% level (13 pts.) (Note: New scoring criterion for 2009.)

Other Policies

Developments serving special needs populations must undergo additional review to verify that

appropriate supportive services and experience requirements are documented. Signed agreements outlining services and pledging support and tenant referral must be submitted from all service providers.

Developments serving special needs populations must submit additional information on supportive services with the application, including a description of the special needs group or groups that will occupy set-aside units, identification of the referral source or sources for each of the proposed targeted groups, identification of the service provider or providers for each of the targeted groups, and, if developing transitional housing, a description of the components of the exit plan once residents have completed their stay and are seeking permanent housing. QAP provides a significant amount of detail on each of these points.

Developer Experience

Kentucky Housing Corporation (KHC) will award a project five points if a member of the development team has developed, operated, or completed a project of at least ten rental units with KHC that is now in compliance, or for new developer's can provide proof of receiving technical assistance from KHC rental production staff.

KHC will award five points if no member of the development team has requested a waiver or modification for pledged amenities or requested a deviation from project design within the past three years.

KHC will award 10 points if no member of the development has ever had any Compliance and/or monitoring issues (excluding cured issues during the 30-day Correction Period) whether it is federal, statutory or KHC policies, or 5 points if one or more members of the development team has noted noncompliance issues (federal, statutory or KHC policies), within the past three years, but all have been corrected within six months after the close of the Correction Period (i.e., Issuance of the IRS Form 8823 and/or Closed Review letter with Open Issues).

Louisiana

Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with a special set-aside of Credit and are subject to favorable threshold requirements and potential competitive scoring advantages.

Threshold Criteria

Ten Percent (10%) of the State's Per Capita component will be allocated to qualifying applications which constitute permanent supportive housing. (Note: New threshold for 2009, though this threshold (set at 5% of units) was in place in the GO Zone QAP since 2007.)

Set-Asides

The Agency has available \$3,000,000 for Special Needs/Permanent Supportive Housing Projects. (Note: New set-aside for 2009).

Scoring Incentives

QAP awards 10 points for Single Room Occupancy Shelter. Applicant must submit evidence from local government unit or appropriate continuum of care district that project satisfies need for homeless shelter. (Note: Points decreased from 50 in 2007.)

QAP awards 10 points for Accessible Project. Application must include the following: (i) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions); (ii) Costs per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost; (iii) Experience of Taxpayer/Owner in developing Projects servicing Special Needs Households; and (iv) Evidence of Project Based Subsidy for Handicapped Households. (Note: New scoring criterion.)

QAP awards up to 10 points for Special Needs Households (includes homeless households, handicapped households, single parent households, Large Family Households, Foster Parent Households) that serve fifty percent of the households. Ten points are awarded if serve 50 percent of such households and 6 points are awarded for 25 percent. Application must include the following: (i) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions) (ii) Costs per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost and (iii) Experience of Taxpayer/Owner in developing Projects servicing Special Needs Households. (Note: New scoring criterion for 2009, but replaced old scoring criterion pertaining to PSH that awarded up to 50 points.)

QAP awards up to 3 points for developing Accessible Units in excess of Section 504 (II)(C) of the Accessible Project Rehabilitation Act of 1973. (Note: Points decreased from 15 in 2007.)

QAP awards up to 3 points for leverage consisting of federal or other funds for persons with disabilities. (Note: New scoring criterion.)

QAP awards up to 5 points if 25% or more of project units serve households below 20% AMI. (Note: New scoring criterion.)

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 Stewart-McKinney Act funds.

Special needs projects are one of four types of projects allowed a special \$175 maximum average dollar per square-foot limit (compared to \$150 per square-foot limit for typical projects).

Among the potential recipients for a 30% basis boost is Permanent Supportive Housing Projects. (Note: New policy for 2009.)

Permanent Supportive Housing Project: A Project in which between twenty-five percent (25%) and fifty percent (50%) of the Low Income Units are designated to be occupied by a member of an Eligible Target Population for Permanent Supportive Housing and for which a Taxpayer/Owner submits with the Tax Credit Application either (i) an irrevocable binding commitment for Project Based Subsidy for units constituting Permanent Supportive Housing or (ii) demonstrates in the project's operating pro forma that units which are not Permanent Supportive Housing adequately subsidize the units occupied by the Eligible Target Population For Permanent Supportive Housing in a manner consistent with the minimum coverage ratios required by this QAP. A minimum of the units designated as permanent supportive housing units will be either efficiencies or one bedroom units. (Note: In 2007, projects only needed to dedicate 5% rather than 25% of units for PSH.)

Eligible Supportive Services for PSH: The range of services tailored to the needs of the category or categories of persons with special needs occupying housing in which such services are provided. The intensity of services delivered may vary based on the target population and individual needs but, for typical individuals would include an intensive service mix covering these types of services:

1. Outreach and engagement
2. Support in accessing housing (including assistance with applications, arranging for utilities and arranging for relocation)
3. Crisis prevention and intervention
4. Support in acquiring skills and knowledge for community living including acquiring benefits and money management
5. Providing opportunities for social support and peer support
6. Advocacy, clinical case management, clinical interventions
7. Facilitating arrangement for child care
8. Service Coordination including services of a tenant services liaison
9. Arranging access for acute and emergency care
10. Mental health and substance abuse treatment
11. Linkage to education and employment
12. Arranging access to transportation and
13. Services tailored to the frail elderly including securing access to meal services adequate to meet nutritional needs, housekeeping aid, personal assistance, and other services essential to a frail elder maintaining independent living.

Development Experience

Project Team/Developer Threshold Requirements

1. The Managing General Partner or Sponsor must have successfully developed, operated and maintained in compliance either one (1) Louisiana low-income housing tax credit project or the development of public housing/affordable housing or six (6) separate low-income housing tax credit projects totaling in excess of 200 units. Such Managing General Partner or Sponsor must: (1) be identified in the application, (2) become a general partner or managing member of the ownership entity, and (3) remain responsible for overseeing the project and operation of the project for a period of two (2) years after placed in service. The Agency will determine what qualifies as successful and who can be considered as involved in a particular project.
2. All owners and Principals must disclose all previous participation in the low-income housing tax credit program. Additionally, Owners and Principals that have participated in an out of state tax credit allocation may be required to complete an Authorization for Release of Information form.

3. The Agency reserves the right to determine that a particular development team does not meet the threshold requirement of subsection (F)(1)(a) due to differences between its prior work and the proposed project. Particularly important in this evaluation is the type of subsidy program used in the previous experience (such as tax-exempt bonds, RD).
4. No Developer or Taxpayer utilizing a debarred participant in the development or operation of a project may be reserved or allocated tax credits.

Maine

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

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.

Set-Asides

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 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.

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.

Developer Experience

Sponsor Characteristics (maximum of 12 points).

1. An Applicant, or any principal thereof, who has prior experience with MaineHousing and has not been declared in default by MaineHousing in the last five (5) years, or who has successfully developed Qualified Low-Income Housing Projects in other states will receive 2 points.
2. An Applicant will receive 2 points if the Applicant, any principal thereof or any affiliate of any principal thereof, has prior experience with Qualified Low Income Housing Projects and in the last three (3) years (a) has not been issued an IRS Form 8823 or (b) was issued an IRS Form 8823, but it was subsequently reported as "noncompliance corrected" within the specified Rules/Chapter 16 (082107) Page 24 of 56 time period for correction, and (c) has not had an IRS audit finding resulting in a recapture event. Applicants must complete the self-certification section of the Application to receive these points.
3. Projects that will be managed by a management company with a) low income housing tax credit training and b) a minimum of three (3) years of successfully managing a Qualified Low-Income Housing Project will receive 2 points. Applicants must submit a binding commitment from the management company to manage the Project and a certificate(s) or other evidence satisfactory to MaineHousing of the management company's low income housing tax credit training and experience with its Application

Maryland

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 20 points to developments targeting units to the 30 percent AMI level. Maximum points are awarded for projects in which all low-income units are targeted to 30 percent AMI or less, and points for projects with other income mixes are determined based on the weighted

average percent of median income per bedroom.

QAP awards up to 5 points to developments that provide integrated independent housing opportunities for individuals with disabilities, particularly those living on Supplemental Security Income (SSI) or Supplemental Security Disability Income (SSDI). To receive points, units must be made available only to individuals with disabilities and held for individuals with disabilities including SSI/SSDI recipients until the prescribed percentage of resident individuals with disabilities is achieved but no longer than 60 days beyond 80 percent of initial occupancy for new construction projects. Points are awarded to occupied rehabilitation projects that will market and hold units for individuals with disabilities including those who are income qualified or SSI/SSDI recipients upon turnover for at least 60 days after vacancy. Points are awarded based on the percentage of total units within the project targeted to individuals with disabilities, including those at SSI/SSDI income levels – ranging from 1 point for 1-3 percent of proposed units up to 5 points for 10 percent or more of proposed units. To receive points, an application must include a letter, a memorandum of understanding or other agreement with an entity that will assist the applicant in marketing the units to individuals with disabilities. The sponsor also must include with the application a marketing plan for meeting its targeting commitments.

QAP awards up to 18 points to developments linking service programs to the project. To receive points, sponsors must submit a tenant service plan. The plan should clearly identify the types of services offered, the method for financing the services, a budget with clearly identified funding sources and the organizations that are anticipated to provide services or products. The plan should be specific to the project and include letters of intent to participate in the program from anticipated service providers. Points may be awarded based on the extent to which the plan is comprehensive, well defined, economically and practically feasible, appropriate for the proposed tenant population, innovative and involves a unique collaboration, partnership, ownership, or management structure. To maximize scores, the plan should clearly detail the strategy for creatively linking existing service programs into the design of the project. Developments that include on-site services must be designed to include the necessary physical space for services. More points are awarded to the extent that services are actively linked to residents and not simply provided to the community at large. Examples of tenant services include, but are not limited to: parenting programs; literacy programs; art activities or art centers for children; day care or before- and after-school child care; health education and referral or health care outreach centers, including AA or NA; job training and preparation centers; job opportunities for residents; housing services and/or community coordinators; mentoring programs; housing and/or community meeting centers; recreation centers located within housing complexes; nutritional services; assisted or congregate living services including assistance with activities of daily living, instrumental activities of daily living, medical services, or housekeeping; and transportation.

QAP awards 2 points to developments that provide subsidized high-speed Internet services with training and support to each dwelling unit in the project.

QAP awards 5 additional points will be awarded for projects committing to rent at least 10% of units to households with incomes of 30% or less of the area median income for the compliance period. These points may also be awarded for non-project based Section 8 projects which obtain project based vouchers for at least 10% of the units for a minimum of 10 years. (Note: New policy for 2009.)

Other Policies

All developments must ensure that individuals with physical disabilities have priority for occupancy of any units qualified under the Uniform Federal Accessibility Standards (UFAS).

Developer Experience

Development Team Experience (50 maximum points): Points will be awarded based on the demonstrated relevant experience and qualifications of the members of the development team. Crucial for determining the capacity of the development team are the members of the developer entity including the applicant, developer, co-developer, guarantors, consultant, and general partner or managing member (the entity with a controlling interest). The other lead members of the team are the general contractor, architect and management agent. Staff will evaluate the development team members based on their record of accomplishment during the past five years with projects that are similar to the proposed project. Team members without appropriate experience should establish partnerships with experienced entities.

Massachusetts

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 thresholds requirements and potential competitive scoring advantages.

Threshold Criteria

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.

Set-Asides

None.

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.

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.

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.

QAP affirms its commitment to tax projects that include characteristics of critical importance to the state agency and its mission, including (1) a set percentage of units within each project must be dedicated to extremely low income households, including individuals and families making the transition from homelessness, and (2) some units within each project will be set aside for persons with disabilities, and appropriate service plans will be developed for these individuals or households.

Developer Experience

The key members of the development team are the owner/developer; the consultant; the architect; the contractor; the management agent; and the attorney. DHCD will review the background of the key team members to determine:

1. Prior successful experience in developing tax credit projects
2. Financial strength
3. Physical and financial condition of other properties developed by the sponsor/owner
4. Prior experience on other DHCD-assisted projects
5. Inclusion of State Office of Minority and Women Business Assistance (SOMWBA)-certified Minority/Women's Business Enterprise members on the team as sponsor/owner; management agent; contractor.
6. Inclusion of SOMWBA-certified Minority/Women's Business Enterprise members on the team as architect; attorneys; syndicators; accountants; consultants.

Michigan

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

Threshold Criteria

All projects with allocated tax credits (excluding elderly projects and projects using tax-exempt bond financing) will be required to target ten percent (10%) of the total units to Supportive Housing Tenants. Projects are not required to provide onsite supportive services or a service coordinator. Owners must demonstrate a partnership with a local lead agency and complete an Inclusion Plan (See Below); both the agency and Plan must be approved by MSHDA.

Set-Asides

Twenty-five percent (25%) of the State's total credit ceiling will be set aside for Permanent Supportive Housing projects allocated under Addendum III. The PSH Set-Aside is not statutory. Allocations made within it may be counted toward the statutory Set-Asides and the Target Percentages. (Note: New set-aside for 2009.)

Scoring Incentives

QAP awards up to 50 points to developments targeting units to households earning less than 20 percent of AMI. (Note: QAP awarded points for 30% AMI in 2007.)

Permanent supportive housing projects have their own scoring criteria which can be found on Addendum III. (Note: New scoring criteria in 2009.)

Other Policies

At a minimum, Inclusion Plans must include:

1. A description of how the project will meet the needs of the targeted tenants including access to supportive services, transportation, proximity to community amenities, etc.
2. A description of the experience of the local lead agency and their capacity to provide access to supportive services, and to maintain relationships with the management agent and community service providers for the duration of the compliance period.
3. A Memorandum of Understanding (MOU) between the developer(s), management agent and the lead local agency. MSHDA may at its discretion extend the deadline for the MOU. The MOU will include:
 - 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.
 - a. The referral and screening process that will be used to refer tenants to the project, 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 project.
 - b. A communications plan between the project management and the local lead agency that will accommodate staff turnover and assure continuing linkages between the project and the local lead agency for the duration of the compliance period.
 - c. Acknowledgment of the property's rent structure and a description of how Supportive Housing tenants may access rental assistance, should they require it, to afford the apartment rents.
4. Excluding projects under the Supportive Housing Set-Aside, a certification that participation in supportive services will not be a condition of tenancy.
5. Excluding projects under the Supportive Housing Set-Aside, an agreement that for a period of sixty (60) days after certificate of occupancy, the required number of units for persons with disabilities will be held vacant other than for such population(s).
6. Agreement to maintain a separate waiting list for persons with disabilities and prioritizing these individuals for any units that may become vacant after the initial rent-up period, up to the required number of units.
7. Agreement to affirmatively market to persons with disabilities.
8. Agreement to include a section on reasonable accommodation in property management's application for tenancy.
9. Agreement to accept Section 8 vouchers or certificates (or other rental assistance) as allowable income as part of property management income requirement guidelines for eligible tenants and not require total income for persons with rental assistance beyond that which is reasonably available to persons with disabilities currently receiving SSI and SSDI benefits.
10. A description of how the project will make the targeted units affordable to persons whose incomes are limited to those from a disability-based source.

(Note: New policy in 2009.)

Additional requirements are listed in the Permanent Supportive Housing Inclusion Plan Requirements (Addendum VI).

Developer Experience

The development team must demonstrate professional and financial capacity to plan, build, market, and operate the proposed development. The performance record of the Applicant, consultant, architect, management agent and contractor will be measured by the quality and quantity of previous development(s); design, construction and property management efforts; and affirmative action records. Each team member is expected to demonstrate satisfactory prior experience on projects of similar scale and complexity; to have satisfactory professional references; and to devote sufficient staffing and resources, including financial resources, to complete the proposed development. The Applicant and contractor will be evaluated for creditworthiness and financial capacity. The composition of a non-profit Applicant's Board of Directors and the tenure of its respective members will be given significant consideration. If a development team member does not have satisfactory prior experience or adequate financial capacity, a written plan must be submitted to outline how these deficiencies in experience and financial capacity will be rectified.

Minnesota

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

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.

Set-Asides

None.

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). Such developments must also meet agency design standards.

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.

Development Experience

None.

Mississippi

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 20 points to developments that offer tenants community services in at least two areas and provide at least two significant amenities not otherwise required by the financing entity or typically present in low-income rental housing. To qualify for points the services must be provided for a minimum of 10 years beyond the placed-in-service date. Eligible services include education programs (computer classes, personal budget counseling, home buyer counseling programs, etc.); job training programs; child care services/programs; service coordinator for elderly developments; or other community services acceptable to the agency. A formal executed contractual agreement must be in place to receive points under this category.

Other Policies

None.

Development Experience

Mississippi Home Corporation will award five points if the general partner has previous experience in the development of the type of housing activity proposed. This experience must be verified as having occurred within three (3) years of the application date. No development experience points will be given where the general partner is involved in any development that has major noncompliance issues.

Missouri

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

None.

Other Policies

Each development must submit a development narrative that, among other things, includes a description of special amenities and services provided at the project.

Applications are evaluated using federal preferences, state priorities, and selection criteria. The state does not employ a point system. One of the priorities is to encourage developments that offer more than housing. Proposals that offer significant services tailored to the tenant population are a priority. 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. Developments that wish to be considered under this priority must fully complete the applicable sections of the FIN-100 and provide the following with their application: (i) A detailed supportive services plan which explains the type of services that will be provided, who will provide them, how they will be provided and how they will be funded; (ii) A services budget which includes a breakdown of both sources and uses; and (iii). Letters of intent from service providers anticipated to participate in the development's services program. (Note: QAP divided state priorities and selection criteria.)

Among the selection criteria is consideration of tenant populations with special housing needs, including persons with physical and/or developmental disabilities, homeless individuals and families, the elderly and other under served and/or at risk populations. Also, the selection criteria takes into account the quantity, quality, and suitability of services provided or offered to the tenants. (Note: QAP expanded the selection criteria in 2009.)

Other Policies

None.

Developer Experience

Development Team Characteristics: The following development team members will be evaluated: Developer, General Partner(s), Management Agent, Syndicator(s)/Investor(s), Contractor, Architect, and Consultants. Evaluations will assess the experience, performance, financial strength and capacity to complete the proposed development in a timely and efficient manner. A development team's experience with affordable housing, MHDC and the type of development being proposed is important.

Items considered will include, but are not limited to:

1. Number of affordable developments completed
2. Occupancy of developments owned and/or managed
3. Number of developments in the planning and development stages
4. Quality and condition of previously completed developments
5. Previous and outstanding compliance issues
6. Performance of previously completed developments
7. Performance regarding MHDC deadlines for previous funding awards

The general partner, developer, and general contractor that are proposed as the development team for an application shall be assessed for their capacity to successfully manage the predevelopment, closing, construction, and lease-up of the proposed development in addition to previously approved properties that are currently in those stages of development. Development team members that are not in good standing with MHDC or its programs will not be approved for funding.

Montana

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 5 points to developments involving “significant participation by a local tax-exempt organization,” including, for example, nonprofit provision of on-site services. (Note: Points increased from 2 Points in 2007.)

QAP awards up to 10 points to developments serving tenants with special housing needs. The rating is based on identified community and state housing needs and whether the proposed project addresses those needs. Developments receive 1 point for each 10 percent of units targeting the following identified needs: elderly and/or persons with a disability; handicapped (in excess of minimum Fair Housing requirements); individuals with children; and large families. To qualify for points, units targeted specifically to elderly and/or persons with a disability must provide written agreement with a service provider or advocate for the target group.

Other Policies

Agency may permit exceptions to minimum replacement reserve requirements for certain special needs or supportive housing developments. Exceptions are documented and reviewed on a case-by-case basis.

Developer Experience

Sponsor characteristics up to 9 points.

- a. Participation by an entity with a demonstrated track record of quality experience in completed development or management of low income housing tax credit projects. The Board will consider all members of the development team and whether housing projects have been developed and operated with the highest quality either in Montana or another state. Special attention will be paid to existing projects, amount of active local community participation used to develop projects and a management entity with a good compliance track record and specialized training. If an entity has a poor demonstrated track record with respect to developments in Montana or in another state, the Board reserves the right to allocate up to ten (10) negative points. The MBOH reserves the right to contact community

- officials, developer team references, credit bureaus, other state tax credit administering agencies and all other sources as appropriate (0-5 points or as much as minus (-) 10 points for failure to respond within 10 working days of MBOH letter of inquiry).
- b. Demonstration of a Montana presence. In order to assist in providing a better quality product consistent with the purposes of the MBOH and federal law, a development will qualify for points if a member of its development team is Montana based. One (1) point will be awarded for each of the following (0-4 points maximum):
- Developer or Project Manager
 - Contractor or Construction Manager
 - Either the Consultant, Syndicator, Attorney, Accountant, Architect or Engineers
 - If a developer has existing project(s) in Montana with a demonstrated quality product. A developer must demonstrate an active local community participation used to develop projects

Nebraska

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

Threshold Criteria

None.

Set-Asides

QAP includes a \$1.5 million set-aside for the Collaborative Resources Allocation for Nebraska (CRANE) program, which, among other goals, seeks to encourage developments that 1) provide quality of life improvements such as community facilities, needed social services or public infrastructure; or 2) provide special needs housing. The CRANE program provides targeted resources to communities, for-profits and nonprofits that demonstrate 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. (Note: Increased from \$1 million in 2007.)

Scoring Incentives

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. (Note: New scoring criterion for 2009.)

QAP awards up to 6 points to developments documenting a specified percentage of units are specifically equipped for persons with physical and/or mental disabilities. Such developments must have certification from development architect stating the number of units that will be designed to meet the American National Standards for buildings and facilities providing accessibility and usability for persons with disabilities and an executed agreement with a local service provider with

the demonstrated capacity to provide on-site supportive services in one or more of the following population groups:

1. Homeless or displaced individuals or families who lack a fixed, regular, and adequate nighttime residence;
2. Persons with physical disabilities (including vision impairment, hearing impairment, etc.), manual disabilities or speaking disabilities, in each case which result in a functional limitation in access to and use of a building or facility;
3. Adults with developmental disabilities;
4. Adults who (1) have been committed to the state for mental health services, (2) have a serious mental illness, or (3) have a substance abuse problem, have received primary treatment for such problem and who are in recovery; or
5. Other special needs populations. See description of eligible services below.

(Note: Requires certification from development architect rather than referral agreement as detailed in 2007 plan.)

QAP awards 3 points to developments documenting a plan with a qualified supportive services provider to provide services not otherwise available to the tenants. The identified services must be tailored to the needs of the development's target population. If services are not provided on site, a plan detailing the transportation of tenants to and from the service provider must be included in order for points to be awarded in this category. A supportive services plan must be submitted. The services will be evaluated based upon the terms of the supportive service agreement, independent financing of fees to pay for the services, the experience of the service provider, and the importance of the service in enhancing a tenant's standard of living. The supportive services agreement will be incorporated into the Land Use Restriction Agreement.

For applicable scoring categories described above, eligible services may include, but are not limited to:

1. Hiring a full-time social service coordinator, or, if a social service coordinator is provided through a third party, an executed agreement between the two parties must be submitted, and the coordinator must be dedicated to the development for at least 20 hours a week;
2. Providing child care services either on site or linked to outside child care centers;
3. Providing health care services either on site or linked with a local health care provider;
4. Providing job training programs on site or linked with a local training center;
5. Providing personal care and/or housekeeping services on site;
6. Providing at least one congregate meal on site;
7. Providing adult day-care services;
8. Providing transportation for the residents; and/or
9. Providing services targeted toward adults with a behavioral health disorder such as mental illness, alcoholism, drug abuse, gambling or other addictive disorder.

Supportive services may range across a wide continuum of care (such as meal preparation, housecleaning assistance, etc.) to high level (such as substance abuse and mental health supports) to medically intense (such as skilled nursing) and will vary from tenant to tenant depending on their particular physical, psychosocial and/or mental limitations and may vary for each tenant over time.

Other Policies

None.

Developer Experience

NIFA reserves the right not to allocate LIHTC to any development, regardless of ranking/scoring, if NIFA determines in its sole discretion that the development does not further the purpose and goals of the LIHTC Program. For purposes of this determination, the information taken into account may include, but is not limited to, comments from officials of local governmental jurisdictions, the applicant/sponsor's experience and performance and the applicant/sponsor's prior dealings with NIFA and other states' LIHTC programs. The prior performance considered may include, but is not limited to, progress achieved with previous Conditional Reservations, development compliance and payment of monitoring fees.

Nevada

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 special needs developments based on experience of the sponsor or general partner developing special needs housing and/or delivering services relating to the special need. All special needs projects are ranked based on such experience and the top two are awarded points (10 points for the top ranked project and 5 points for the second ranked project). For purposes of this ranking, the number of months of experience is weighted 70 percent and the number of housing units developed is weighted 30 percent. The sponsor must have a minimum of three years experience verified by a dated document, such as the articles of incorporation, showing the number of years the organization has provided the service. (Note: Eliminated category giving 1 point for third place.)

QAP awards up to 12 points to developments based on overall rent and income targeting. A development's overall rent/ income level is determined by multiplying the percentage of total units within each rent level(s) by the rent/income level in percentages. Maximum points are awarded to developments in which 100 percent of units are rent and income targeted at the 30 percent level or below. (Note: Changed from 16 points in 2007.)

QAP awards up to 8 points to developments based on the number of supportive services provided to tenants. The development must document how the service will be provided and paid, including copies of agreements with community-based organizations for providing the service. The development must provide the service for the initial IRS 15-year compliance period, and must not allow more than a 30-day gap in service provided. Points are based on the number of eligible services provided. Such services include: providing prepared meal (daily), transportation services with on-site van service (minimum 3-day week), on site service coordinator with an on-site office (minimum 20 hours per week), and on-site service

coordinator (minimum 40 hours per week). (Note: Change scoring criterion and eligible services.)

QAP awards up to 3 points for at least 20% Type A accessible units with a commitment from the project sponsor to market these units to the disability community. Points are available to special needs and senior projects only. (Note: New scoring criterion for 2009.)

Other Policies

All developments must compete in one of eight eligible project categories. One eligible project category is new construction developments targeting special needs housing. To qualify for this category, at least 20 percent of the units must serve one or more of the following populations: persons with physical disabilities; persons with developmental disabilities; persons with mental illness as defined by the National Institute of Mental Health; permanent supportive housing for persons and families who are homeless; victims of domestic violence; persons with HIV/AIDS (as diagnosed by a board certified physician in Nevada); transitional housing for persons released from incarceration, including persons paroled or on probation; transitional housing as defined in IRC Section 42 (i)(3)(B)(iii); persons with drug, substance and/or alcohol abuse behavior, where the individual is in a state of recovery or is currently receiving treatment and/or counseling for the abusive behavior; and persons with Alzheimer's/Dementia. (Note: Requires 20 percent of units rather than 30 percent as in 2007 and eliminated frail elderly. Also, there are eight categories now.)

Sponsors of special needs projects must demonstrate a minimum of three years of experience providing a service or assistance to persons with special needs. Organizational information submitted must demonstrate the minimum of three years of experience and provide a summary of the supportive services provided to residents.

Services and care provided to special needs populations must be provided for the initial 15-year affordability period. Services for special needs populations must be optional to tenants residing in restricted units. Any cost associated with services must be separated from the rent. The sponsor must provide a description of services provided and/or available to low-income tenants and the estimated costs of these services. The sponsor must provide a list of services provided at the facility, the cost of each service, and a description of how the cost for services will be funded, especially for tenants that may not have the means to pay for the level of care. The subsidization of services to low-income tenants may be accomplished through a mixed-income project in which residual income derived from the market-rate units subsidize the services received by low-income tenants.

Agency has a minimum 30-year compliance period threshold requirement. Exceptions are provided for assisted living projects and special needs projects for the frail elderly and seniors with Alzheimer's disease, both of which may have a minimum compliance period of 15 years.

Other Policies

None.

Developer Experience

Project Sponsors must demonstrate sufficient organizational capacity to develop and manage low-income housing projects. To make this demonstration, the Division requires applicants to provide the following additional information with the Tax Credit application.

1) Housing Experience. The Project Sponsor must submit an addendum to the application providing a description of at least five projects developed/managed, including the name and location, date construction began, the date lease-up began, current occupancy levels, and permanent financing sources. Organizations with less than five projects will be considered if they have received an allocation of Tax Credits within the last three years and if the project(s) is in good standing. A copy of the recorded Declaration of Restricted Covenants must be provided for these projects. If the Project Sponsor is a Nevada based developer and the declaration of restrictive covenants are filed and on record with the Division, simply state the name of the completed project. In addition the sponsor must list the project team (Sponsor/Applicant, General Partners, Managing Partner(s) Attorney, Accountant, Property Manager, General Contractor, Architect, Seller of Land (Building), Syndicator, Investors) and state if there is an affiliation and or interest with any other members the "team".

Project Sponsors must identify the management firm and individual or employee for which experience is being claimed and their involvement in the project. The Project Sponsor must demonstrate that housing management personnel have undergone management training from the Division or a nationally recognized Tax Credit compliance trainer.

2) Compliance History. The Project Sponsor must demonstrate a satisfactory record of compliance with regulatory and program requirements. Applicants must provide an addendum to the application describing outstanding compliance violations cited during project monitoring reviews by Federal, State, or local funding agencies. If there are no outstanding compliance violations, the applicant may simply indicate that there are no outstanding negative compliance findings. The Division may reject applications and/or make reductions to application point totals in cases where Project Sponsors have significant outstanding uncorrected IRS form 882310 or have outstanding compliance violations issued by other federal, state, or local funding agencies.

Special Needs Housing Experience

Project Sponsors of special needs projects must demonstrate a minimum of three years of experience providing a service or assistance to persons with special needs. Organizational information included in the application package must demonstrate the minimum of three years of experience and provide a summary of the supportive services provided to residents.

Projects for persons with Special Housing Needs will be ranked based on the experience of the Project Sponsor/general partner in developing special needs housing and/or delivering the services relating to the special need. The Project Sponsor must submit a list of all of the housing units developed in chronological order commencing with the year the first project was placed in to service. The Project Sponsor must have a minimum of three years experience verified by a dated document, such as the articles of incorporation, showing the number of years the organization has provided the service. Applications will be ranked based on the following factors

- (1) The number of months of experience will be weighted by 70%
- (2) The number of housing units developed will be weighted by 30%.

(10 points)

New Hampshire

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 between 3 and 20 points to family developments offering service-enriched housing. To receive points, services must be actively linked to the project, not simply provided to the community at large and the applicant must submit documentation as defined and required in Appendix L. Projects scoring under this section must continue specified use for period specified, and can receive points for one of five service delivery levels described below.

1. Service Coordination: Service coordination provided on site to tenants on a regular basis OR free internet access available to residents in the building to enable them to locate and apply for services, education and employment opportunities during daytime and evening hours and a commitment of financial support for at least three years. Service coordination must include, at minimum: service needs assessments of all tenants on move in and annually thereafter, linking tenants to the services/resources they need to attain economic self-sufficiency and housing and community building to assist the residents in meeting their social and emotional needs. (3 points)
2. Service Coordination Plus: Service coordination and at least one additional service designed to help residents attain economic self-sufficiency (ex: computer training, job coaching) regularly provided on site and a commitment of ongoing financial support for at least three years. A minimum of 20 percent of the tenants selected for occupancy must be families who are identified as needing the services being provided. (5 points)
3. Permanent Supportive Housing 1: A minimum of 20 percent of the tenants selected for occupancy must be families identified as needing services to maintain permanent housing. The services provided must include, at minimum: case management and counseling/coaching, job search assistance and support, financial management training and children/youth programs. Owner must provide operational and financial support. (7 points)
4. Permanent Supportive Housing 2: A minimum of 50 percent of the tenants selected for occupancy must be families identified as needing services to maintain permanent housing. The services provided must include, at minimum: case management and counseling/coaching, job search assistance and support, financial management training and children/youth programs. Owner must provide operational and financial support. (10 points)
5. Supportive Housing Serving Homeless: A minimum of at least one member of each household must be homeless or at imminent risk of homelessness immediately prior to tenancy and be identified as needing services to maintain housing. Types of projects eligible for points in this category include, but are not limited to, transitional housing and permanent supportive housing and can include the single room occupancy (SRO) model. Any project scoring in this section must have a design and service package that comprehensively addresses the needs of homeless or at risk clientele. (20 points)

QAP awards between 5 and 20 points to senior developments offering service-enriched housing. To receive points, services must be actively linked to the project, not simply provided to the community at large and the applicant must submit documentation as defined and required in Appendix L. Projects scoring under this section must continue specified use for period specified, and can receive points for one of five service delivery levels described below.

1. **Service Coordination:** Service coordination provided on site to tenants on a regular basis with toll-free telephone availability between on site visits and a commitment of financial support for at least three years. Service coordination must include, at minimum: service needs assessments of all tenants on move-in and annually thereafter; linking tenants to the services/resources they need to remain in independent housing; and community building to assist the residents in meeting social and emotional needs. A commitment of financial support is required for 3 years. (5 points)
2. **Service Coordination Plus:** Service coordination and at least one additional service (ex: meals, transportation) regularly provided on site and a commitment of financial support for at least three years. A minimum of 20 percent of tenants selected for occupancy must be elderly who are identified as needing the services being provided. (10 points)
3. **Congregate Care:** Substantial level and range of services are integrated into the housing to support tenant needs. Services must include, at a minimum, service coordination (see above), one congregate meal a day, and weekly homemaking. A minimum of 20 percent of the tenants selected for occupancy must be elderly who are identified as needing the services being provided. Owner must provide operational and financial support. (15 points)
4. **Congregate Care Plus:** Congregate care and a personal care service package that provides for tenants' intermittent care needs 24-hours a day. The bundled personal care services are encouraged to increase affordability. A minimum of 20 percent of the tenants selected for occupancy must be elderly who are identified as needing the services being provided. Owner must provide operational and financial support. (20 points)

Other Policies

To receive points for any of the nine service-enriched housing levels described above, developments must provide the following additional information:

1. The number of hours per week the program will operate.
2. Whether there is community or meeting space for program staff and activities on site and office space available for the service coordinator on sit.
3. The eligibility criterion for services.
4. The role and relationship between property manager and service provider in implementing the program.
5. The scope of services to be delivered including the plan for offering community-based programs at the property and issues the proposed resident service coordinator would address with the residents. If contracting with a provider for service coordination, a letter of agreement signed by both parties must be submitted with the proposal.
6. The Three-year program budget information, including personnel costs, program expenses, administrative and overhead costs, and sources of funding.

Developer Experience

Threshold:

Projects may be rejected at any time during the allocation process (from application up to completion and issuance of the IRS Form 8609 at the sole discretion of the Authority for failure to meet General Criteria such as: The project's developer or any party affiliated with the development team does not have the experience ability to successfully complete the project or has failed to meet the objectives of the program on past proposals.

New Jersey

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

None.

Set-Asides

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

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 individuals with special needs and at least three appropriate services are provided may apply to this cycle.

Scoring Incentives

QAP awards up to 5 points in supportive housing cycle to developments for which the required social service plan incorporates the following: 1) a description of the targeted population, which may include a range of services across a wide continuum of care and intensity appropriate to the target population(s). The description must acknowledge that special needs tenant does not have to utilize the services appropriate to the target population(s). The social service plan must address the specific appropriate and needed services to assist tenants to maintain their housing and stable community living at not cost to the tenant. Appropriate and needed services must be supported by supportive service agreements and evidence-based practice, research and/or direct practice experience. Supportive housing projects must have, at a minimum, a social service coordinator. The supportive services plan must address the following:

1. The social service provider(s) must demonstrate(s) three or more years of experience in providing social services to the target population(s) or to a related special needs population;
2. A description of the proposed services that will benefit the targeted population including the location of services (that is, on-site or in the community) and documentation to support how these services will be funded
3. A description of how the service provider will facilitate tenant/landlord relationships, including detailed eligibility and ineligibility criteria for tenant selection and screening, as well as a plan

- for problem resolution to minimize evictions for supportive housing tenants; and
4. Provision for at least one of the following services
 - a. 24-hour, seven-day a week on-call crisis response capability
 - b. Financial management training from a qualified provider and ongoing budgeting support; and
 - c. Linkage and ongoing follow-up services to health care, including dental care, and physical health care and primary health care prevention services

(Note: Increased from 4 points 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 signed agreements with qualified service providers specifically identifying a detailed scope of the services to be provided and term for the provision of these services. (Note: QAP requires funding commitments and signed agreements in 2009).

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 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.

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 projects applying to any cycle shall submit the following items in

1. A supportive housing population needs analysis;
2. A supportive housing marketing plan;
3. Evidence of the supportive housing development, or management and/or supportive services experience of the owner entity, property management entity and/or social service provider (or the applicant) who will be providing the property management and/or supportive services to the residents;

4. Sources of funding and a social services plan that includes a detailed description of the scope of services to be provided to the individuals with special needs. If the social service provider is partnering with other community services, that relationship must be substantiated with executed letters of agreement detailing services to be provided and term thereof;
5. An executed supportive services agreement between the supportive services provider and the owner entity; and
6. Evidence of receipt of rental assistance or operating subsidy commitment(s) 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. (Note: Expands definition of special needs population.)

Developer Experience

For successful development experience in two tax credit properties with 93% occupancy, 1.15 dcr for 6 consecutive months. (2 points)

New Mexico

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 either 20 points to developments in which at least 25 percent of units are reserved for special needs households or 5 points if 5 percent of units are reserved for special needs households. Such households include homeless people and/or people with

physical or developmental disabilities or chronic illness. “Reserved” for Special Needs Households will mean that the units may not be rented to other households unless the unit has been marketed for 30 days and no qualified households have been referred by the Local Lead Agency (LLA). To receive these points, the Applicant will need to provide a copy of the signed MFA-approved agreement (form provided with Application) with the LLA for the geographic area where the Project is to be located at Application. The Applicant will provide notice of available units to the LLA. The LLA will be responsible for providing services for the duration of the Project and for referring qualified tenants as soon as set aside units become available. Projects in areas without a LLA will commit to signing an agreement with the LLA as soon as one is identified. (Note: Changed scoring criterion and now requires coordination with an LLA.

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 elderly 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.

Developer Experience

Development Team Review: Staff will review the qualifications of each Development Team member to determine capacity to perform in the role proposed. Considerations may include related experience, financial capacity, performance history, references, management and staff, among others. An Application may be rejected or substitutions requested if the Development Team or any member thereof is unsuitable as determined by MFA.

New York

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). The HFA and HPD QAPs are new since the 2008 Summary, but DHCR is the same.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

DHCR: QAP awards 5 points to developments in which at least 15 percent of the units give preference in tenant selection to special populations (including persons with AIDS/HIV related illness, alcohol/substance abusers, mentally ill, homeless persons and families including homeless youth and homeless veterans, persons with physical disabilities, victims of domestic violence, mentally retarded/developmentally disabled, and frail elderly).

DHCR: 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.

DHCR: Affordability (5 points). Projects will be scored on the percentage of LIHTC units in the project which will be affordable to persons with the lowest incomes (e.g., 30 percent, 40 percent, or 50 percent of area median income).

HFA: All projects applying for a State Credit Ceiling LIHTC Allocation shall be evaluated in accordance with the following scoring criteria (maximum of 100 points) [two of twelve categories]:

1. Project Characteristics (maximum of 10 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.
2. Tenant Populations with Special Housing Needs (maximum of 10 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.

(Note: 2007 QAP required 20 percent (for Special Housing Needs) rather than a significant amount.)

HPD: QAP awards up to 21 points to developments for project occupancy. Among the four criteria assessed, two are related to PSH:

1. Permanent Housing for the Homeless – For this purpose, “homeless” shall be defined to mean either homeless singles or families referred by HPD, the NYC Department of Human Resources (HRA) or the NYC Department of Homeless Services (DHS).
 - a. Projects that set aside at least 10% of residential units for homeless.
 - b. Households with Children – Projects where at least 10%, 20% or 30% of the low- income units are two bedrooms or larger. Points are awarded on a sliding scale basis.
2. Special Needs Populations – Special needs groups including homeless individuals and families, persons who are mentally ill or disabled, persons with AIDS, substance abusers, and survivors of domestic violence and their families (set aside will be reflected in the Regulatory Agreement)
 - a. Projects that set aside 35% or more of units for Special Needs groups and provide evidence of adequate provision of support services for the intended population by including a letter of interest from a social service agency [e.g. Office of Alcoholism and Substance Abuse Services (OASAS), Office of Mental Health, Office of Mental Retardation and Developmental Disabilities (OMRDD), NYC Human Resources Administration (HRA), or Department of Homeless Services (DHS)] stating that the agency has reviewed the project and determined the project will be eligible for operating subsidies and/or supportive housing services through the agency
 - b. Sponsors have previous experience in this type of housing or service delivery.

(Note: Increased from 18 points in 2007.)

Other Policies

DHCR: Supportive housing shall mean projects which give preference in tenant selection to persons with special needs for at least 30 percent of the LIHC-assisted units. To be considered supportive housing:

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 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.

HFA: QAP includes a general policy statement prioritizing developments that address the shelter, housing, and service needs of the homeless poor and others with special needs, including low- and extremely low-income elderly rental households.

HPD: QAP includes a general policy statement prioritizing developments that create permanent housing for special populations (homeless families with children, homeless individuals, homeless mentally ill, other homeless groups, persons with AIDS, and mentally and/or physically disabled),

and provide training and/or support services necessary to make the transition to independent living.

HPD: Additional reserves amounts necessary to provide operating assistance to support very low income, homeless or special need populations may be permitted.

Developer Experience

DHCR: DHCR has three threshold criteria around developer experience:

1. The project developer, owner and/or manager have successfully developed and operated projects comparable to the proposed project and have the capacity and experience to undertake, complete and operate the proposed project.
2. The project developer, owner and/or manager and their principals do not include anyone who owns or manages an existing project for which an IRS Form 8823 has been issued and has not been corrected or otherwise resolved as determined by the supervising agency.
3. The project developer, owner and/or manager and their principals do not include anyone who has participated in a publicly assisted capital project that has been determined to be out of compliance with statutes, rules, regulations, policies or agreements and has not been corrected or otherwise resolved as determined by the public agency responsible for supervising the project.

HFA:

Threshold:

The project applicant has successfully developed and operated projects comparable to the proposed project and/or has, or will obtain, the capacity and experience to undertake, complete and operate the proposed project.

The sponsor and development team have a track record in developing housing of the type and scale proposed. (10 points)

HPD: Applicant Experience will be evaluated using criteria:

1. Experience – Applicants (owner and/or developer) with demonstrated capacity for undertaking development, management, and/or ownership of a Low Income Housing Tax Credit project.
 - a. Successful experience as developer of a Low Income Housing Tax Credit project.
 - b. Success in the operation and/or property management of a Low Income Housing Tax Credit project.
2. CHDO Organizations – Applicants that are HPD certified Community Housing Development Organizations (CHDO) under the HOME program.
3. HPD Development History and Problems – Applicants that have previously received tax credit allocations or other development financing from HPD will be reviewed for outstanding problems on previous projects. Points will be deducted for applicants who are principals in any of the following:
 - a. Projects with outstanding instances of uncorrected Tax Credit noncompliance. (1 point deducted for each uncorrected finding, up to a maximum of 15 points)
 - b. Projects with outstanding instances of uncorrected HOME noncompliance. (1 point deducted for each uncorrected finding, up to a maximum of 15 points)
 - c. Projects whose credit allocations have been returned or recaptured by HPD. (5 points deducted for any return or recapture of credits)
 - d. Projects that are in default or work out status. (10 points deducted for any such status)

North Carolina

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

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.

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.

Set-Asides

None.

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 county median income.

Other Policies

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

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

1. A description of how the development will meet needs of the targeted tenants including access to supportive services, transportation, proximity to community amenities, etc.
2. 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.
3. 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 project 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.

4. Certification that participation in supportive services will not be a condition of tenancy (not required for 100% transitional housing for the homeless projects).
5. 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).
6. 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.
7. Agreement to affirmatively market to persons with disabilities.
8. Agreement to include a section on reasonable accommodation in property management's application for tenancy.
9. Agreement to accept Section 8 vouchers or certificates (or other rental assistance) as allowable income as part of *property management income* (vs. tenant income in 2008) tenant income requirement guidelines *for eligible tenants* and not require total income beyond that which is reasonably available to persons with disabilities currently receiving SSI and SSD benefits.
10. A description of how the project will make units affordable to extremely low income persons. (Note: Language changed from referencing tenant income in 2008 to property management income in 2009.)

Developer Experience

1. At least one Principal must have successfully developed, operated and maintained in compliance either one (1) North Carolina low-income housing tax credit project or six (6) separate low-income housing tax credit projects totaling in excess of 200 units. The project(s) must have been placed in service between December 1, 2003 and January 1, 2008. (The Agency may waive this requirement for applicants with adequate experience in the North Carolina tax credit program.)

Such Principal must:

- a. be identified in the preliminary application,
 - b. (ii) become a general partner or managing member of the ownership entity, and
 - c. remain responsible for overseeing the project and operation of the project for a period of two (2) years after placed in service. The Agency will determine what qualifies as successful and who can be considered as involved in a particular project.
2. All owners and Principals must disclose all previous participation in the low-income housing tax credit program. Additionally, owners and Principals that have participated in an out of state tax credit allocation may be required to complete an Authorization for Release of Information form.
 3. The Agency reserves the right to determine that a particular development team does not meet the threshold requirement of subsection (D)(1)(a) due to differences between its prior work and the proposed project. Particularly important in this evaluation is the type of subsidy program used in the previous experience (such as tax-exempt bonds, RD).

North Dakota

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 20 points to developments targeting a minimum percentage of units at 30 percent AMI or less. Elections in this category are incorporated into the Land Use Restrictive Agreement and are binding for the compliance period.

QAP awards up to 9 points to developments in which a minimum percentage of units are set aside and rented to persons with special needs, including chronic or persistent mental illness, drug dependency, developmental disabilities, physical disabilities, the homeless, or frail elderly. Points are based on the percentage of units set aside – 3 points for 5 percent of units, 6 points for 10 percent of units, and 9 points for 15 percent or more of units. To earn points in this category, a development must: 1) demonstrate the need for the special type of housing based on market demand, the applicable Consolidated Plan, and findings of the local social service agency; 2) provide third party verification of the services appropriate to the targeted population; and 3) document commitment from a service agency to provide ongoing services consistent with the needs of the targeted population. These requirements do not apply to developments serving residents with physical disabilities. Instead, such developments must: 1) demonstrate the need for the special type of housing based on market demand, the applicable Consolidated Plan, and findings of the local social service agency; 2) provide evidence that the unit/building configurations meet the specific needs of the targeted population; and 3) submit certification from an architect or applicant that the accessible units and common areas meet or exceed Federal Fair Housing Accessibility Guidelines.

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

Other Policies

None.

Developer Experience

NDHFA must be satisfied that those who will own and operate the property are familiar with, and prepared to comply with, the requirements of the program. This is evaluated in terms of

- (1) Property ownership and development;
- (2) Management experience; and,
- (3) Level of knowledge of the program demonstrated through preparation of the tax credit application.

Applicants who have been convicted of, enter an agreement for immunity from prosecution for, or plead guilty, including a plea of nolo contendere, to: a crime of dishonesty, moral turpitude, fraud, bribery, payment of illegal gratuities, perjury, false statement, racketeering, blackmail, extortion, falsification or destruction of

records are ineligible. Applicants who have been debarred from any North Dakota program, other state program or any federal program are ineligible. Applicants having an Identity of Interest with any debarred entity may not be eligible at the sole discretion of NDHFA. The developer, general partner and owner will be required to complete IRS Form 8821, Tax Information Authorization as a condition of application for an allocation of credits. Other members of the development team may also be required to complete Form 8821. Information obtained from the IRS will be used solely for the purpose of tax credit awards and the information will be safeguarded by the Agency to prevent improper disclosure. NDHFA may inquire to other state allocating agencies relative to the Applicant's or Developer's performance history. Negative performance may result in the application being deemed ineligible at the sole discretion of NDHFA.

Ohio

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.

Threshold Criteria

None.

Set-Asides

The plan provides a \$3 million target pool for permanent supportive housing (PSH) which may qualify as either (1) 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, or (2) for persons/households that have household income at 35% of AMI or less, and who have been assessed to require supportive services in order to maintain permanent housing, and who are severely mentally ill, or who have a developmental disability, or who have severe addiction disorders, or who suffer co-occurring disorders. 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: Expanded qualification by adding second option and increased pool from \$2.5 million.)

Scoring Incentives

OAP allows agency to conduct a competitive evaluation of proposed project sites. The review encompasses market criteria, project design and amenities, site location and quality, and development team criteria. (Note: Eliminated scoring criteria.)

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.

Developer Experience

OHFA will conduct a review of the experience and capacity of potential general partners and developers prior to submission of Housing Credit applications for individual properties. The result of this review will determine whether an organization may participate in the upcoming program year and the maximum number of applications that may be submitted and maximum credit amount that such organization may be awarded as a general partner and developer. The level of participation may be extended to other roles on the development team at the discretion of OHFA.

Development and ownership partners that the organization may be working with on the projects; and a request to be placed in one of the tiers described below. The following criteria will be considered when making a determination:

1. Past experience developing affordable housing using OHFA programs. Properties presently in service and those under construction will be considered, and the quality and success of previous developments will be taken into account, OHFA will also consider location and experience in the geographic areas to be served, experience with the type of housing product proposed and the past working relationships of the proposed development and ownership partners.
2. Other affordable housing development experience using government funded programs, including existing properties and those under construction.
3. The development capacity of the organization to complete construction of all current projects on time and within program requirements and application commitments.
4. The financial capacity of the organization to ensure that construction will be completed on time and that work will be guaranteed for quality.
5. The organization must remain in good standing with all OHFA programs in order to participate in the upcoming program year.

An organization will be placed into one of the following tiers as a result of the review:

1. Tier One: Eligible to submit a maximum of ten (10) competitive applications and receive no

- more than \$3,000,000 of annual housing credits.
2. Tier Two: Eligible to submit a maximum of six (6) competitive applications and receive no more than \$2,000,000 of annual housing credits.
 3. Tier Three: Eligible to submit a maximum of two (2) competitive applications and receive a maximum of one (1) housing credit award.
 4. Tier Four: Ineligible for a housing credit award during the current program year.

Placement in one of these tiers does not constitute a guarantee of any level of funding. OHFA will use information submitted by the organization and other reasonable sources available to make these determinations, including reports and opinions of other public funding sources. OHFA reserves the right to place additional restrictions on applicants, further limit the number of awards.

Oklahoma

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 dedicating at least 5 percent of the total residential units with rents set at 50 percent or less of the allowable Housing Credit rent for special needs populations. Special needs for this criterion may include, but are not limited to, homeless, persons with mental or physical disabilities, or individuals that are handicapped.

QAP awards 10 points to developments 100 percent dedicated to special needs populations. Special needs for this criterion may include, but are not limited to, homeless, persons with mental or physical disabilities, elderly, or individuals that are handicapped. Points are based on the percentage of units dedicated to special needs.

Other Policies

None.

Developer Experience

Applicant/Owner Experience: QAP awards up to 5 points for applicants that have created 4 or more LIHTC developments.

Applications will be evaluated on the experience of Applicant and/or the Development Team in owning and successfully operating developments in the LIHTC Program. To meet the condition "Owning and successfully operating", 8609s must have been issued for the development and OHFA Compliance Staff must have completed the first compliance monitoring. For Applicants/Owners, points will be based on the total number of successful developments that are

operating in compliance with the Code.

4 or more developments	5 points
2 - 3 developments	3 points
1 development	1 point

If applicant/owner experience is inadequate to score the full 5 points, the experience of certain Development Team members may be substituted or used in addition. However, no more than 5 total points will be awarded for this criterion, regardless of the additional experience of the Development Team members. Points may be awarded for the following Development Team members with experience in 5 or more LIHTC Developments:

Attorney	1 point
Consultant	1 point
Developer	1 point
General Contractor	1 point
Tax Professional	1 point

Oregon

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

QAP includes a threshold requirement for applicants to submit a resident services plan for residents in the proposed project, including a description of how and why those services are appropriate and how those services will be integrated and administered by management. The anticipated outcomes of such plans are: 1) through coordination, collaboration, and community linkages, to provide residents the opportunity to access appropriate services which promote self-sufficiency, maintain independent living, and support residents in making positive life choices; and 2) to effectively maintain the fiscal and physical viability of the development by incorporating into the ongoing management appropriate services that address resident issues as they may arise. See specific resident services plan requirements below.

Set-Asides

None.

Scoring Incentives

Project evaluation rewards projects offering appropriate resident services. Sponsors are encouraged to build service provisions into their operating expenses. Resident services are not intended to be limited to services provided on site, to residents at risk or with special needs, nor does it make participation in services mandatory for residents. It is intended to be a support system integrated into the housing and available to all residents. Resident services can be incorporated into the operation and management in a variety of ways. Common to many models, however, are the goals of helping residents achieve greater

social and economic self-sufficiency and an enhanced quality of life. While supportive resident services offer assistance to residents facing a crisis, they should also focus on addressing problems and linking residents to community resources. The most effective resident service program encourages and supports resident participation in the decision making process. Resident services will be evaluated based on: 1) description of target population and their needs; 2) services appropriate to meet the needs of the target population; 3) description of proposed services including projected results in measurable terms; and 4) extent of collaboration and coordination of ongoing services after project completion. (Note: Resident services evaluation was included in 2007 plan, but this plan details further the evaluation criterion.)

Other Policies

Resident services plans must address the following:

1. Description of service needs of the target population, including identification of the methods used and sources consulted in determining such service needs
2. Description of methods used to identify the available services in the community, including efforts to coordinate and collaborate on the design of the resident service plan
3. Identification of all proposed services, anticipated results, and service providers
4. Description of resident service delivery, including responsibilities for service plan implementation and whether services are offered on site or referred to other providers
5. Description of how the physical amenities of the project will be utilized in implementing the provision of services
6. Identification of sources and amounts of additional resources used to implement the plan and a description of how services will be funded on an ongoing basis
7. Identification of any collaborative agreement, memorandum of understanding, or contract negotiated in order to provide appropriate services to the target population
8. Description of the methods used to evaluate the specific services offered, including how and when the anticipated results will be measured and if results are not as anticipated, what corrective action will be taken
9. Description of criteria used for selecting a management agent committed to coordination of resident services and the hiring and training of a service sensitive staff
10. Description of the process for ensuring ongoing coordination of the plan with the proposed management agent

QAP program goals include encouraging resident services and community involvement.

Other Policies

None.

Developer Experience

Sponsor Capacity (Included in evaluation process of QAP)

1. Sponsor's experience developing and owning housing.
2. Prior project compliance with program regulations
3. Readiness of sponsor's entity to develop and maintain the project
4. Development team's experience developing housing

Pennsylvania

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

Developments must provide a financing plan which evidences that accessible units in the development will be affordable to persons at or below 20 percent of the area median income, adjusted for family size. 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. The Restrictive Covenant Agreement will require that the extremely low rents are maintained and that a corresponding number of units are marketed to and set aside for such extremely low income households throughout the compliance period. (Note: In 2008, QAP awarded points for a financing plan, but now requires it as a threshold criterion).

Set-Asides

QAP includes a supportive housing set-aside in the amount of 5% (or figure out amount for this year) of the state per capita allocation. To qualify, developments must: 1. provide at least 25% of the total units for developments of 20 or fewer units and at least 15% and no more than 25% of the total units for development with more than 20 units to eligible populations including persons 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 by the Agency 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: 2008 QAP required 25% of total units for eligible populations, while this plan allows for 15% of total units for developments with more than 20 units.)

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 15 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. (Note: Increased from 10 to 15 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.

An Agency waiver of the established limits will be based upon the demonstration of compelling circumstances and justification for the additional costs which are eligible basis incurred in the development. Compelling circumstances are limited to the following: costs predominately related to the preservation of a designated historic building or necessitated by building in or adjacent to a designated historical district; construction costs attendant to providing supportive services to the resident population that are over and above that typically associated with such housing, including reasonable costs related to the construction of community service facilities; costs due to structurally unsuitable subsoil conditions; costs associated with environmental remediation of an existing building that will remain in the development; up-front capital expenditures related to energy efficiency systems that will result in demonstrable savings in utility costs to the development, including solar, geothermal, or other innovative energy savings techniques; and costs resulting from local conditions or attempts to exclude affordable housing (this may include excessive impact fees, building code requirements, restrictive zoning, extraordinary litigation costs incurred because of neighborhood opposition and planning requirements).

Developer Experience

The development team must have sufficient experience, as determined in the sole discretion of the Agency, to effectively own, design, construct, manage and operate a Tax Credit development. The development team members include the applicant, architects, general contractor, attorney, and the management agent. If not in place at time of Application, the applicant must identify the general contractor and provide qualifications for review and approval by the Agency on or before the Agency's review of the 10% of "reasonable basis" test as described herein, whichever is earlier. As appropriate, the experience of a housing consultant or a housing management consultant may be considered in lieu of the applicant or management agent, respectively.

Puerto Rico

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

PRHFA will award 25 points to Tenant Population with Special Housing Needs Projects developed to give priority and to assist special needs families through a written plan included in the application to provide supportive services to heads of family victims of domestic violence, elderly, disabled or HIV patients (an endorsement letter from the authority that provides supportive services to the targeted special population must be included).

Other policies

Preference will be given to projects that provide supportive services to families where members are victims of domestic violence, HIV patients, elderly, homeless or disabled.

PRHFA will award 35 point for an executed rental subsidy agreement, such as: (a) Agreement to enter into a Housing Assistance Payments Contract, between PHA and Owner, (b) Housing Assistance Payment Contract under Act Number 173 of August 31, 1973; or (c) HUD annual contribution contract for public housing operations subsidy.

Developer Experience

PRHFA will award 20 points if the Sponsor/Project owner can demonstrate successful past experience in the development of low income housing Tax Credit projects in Puerto Rico.

Rhode Island

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, the 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 permanent housing for those currently homeless, caused by among other reasons, housing affordability. Specifically, the Plan calls 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.

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.

Pursuant to HR 3221 Title I – Housing Tax Incentives, 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). (Note: New policy for 2009.)

Proposals for service enriched housing, including single room occupancy, 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.

Developer Experience

The development team will be evaluated for professional capacity to plan, build, market, and operate the proposed development. The performance record of the sponsor, consultant, architect, management agent and contractor will be measured by the quality and quantity of previous development, design, construction and property management efforts, as well as affirmative action records. Each team member is expected to demonstrate satisfactory prior experience on projects of similar scale and complexity; to have satisfactory professional references; and to devote sufficient staffing and resources to complete the proposed development. If a development team member does not have satisfactory prior experience, a written plan must be submitted to outline how this technical capacity will be achieved. The mortgagor and contractor will also be evaluated for creditworthiness and financial capacity. The composition of a non-profit sponsor's Board of Directors and the tenure of its respective members will be given significant consideration. Construction contract prices shall be determined in the most effective and cost efficient manner and approved by Rhode Island Housing. For service-enriched housing proposals, development team members will also be 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.

South Carolina

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

Agency employs a two-tier application process. Tier 1 analyzes site characteristics, market standards and development experience. Among the Tier 1 submission requirements is a development narrative that includes a description of proposed supportive services, if any. Applicants must score high enough in Tier 1 review to be invited to submit a full Tier 2 project application. (Note: Added development experience under Tier 1 analysis.)

QAP (in tier two) awards 5 points for developments in which at least 80 percent of the units are designed, equipped and occupied by older person(s) 55 years of age or older, with the remaining 20 percent of units designed, equipped, and occupied by special needs populations. To be considered for this preference, the units must be designed and equipped to serve the needs of the designated population and must submit a marketing plan with the application. (Note: New scoring criterion for 2009.)

QAP (in tier two) awards 5 points for developments that set-aside a minimum of 10 percent of the total units for disabled and special needs tenants. Developments seeking points under this criterion must include a letter from the appropriate disability agency regarding the need for these units. (Note: New scoring criterion for 2009.)

Other Policies

None.

Developer Experience

Threshold

In order to participate in the LIHTC program either the developer(s), general partner(s) in a limited partnership or the managing member(s) of a limited liability company must have experience in one LIHTC development or other successful multifamily rental development of at least seventy-two (72) units or two (2) developments of at least thirty-six units each. Experience in one LIHTC development or other successful multifamily rental development of at least seventy-two (72) units means coordinating the development team in planning, financing and constructing a development through the receipt of Certificates of Occupancy and reaching stabilized occupancy. All developers, general partners or managing members must complete a Previous Participation Certificate (see Exhibit K). For developments awarded LIHTCs in which the developer(s), general partner(s) in a limited partnership or the managing member(s) of a limited liability company do not have previous LIHTC experience, the Authority will require that a management company with previous successful LIHTC management experience be hired for a minimum of two (2) years.

Scoring Incentives

Owners (which include individual(s), corporation(s), or in the case of a limited partnership, the general partners(s)) will receive points for previous development of successful LIHTC properties. The owner may include experience gained as an owner in another firm, but not as an employee of another firm. Experience in LIHTC development means coordinating the development team from the planning, financing and construction of a development through the receipt of Certificates of Occupancy and issuance of 8609s. Applicants must have a current ownership interest in the development(s) listed for points on Exhibit K. Experience will be awarded as follows:

1 LIHTC project	1 point
2 LIHTC projects	2 points
3 LIHTC projects	3 points
4 LIHTC projects	4 points
5 or more LIHTC projects	5 points

South Dakota

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 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. The services may be provided by the owner, the management company, or a third-party entity. The application must include a letter of intent from the service provider detailing the services, the tenants who will receive the services, the method of delivering the services, and the staffing for the service. A letter of need for housing is not adequate to obtain points in this section for the following: homeless, persons with physical disabilities, persons with mental disabilities, persons with developmental disabilities, frail elderly (Assisted Living or Congregate Care Facilities as defined under Definitions), or families with children. Agency has entered into an agreement with the Department of Human Services (DHS) promoting the full integration of citizens with disabilities into individualized housing settings rather than group homes. 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. Applicants serving the homeless are required to participate in the Homeless Management Information System (HMIS) through SDHDA. (Note: Additional requirements compared to 2007 QAP and an increase in points.)

Other Policies

QAP allows for potential credit increase for projects that provide the services described

above. (Note: New policy for 2009.)

Developer Experience

Projects will be awarded 10 points for each of the provable characteristics related to development experience:

- (1) Participation by an entity with a demonstrated track record of quality experience in development or management of subsidized housing;
- (2) Participation by an entity that does not have prior experience but can certify its attendance at housing tax credit development/compliance training and successful completion thereof , if applicable;
- (3) Other creative financial partnerships aimed at achieving greater affordability.

Tennessee

Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with a special set-aside of Credit and potential competitive scoring advantages.

Threshold Criteria

None.

Set-Asides

QAP awards up to \$500,000 for the developments proposing permanent supportive housing for the homeless. (Note: New set-aside for 2009.)

Scoring Incentives

QAP awards 10 points to developments designed and built so that the greater of one unit or at least 5 percent of the total number of units in the development are fully equipped for persons with disabilities. Certification from design architect or contractor is required to receive points.

Other Policies

To be eligible for PSH set-aside mentioned above, the development must: (i) have one hundred percent (100%) of the low-income units designed as permanent, non-transient (within the meaning of Section 42 (i)(3)(B)) housing for households whose primary residence is a privately or publicly operated shelter designed to provide temporary living accommodations, or a private or public place not designed for or ordinarily used as a regular sleeping accommodation for human beings. Certification in the form of Attachment 30 will be required following the issuance of the Reservation Notice and prior to issuing the IRS Form 8609; and (ii) include, as part of the Initial Application, a comprehensive service plan that identifies: (A) each service to be provided; (B) the anticipated source of funding for each service; (C) the physical space that will be used to provide each service; and (D) the anticipated supportive service provider for each service and their experience in providing service to the targeted population (Note: New requirements for set-aside.)

Among the goals and objectives of the QAP is to encourage development of appropriate housing units for persons with special needs, including the elderly and persons who are homeless or have disabilities.

Developer Experience

None.

Texas

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.

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.

Developer Experience

Evidence, in the form of a certification, that one of the Development Owner's General Partners, the Developer or their Principals have a record of successfully constructing or developing residential units in the capacity of owner, General Partner or Developer. Evidence must be a certification from the Department that the Person with the experience satisfies this exhibit, as further described under subsection (g)(1) of this section. Applicants must request this certification at least fourteen days prior to the close of the Application Acceptance Period. Applicants must ensure that the Person whose name is on the certification appears in the organizational chart provided in subparagraph (A) of this paragraph.

Utah

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 serving persons that are long-term mobility impaired. These units must include accessible food preparation areas, bathrooms, bedrooms and living areas. To receive points, developments must submit a service provider questionnaire as described below, and must evidence social service provision with a letter of intent from a nonprofit or government provider or sponsor having experience and capacity.

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, and Farm Labor) Tenants must be capable of independent living with minimal provider intervention and participating in formal case management with a licensed service provider. To receive points, developments must submit a service provider questionnaire as described below, and must evidence social service provision by a letter of intent with a nonprofit or government provider or sponsor having experience and capacity.

QAP awards up to 10 points to developments providing homeless or near-homeless transitional units at 25 percent or less of AMI. Evidence of contractual participation by a nonprofit or government social service provider for referral of clients is required. To receive points, developments must submit a service provider questionnaire as described below, and must evidence social service provision by a letter of intent with a nonprofit or government provider or sponsor having experience and capacity.

QAP awards 1 point to developments for each above-average non-fee amenity provided. The list of eligible amenities includes day care facilities and education centers.

QAP awards 2 points for provision of "life skills education," covering issues such as personal finance, consumer credit, education, employment, insurance, computer literacy, health, child care, transportation, etc.

Other Policies

To receive points for any of the special needs housing categories noted above, developments must submit a detailed service provider questionnaire with application. The questionnaire collects information about the service provider's mission, experience providing social services or service-enriched housing programs, personnel, and staff professional development, plus funding levels and funding sources for all clients served in the past year. A similar but separate questionnaire is required for developments serving long-term mobility impaired persons. QAP also specifies duties of service providers.

Projects serving the Chronically Homeless must participate in the State of Utah Ten-Year Homeless Plan, and to serve chronically homeless people as defined by the Ten-Year Homeless Plan or UHC. A Supportive Services Plan Outline, a letter of endorsement from the region Continuum of Care Coordinating Council and proposed service providers will be required at the time of Application. A proposed Supportive Services Plan and Memorandum of Understanding (MOU) are required at the time of Application.

Among the objectives of the QAP is to promote projects that provide housing to special need populations including: larger households, elderly, physically disabled, and mentally disabled.

QAP addresses need for housing accessible to persons with physical disabilities and affordable housing for low income households with members who have mental disabilities.

Developer Experience

To recognize previous development experience of private sector developers, Nonprofits, and quasi-government organizations applying for Housing Credits. Points in this category will be awarded as follows:

1. Development Experience: Application contains evidence confirming quality, experience and capacity of Applicant to create and develop Housing Credit units. Joint ventures are acceptable for obtaining points in this category, but operating and other agreements must show that the Utah based Applicant has controlling interest and receives over 50% of the developer fee. Applicant will receive points in only one of the following categories.
 - a. Applicant has developed and has ownership interest in multifamily Housing Credit projects in other states. (5 points)
 - b. Applicant is a Utah-based multifamily housing developer with Housing Credit experience and a minimum of three years of Utah local business licenses. (5 points)
 - c. Applicant has developed and has ownership interest in Housing Credit or Tax-Exempt Bond projects in Utah. (10 points)
2. Sponsor Tax Status: Applicant is either a qualified nonprofit, Community Housing Development Organization (CHDO) or Public Housing Authority, as defined by HUD, and materially participates in the development, ownership and management of the project (if applicable, complete the Nonprofit certification Exhibit D. Applicant will receive points in only one of the following categories.

- a. Qualified 501(c)(3) organization (5 points)
- b. Community Housing Development Organization (CHDO) (10 points)
- c. Public Housing Authority or 501(c)(3) established by Public Housing Authority

Vermont

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 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 to incorporate projects with a majority of special needs populations while also providing service-enriched housing.

Among the second tier priorities are developments affordable to households earning less than or equal to 30 percent of the area median gross income (AMGI) and developments that target clients of agencies that serve the homeless.

Other Policies

All sponsors must indicate on the application the specific services to be provided at the proposed development, whether the service is optional or included, and if optional, the monthly cost. Special needs developments must instead submit a service plan (with cost information) with the application.

Sponsors of developments offering optional services must describe services to be offered and the cost(s). Optional services must be competitively priced, reasonable, and affordable. Assumptions regarding income from optional services shall be reasonable and result in a financially feasible project. The agency may reject applications based on services being offered if those services are not reasonable and/or competitively priced.

Among the benchmarks required to receive a reservation certificate or a binding rate agreement is evidence that the developer has met with the local provider of services to homeless persons (assuming the development serves such populations).

For purposes of the plan, special needs housing is defined as any project that incorporates a majority of special needs populations and provides service-enriched housing. Special needs populations include households or individuals who cannot live independently without supportive services. Such populations include, but are not limited to: persons in need of transitional housing to avoid or alleviate homelessness; youth at-risk; frail elders or persons with physical and/or mental disabilities; or other populations where a combination of housing and supportive services will

enhance the quality of life for both residents and the community at large. Elderly housing with optional services does not in and of itself constitute special needs housing.

Projects that serve persons who are: (1) low-income or at risk of Medicaid dependency and frail or disabled will be considered special needs housing only if the project meets one or more of the following criteria:

1. Licensed Residential Care Homes, Assisted Living Residences, Therapeutic Community Residences, Homes for the Terminally Ill, Continuing Care Retirement Communities or other licensed combination of housing and care or services; or,
2. Unlicensed combinations of affordable housing and affordable services that the Vermont Department of Aging and Disabilities finds will help residents to accomplish independent living and/or aging in place and where services and housing are affordable and/or coordinated with eligibility for publicly subsidized services. Projects will have a plan to utilize applicable Medicaid State Plan services, Medicaid Waiver Programs, federal or state funded services or programs, and local nonprofit services to the extent possible and in a manner such that independent living and/or aging in place is promoted to the extent possible and to a greater extent than in so-called "independent" housing; or,
3. Projects that:
 - a. Have been named by the Vermont Real Choices Integrating Long Term Supports with Affordable and Accessible Housing Grant Advisory Group as an access project; or,
 - b. Are deemed by the Department of Aging & Independent Living to provide a critical option for seniors in regions or market areas that have not met the state goal for community-based long-term care service utilization relative to nursing home utilization; or,
4. Give a preference or otherwise target units to renters participating in a 1915 c Medicaid Waiver or 1115 Medicaid Research and Demonstration program designed to provide alternatives to nursing home or other institutional placements.

(Note: Expanded definition)

Developer Experience

Housing Credit Awards will be based upon the experience and capacity of the project team. The developer must demonstrate the capacity to undertake the development as proposed, either through its own experience and capacity or through the use of experienced consultants. In the event the developer is proposing multiple projects in any given year, the organization must have the capacity to oversee all of the developments proposed.

Virgin Islands, U.S.

Note: Summary based on last known published QAP, dated 2007.

Supportive housing developments are an eligible use of the Credit and compete in the general application cycle with no special set-aside of Credit or scoring incentives.

Threshold Criteria and Set-Asides

None.

Scoring Incentives

None.

Other Policies

VIHFA lists seven prioritized selection criteria, including projects serving the lowest income tenants, projects with the highest percentage of low-income units, and projects offering the following type of units: three or more bedroom units, non-family units (SRO and transitional housing), or elderly units.

Developer Experience

None.

Virginia

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 50 points to non-elderly developments in which the greater of 5 units or 10 percent of the units (i) provide federal project-based rent subsidies or equivalent assistance in order to ensure occupancy by extremely low-income persons; (ii) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act; and (iii) are actively marketed to people with special needs in accordance with a plan submitted as part of the application for Credits (if special needs includes mobility impairments the units described above must include roll-in showers and roll under sinks and ranges).

QAP awards 30 points to developments in which the greater of 5 units or 10 percent of the units (i) have rents within HUD's Housing Choice Voucher ("HCV") payment standard; (ii) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act; and (iii) are actively marketed to people with mobility impairments including HCV holders in accordance with a plan submitted as part of the application for credits.

QAP awards 15 points to non-elderly developments in which 4 percent of the units (i) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act and (ii) are actively marketed to people with mobility impairments in accordance with a plan submitted as part of the application.

Other Policies

A separate non-competitive pool of Credit is available for non-elderly developments intended to serve people with disabilities that (i) provide rent subsidies or equivalent assistance in order to ensure occupancy by extremely low-income persons; (ii) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act; and (iii) are actively marketed to people with disabilities in accordance with a plan submitted as part of the application. Any such reservations may be up to 3 percent of the annual Credit ceiling for the applicable year; however, such reservation will be for Credits from the annual ceiling from the following calendar year. In addition to any reservations of Housing Credits made from this pool, the agency has also set aside a certain amount of funding with favorable financing through its REACH (Resources Enabling Affordable Community Housing) program. A separate loan application is necessary to qualify for these resources.

Developer Experience

Sponsor characteristics: (a) Evidence that the principal or principals, as a group or individually, for the proposed development have developed, as controlling general partner or managing member, (i) at least three tax credit developments that contain at least three times the number of housing units in the proposed development or (ii) at least six tax credit developments that contain at least the number of housing units in the proposed development. (50 points, applicants receiving points under this subdivision 5(a) are not eligible for points under subdivision 1(a) above)
(b) Evidence that the principal or principals, as a group or individually, for the proposed development have developed at least one tax credit development that contains at least the number of housing units in the proposed development. (10 points)

Washington

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.

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.

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

Among the housing priorities, the Agency will give weight to those projects which set aside units for special needs populations, such as large households, the elderly, the homeless and/or the disabled. 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.

Development Experience

Developer Capacity: The Applicant must submit a statement of experience with the Application for the Applicant, the developer, and, if applicable, a project management consultant. The Applicant must demonstrate to the satisfaction of the Tax Credit Program Director, that the Applicant, the developer, and/or the project management consultant under contract with the Applicant:

1. has successfully completed a multifamily housing project of a comparable number of housing units and of a similar complexity as the proposed project;

2. has the necessary level of staffing and financial capacity to successfully manage development and operations of the current project portfolio, including but not limited to, all current and pending tax credit projects and applications; and if applicable
3. has successfully completed previous Credit projects for which a Credit allocation was received in Washington or other states.

If the Applicant is using a project management consultant to show this capacity, the Applicant must also submit a copy of the executed contract detailing terms, conditions, and responsibilities between the Applicant and the project management consultant.

West Virginia

Note: Summary based on 2007 QAP

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 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. For purposes of this scoring category, tenant populations with special housing needs include homeless, displaced, elderly, handicapped or disabled. 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.

Developer Experience

None.

Wisconsin

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

Threshold Criteria

None.

Set-Asides

Ten percent or approximately \$1,232,361 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. (Note: New set-aside in 2009.)

Scoring Incentives

QAP awards 25 points for developments intending to provide supportive services 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.

Other Policies

Among the objectives of the QAP is to increase the availability of housing with supportive services. (Note: New policy objective for 2009.)

The following are requirements for supportive housing:

1. Provide documentation that the applicant has a firm commitment of rental subsidy assistance for the targeted number of units.
2. Provide documentation indicating experience, mission and capacity of service provider(s) for the target population (including a Relevant Experience and Certification Service Provider Sheet). Note: All service providers described must be a 501C(3) non profit or tax exempt organization with a minimum of five years experience in the field.
3. Provide a MOU executed by both the applicant and anticipated service provider detailing: (i) how the services will enhance independent living success and promote the dignity of residents, (ii) the services that will be offered, (iii) how the services will be funded, (iv) a marketing plan to ensure the target population can be attracted to the development and (v) how residents will be connected with a service provider if services are not provided by the owner.
4. Submit a market study indicating a sufficient market and demand.
5. Provide a letter of support from the appropriate county agency or Care Management Organization (in Family counties) where the development will be located indicating that:
 - a. the proposed development and the Service Plan has been reviewed;
 - b. the agency or organization feels there is a need for supportive housing;
 - c. the housing service plan is consistent with State or local plans and policies;
 - d. the agency or organization currently provides or will provide funding for services to residents that meets its eligibility criteria; and
 - e. the agency or organization does (or does not) have experience with the proposed service provider and, if it does have experience with the service provider, a description of that experience.

(Note: New policy criteria for 2009.)

Developer Experience

Project Team 50 points: Development team (Developer, Management Agent, and Consultant) will be evaluated based on past performance and previous Credit program participation.

Wyoming

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 36 points to developments targeting 30 percent AMI or below. Points are based on the ratio of 30 percent targeted units to total low-income units.

QAP awards 2 points to developments with a minimum of 4 percent of units set aside for transitioning homeless households.

QAP awards up to 4 points for restricting occupancy of all units to a special needs population, including but not limited to any one of the following populations: homeless; chronically mentally ill; physically disabled; frail elderly; developmentally disabled; long-term transitional housing; or preservation of project based rental assistance. (Note: Added preservation of project based rental assistance to special needs category.)

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.

Developer Experience

None.