



Supportive Housing in Tax Credit Developments

A Home For Everyone Conference
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Background

- WHEDA's Qualified Allocation Plan (QAP) for the federal and state Housing Tax Credit (HTC) program encourages the development of supportive housing in two distinct ways:
 - A 10% Supportive Housing Set-Aside (approximately \$1.55 million) within the 9% tax credit program
 - Points for applicants creating integrated supportive housing units within their developments

Supportive Housing Set-Aside

- The Supportive Housing Set-Aside was added to the QAP in 2009 to encourage the development of supportive housing “...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.”
- In 2015, the Supportive Housing Set-Aside was modified to target developments “...intending to provide supportive services in at least 50% of the units for individuals and/or families who are chronically homeless or prone to homelessness and who require access to supportive services to maintain housing.”

Supportive Housing Set-Aside

- Current Supportive Housing Set-Aside requirements:
 - Executed Certification (Appendix T) committing to certain conditions – in general:
 - Property owner to notify the appropriate Homeless Continuum of Care Lead Contact person of all vacant targeted units
 - Cooperate with Homeless Continuum of Care Lead Contact person placing qualifying persons and make reasonable accommodations for persons with disabilities as required under the law
 - Homeless Continuum of Care Lead Contact signs the Appendix that is submitted with the tax credit application
 - Firm commitments for rental subsidy for a minimum 50% of the total development units from a public housing authority or government entity having such authority

Supportive Housing Set-Aside

- Recent applications and awards in the Supportive Housing Set-Aside

Year	Applications		Awards	
	#	Units	#	Units
2016	2	105	2	105
2017	3	178	1	80
2018	3	119	2	98
Total	8	402	5	283

Supportive Housing Points

- Added to the QAP in 2009
 - Five points for developments intending to offer supportive services to a minimum of 5% of the development units
 - 25 point for developments intending to offer supportive services to a minimum of 50% of the development units
- Applicants were required to show that the property had:
 - A commitment for rental assistance
 - Identified Supportive Service provider at the time of application, along with evidence of service provision history
 - A service plan agreed-to by the developer and service provider
 - County agency and/or Care Management Organization support
 - Evidence of market demand for the proposed property

Supportive Housing Points

- Modified in 2013
 - Points will be awarded to developments intending to provide support services to veterans, individuals and families who are homeless, at risk of homelessness and/or have disabilities and who require access to supportive services to maintain housing
 - Up to 15 points to encourage service delivery in an integrated setting – maximum points at 25% of units.
 - Followed the 811 model
 - 25 point for developments intending to offer supportive services to a minimum of 50% of the development units
 - Applicants were required to show that the property had:
 - A commitment for rental assistance or units set-aside for households at 30% of CMI
 - Identified Supportive Service provider at the time of application, along with evidence of service provision history
 - A service plan agreed-to by the developer and service provider
 - County agency and/or Care Management Organization support
 - Evidence of market demand for the proposed property

Supportive Housing Points

- Current scoring category
 - Supportive Housing Set-Aside applications cannot score points in this category.
 - Points will be awarded to developments intending to provide supportive services to veterans, individuals, and to families who may require access to supportive services to maintain housing.
 - No more than 25% of units may be targeted for integrates supportive housing
 - Up to 15 points to encourage service delivery in an integrated setting – maximum points at 20% of units.
 - Five points if some/all of the supportive services will be designed to address the needs of Veterans. The applicant must submit a signed MOU with a County or Tribal Veterans Service Office or a Veteran- specific Service Provider.
 - Applicants were required to show that the property has:
 - A commitment for rental assistance or units set-aside for households at 30% of CMI
 - WI Department of Health Services sign-off on Appendix S

Supportive Housing Points

- This scoring option has been well-utilized in recent years

Year	Points Available	Applicants Eligible for Points	Applicants Requesting Points	Average # of Points Awarded
2016	20	37	36	18.6
2017	20	40	40	19.8
2018	20	48	48	19.7
Total		125	124	19.4

- Tax Credit awards during the past three years will lead to the creation of nearly 900 integrated supportive housing units across the state



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WHEDA

MULTIFAMILY



WISCONSIN DEPARTMENT
of **HEALTH SERVICES**

Effective Practices for Integrating Supportive Housing in LIHTC Developments

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July 17, 2018

Role of the Department of Health Services (DHS)

- Reviews the Appendix S form and supporting documentation
- Signs the form and emails it to the developer
- Staff answer questions regarding the Appendix S
- Reviews the Appendix S annually for updates before release

Initial Submission

- Follow the “Supportive Housing Checklist.”
- Plan ahead for processing time.
- Check number of units designated is not greater than 25%.
- Obtain developer and property agent signatures.
- Attach letters of support or memorandums of understanding (MOU).

Adult Long-Term Care Programs

- Family Care
- Family Care Partnership
- PACE (Program of All-Inclusive Care for the Elderly)
- IRIS (Include, Respect, I Self-Direct)

Examples of LTC Services

Services a person's plan may cover:

- Personal care
- Transportation
- Home health services
- Medical equipment and supplies
- Skills training
- Therapy services
- Other Medicaid and Medicare services