Department of Housing

Intellectual Disabilities and Autism Spectrum Disorder Housing (IDASH)

NOFA and Application Workshop

December 5, 2016

IDASH Workshop Agenda

- IDASH Overview

- NOFA Key Points

- Sharepoint & ConApp Overview

- Q & A

DOH Funding Website

http://www.ct.gov/doh

IDASH NOFA Overview

- IDASH provides capital funding for the creation of supportive housing projects .

- Projects are eligible for support services funding from the Department of Developmental Services (DDS) as well as DSS

- Primary goals:
  - ➢ Fill gap in housing continuum for an individual with a developmental disability on a Medicaid Waiver or an individual on the State's Autism Waiver.

- Intent is to review and approve applications quickly with a goal of projects breaking ground as soon as possible.

IDASH NOFA Key Points

- $20 million in State bond funds

- Flexible funds

- Loans, Grants, or combinations

- Supportive Housing (30% AMI)

- 30 years affordability period

IDASH NOFA Key Points, ctd.

- 40% Drawings

- Impact of Energy Conservation Measures

- Floodplain Documentation

- SHPO Determination

- MOU between developer and Qualified Service Provider

- TOD

- Site Control

IDASH NOFA Key Points, ctd.

- Zoning

- HMIS and Housing First

- ESA for all Proposals (6 months)

- Procurement Plan

- Joint DOH/CHFA Design Standards

- Support Service Funding Provided by DDS

IDASH NOFA Key Points, ctd.

- Target population:
  a) Individuals with an intellectual disability on a Medicaid Waiver or an individual on the State's Autism Waiver

- Stand-alone building

- No more than 25% of the development's units can be set aside for the target population to conform with Medicaid Final Settings Rule Regulations.

- Unit mix for the target population may be one or two bedroom units

- Otherwise consistent with CHFA/DOH design standards

IDASH NOFA Key Points, ctd.

- Charge residents no more than 30% of monthly adjusted income

- 24-hr supervision

- Qualified Service Provider

- Ongoing Services are Voluntary

IDASH NOFA Key Points, ctd.

Program Plan:

    a) Organization Information

    b) Project Summary

    c) Housing Plan

    d) Service Plan

IDASH Application Submission

➤ Sharepoint Submission Mandatory

➤ Applications Accepted Beginning January 25th

➤ Separate set of drawings and specs to DOH and CHFA (if applicable)

➤ Rolling Submissions, decisions 90 days

IDASH Selection Criteria

➢Completeness of application, compliance with requirements, and reasonableness of budget

➢Readiness to Proceed

➢Quality of Program Plan and Program Plan Characteristics

➢Capacity and Previous Performance with State Funding

➢Additional Considerations, such as locational factors, equitable distribution of geographic funding, and the need for the program in the targeted geographic area.

ConApp Version 2016.4 Required

CONNECTICUT DEPARTMENT OF HOUSING

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PROGRAMS   FUNDING OPPORTUNTIES/RFPs   APPLICATIONS   HOUSING LINKS   POLICY & RESEARCH

Printable Version

DOH/CHFA Consolidated Application for Financial Assistance

Consolidated Application
4.3.a - Project Narrative
4.3.b - Homeownership Development Projects Narrative
4.3.c - Market Assessment
4.3.d - Program Narrative
4.11 - Program Reform - Relocation Assistance Plan
8.1.a - NEPA Statutory Checklist
8.1.b - NEPA Environmental Asessment Checklist
9.1.a - Fair Housing Impacts
10.1 - Certifications
10.3 - Affirmative Action Policy Statement
10.4 - Fair Housing Policy Statement
10.5 - Certification to Affirmatively Further Fair Housing
10.6 - HTCC Certification
12.6 - Building Schedule

Attachments and Resource Documents

August 2014 Consolidated Application PowerPoint Training Presentation
Sharepoint Set-up Instructions
General Sharepoint Web App Instructions

DOH Policy Guidance

Conservation and Development Policies Plan 2013-2018
DOH Policies
DOH DRAFT Consolidated Plan for Housing and Community Development
HOME Program Compliance Manual
DOH Insurance Requirements
HOME Maximum Per Unit Subsidy Limit
HOME Maximum Purchase Price or After-Rehab Value Limits

Electronic Submissions

- Funding Round (i.e. Housing Innovations)
- Project Name
- Applicant Name
- Primary Contact Name
- Primary Contact Email
- Primary Contact Phone

**Send requests to: applicationrequest@chfa.org

SharePoint

2. Application Checklist

Use this checklist to keep your team focused on the upcoming tasks related to completing this funding application. New tasks can be created and assigned to individual team members that this application site has been shared with. The timeline below shows important upcoming dates. Below are tasks to be completed. (For help on how to use this checklist, click here.)

IMPORTANT: To submit this application for review, check-off all items on the task list below. (Once submitted, you will not be able to make further changes to this application.)

Task List

	Today		
November 2016		December 2016	January 2017
Add tasks with dates to the timeline			
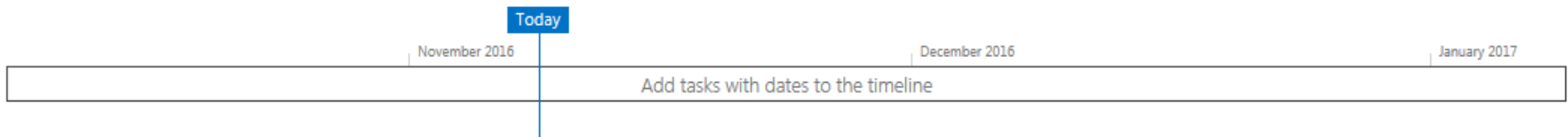
⊕ **new task** or edit this list

✓	☑	Title		Due Date	Assigned To
	☐	Ensure that you meet the technological prerequisites (Section 1. above)	•••		
	☐	Housing Innovations Overview Session	•••	2016-11-09 00:00:00	
	☐	(Optional) Set up Pre-Application Meeting with CHFA and DOH (if needed)	•••		
	☐	Share this site with your Development Team	•••		
	☐	Upload all appropriate documents/exhibits as noted in the Consolidated Application Workbook	•••		
	☐	Complete the Consolidated Application Workbook (see below)	•••	2017-01-25 00:00:00	
	☐	Ready for Review (Check when ready to submit application)	•••	2017-01-25 00:00:00	

SharePoint

3. Consolidated Application Workbook

The Microsoft Excel Consolidated Application Workbook is listed below. Click the workbook to open it in Excel on your computer. Once it is opened on your computer, choose the type of application you will be applying for by pressing the appropriate buttons on the Exhibit Checklist form. Be sure to click the "Core Items" button first, then the appropriate funding source button to show the applicable information. When you click the save button it will automatically upload your latest changes here. (For help on how to complete this workbook, click here.)

ConApp Workbook

⊕ New   ⬆ Upload   ⟳ Share

✓	🗋	Name		Modified	Modified By	Version
	📊	consolidated_application_workbook_2016.4	...	October 13	☐ Edward Lachance	1.0
	📄	Contract Compliance_Notification to Bidders	...	October 13	☐ Edward Lachance	2.0
	📊	Employer Information Report	...	October 13	☐ Edward Lachance	2.0
	📊	Housing Innovations Support Services Budget	...	October 6	☐ Edward Lachance	1.0
	📄	notification to bidders	...	October 13	☐ Edward Lachance	2.0
	📄	OPM_Form 1 Campaign Contribution and Solicitation Ban	...	October 13	☐ Edward Lachance	2.0
	📄	OPM_Form_5_Consulting_Agreement_Affidavit	...	October 13	☐ Edward Lachance	2.0

Drag files here to upload

SharePoint

ConApp Changes

- Historic Preservation Requirements

- Homeownership tabs

- Development Budget

Now Fillable PDF Documents

Consolidated Application
4.3.a – Project Narrative
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10.6 – HTCC Certification
12.6 – Building Schedule

Macro Buttons

Funding Buttons Tailor
Application to Your Needs

Click on the Program Type you are applying for (DOH Small Projects)

								
		CHFA Funding			DOH Funding	
Financing	Supportive Housing	LIHTC		HTCC	Special Programs	DOH Large Project	DOH Fed HOME/CDBG	DOH Pre Dev	DOH Small Projects	DOH Programs
			Workforce Housing	Revolving Loan Fund	Housing Development						
T	T	T	T	T	T	T	T	T	T	T	T
T	T	T	T	T	T	T	T	T	T	T	T
T	T	T	T	T	T	T	T	T	T	T	T
T	T	T	T	T	T	T	T	T	T	T	T

Show All

Program Type will appear in yellow box (In this case no program type has been selected)

ConApp Review
Narrative Sections

Consolidated Application Attachment

Project Narrative
Exhibit – 4.3.a

DEVELOPMENT NAME:	
APPLICANT:	

Proposed Physical Development, Responsible Growth and Neighborhood Impact

Applicants must provide a detailed description of the proposed development activities. The purpose of the narrative is to provide a clear picture of the proposed development and must include a description of all construction and/or rehabilitation activities and other material aspects of the development. All of the following sections must be completed for each proposal.

Describe the existing conditions on the subject site including all improvements, existing site use, the neighborhood land use patterns and community demographics of the proposed development's surrounding area, and contiguous land uses.

Describe in detail the proposed development activities, including both the proposed housing development as well as any directly related additional development.

ConApp Review
Development Budget Form

Exhibit 6.3 - DEVELOPMENT BUDGET

Return to Application
Return to Exhibit Checklist

Version 2016.2
Submission Date:
March 16, 2016

DEVELOPMENT NAME	0	APPLICANT	0

	%	Budget	TAX CREDIT ELIGIBLE BASIS		Sources		
			70% NPV - 9% or 30% NPV - 4% (New / Rehab.)	30% NPV - 4% Exist Building Acquisition Credit	DOH Housing Trust Fund (Equity)	Federal Historic Tax Credit Net Proceeds	Energy Rebates
					$1	$1	$1
SITE & IMPROVEMENTS (Div. 2-16) Hard Costs		0	0				
GENERAL REQUIREMENTS (Max. 9% Site + Improvements)	0.0%	0	0				
OVERHEAD and PROFIT (Max. 7% Site + Improvements)	0.0%	0	0				
BOND PREMIUM / L.O.C. COST		0	0				
BUILDING PERMITS and OTHER DEVELOPMENT FEES		0	0				
CONSTRUCTION (Project Cost Summary) Sub-Total		0	0	0	0	0	0
COMMERCIAL CONSTRUCTION		0	N/A				
COMMERCIAL CONSTRUCTION CONTINGENCY			N/A				
Other			0				
Other			0				
Other			0				
CONSTRUCTION CONTINGENCY (10% Max) (% Const. >)	0.0%		0				
CONSTRUCTION		0	0	0	0	0	0
ARCHITECT - Design			0				
ARCHITECT - Contract Admin (Min. 35%) (% Contract >)	0.0%		0				
ENGINEERING (Civil-Site / Structural / Mechanical / Geo-Technical / Etc.)			0				
SURVEYS (A-2: Exist. Conditions and As-Built)			0				
Other			0				
Other			0				
Other			0				
Other			0				
ARCHITECTURAL and ENGINEERING	0.0%	0	0	0	0	0	0
INTEREST (CHFA)			0				
CHFA LOAN ORIG. / COMMIT. FEE	0.0%		N/A	N/A			
INTEREST - Bridge Loan			0				
FEES - Bridge Loan			0				
R. E. TAXES / PILOTS - Const. Period + ___ Months Lease Up			0				
INSURANCE (Builder's Risk / Liability / Hazard)			0				
UTILITIES - Const. Period			0				
Negative Arbitrage on Bonds (If Applic.)			N/A	N/A			

DDS

People & Families First

# The Department of Developmental Services

Living the Mission!

The Mission of the Department of Developmental Services is to partner with the individuals we support and their families, to support lifelong planning and to join with others to create and promote meaningful opportunities for individuals to fully participate as valued members of their communities.

Moving towards community-based supports

Residential Supports
September 30, 2016
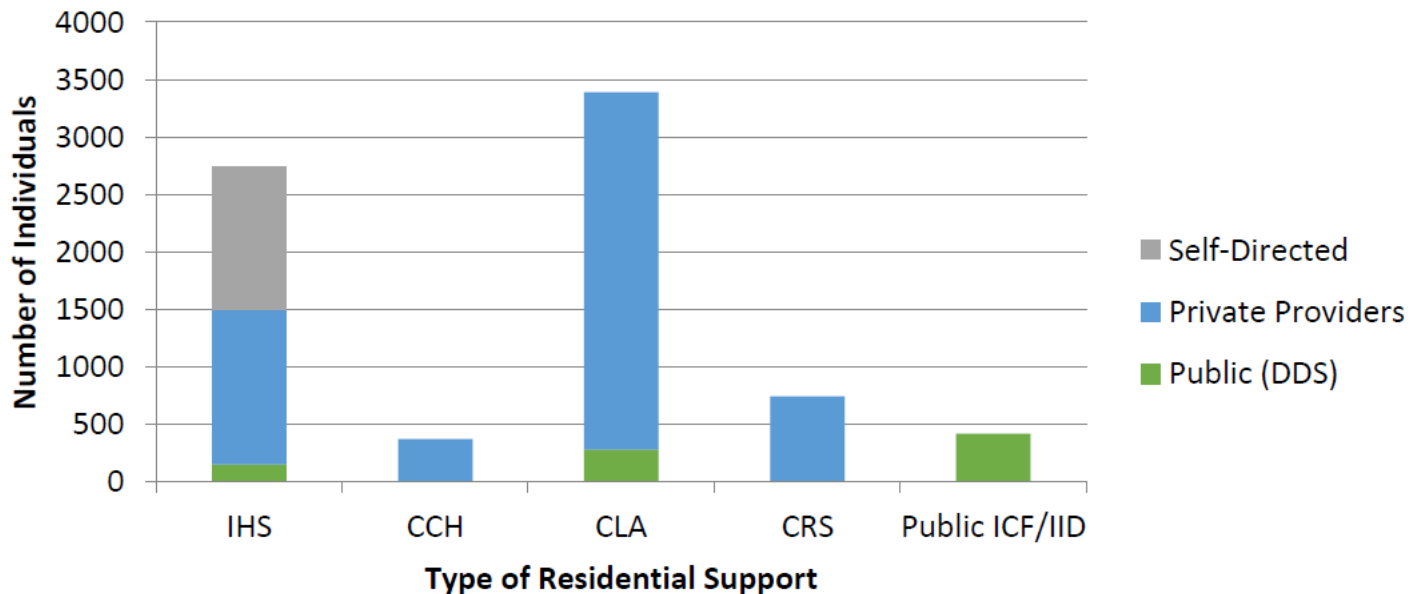
Goals of IDASH Project Participation

- Expand access to integrated, affordable, supportive housing

- Strengthen linkages between housing and service providers

- Demonstrate effectiveness of SMART home technologies

- Support move from institutional care models to community

What Do People Need and Want

- Safe & affordable supportive housing

- Easy access to transportation

- Community and Work opportunities

- Shared/Mixed-use community space

- Inclusion and participation

Provider Requirements

- Qualified to provide In Home Support Services and Continuous Residential Supports (if applicable)

- Enrolled as Medicaid Performing Provider

- In Good Standing with Active Certification

- Innovative approaches to community-based supports

- Willingness to utilize SMART Home technology

Key Elements of Successful Developments

- Up to 10 units in a larger development (<25% of total units)
- Accessibility, common space, and staff office/apartment
- Develop activities for the whole complex that maximizes the integration of individuals with intellectual disabilities/autism with all the residents in the complex
- SMART Home technology
- Economy of Scale in service delivery
- Person-Centered living environment
- Continuum of support options as needs change

DDS Supportive Housing Requirements

- Preference will be given to 1 or two bedroom apartments utilizing individualized home supports
- Individuals (residents) may receive a cluster support payment to pay for overnight staff if needed
- One three bedroom apartment may be allowed as a Continuous Residential Supports (CRS) setting
- On site staff presence

Expanding on our Goals

- To develop at least one supportive housing model in each region
- To reduce the number of congregate settings and increase the number of supportive housing settings
- To work with the successful proposers to review and revise the cluster supports rate to better match the supportive housing model

Expanding on our Goals (cont.)

- To implement assistive technology strategies to increase independence, maintain the person's health and safety and decrease the reliance on support staff
- To develop a mutually acceptable transition plan into the apartment complex that maximizes integration and minimizes isolation

Questions and Answers

Questions and answers to be posted on Funding Opportunities Webpage:

http://www.ct.gov/doh