IDASH Workshop Agenda

• IDASH Overview
• NOFA Key Points
• Sharepoint & ConApp Overview
• Q & A
DOH Funding Website
http://www.ct.gov/doh

**Current Funding Opportunities**

- Schedule of Competitive Multi-Family Funding Rounds
- Superstorm Sandy Recovery
- Funding Opportunities - Past

**Competitive Housing Assistance for Multifamily Properties 9 (CHAMP 9)**

Applications for funding under this NOFA, including, if applicable, all materials required by CHFA, must be submitted no later than Thursday June 2, 2016 at 4:00 p.m.

Application materials and questions should be submitted to the attention of Edward LaChance. On or before May 20, 2016, applicants may contact Mr. LaChance via email at edward.lachance@ct.gov with questions related to this NOFA. Questions received by DOH, if material to this NOFA, and DOH’s answers thereto will be periodically posted on the DOH Website. Any questions received after May 20, 2016 will receive a response at DOH’s discretion. In addition, an overview conference for questions and answers regarding this NOFA will be held on:

Thursday, March 24, 2016
5:30 AM – 12:00 noon
The Lyceum
227 Lawrence St,
Hartford, CT

Please e-mail edward.lachance@ct.gov to register for this overview conference on or before Monday, March 21, 2016.

NOFA
Rating and Ranking
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
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
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

<table>
<thead>
<tr>
<th>Task Description</th>
<th>Due Date</th>
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<tr>
<td>Ensure that you meet the technological prerequisites (Section 1. above)</td>
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<td>Housing Innovations Overview Session</td>
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<tr>
<td>(Optional) Set up Pre-Application Meeting with CHFA and DOH (if needed)</td>
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<td>Share this site with your Development Team</td>
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<tr>
<td>Upload all appropriate documents/exhibits as noted in the Consolidated Application Workbook</td>
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<tr>
<td>Complete the Consolidated Application Workbook (see below)</td>
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<tr>
<td>Ready for Review (Check when ready to submit application)</td>
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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

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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
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 Assessment 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
Macro Buttons

Funding Buttons Tailor Application to Your Needs
Click on the Program Type you are applying for (DOH Small Projects)

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

<table>
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<th>Development Name</th>
<th>Applicant</th>
<th>Tax Credit Eligible Basis</th>
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<td>NPV - 4% (New / Rehab.)</td>
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<td></td>
<td></td>
<td>50% NPV - 4% Existing Building Acquisition Credit</td>
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<td>DOH Housing Trust Fund (Equity)</td>
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<td>Federal Historic Tax Credit Net Proceeds</td>
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### Project Costs

#### Site & Improvements (Div. 2-18) Hard Costs
- **Budget**: 0
- **%**: 0

#### General Requirements (Max. 3% Site + Improvements)
- **Budget**: 0
- **%**: 0

#### Bond Premium / L.O.C. Cost
- **Budget**: 0
- **%**: 0

#### Building Permits and Other Development Fees
- **Budget**: 0
- **%**: 0

#### Construction (Project Cost Summary Sub-Total)
- **Budget**: 0
- **%**: 0

#### Commercial Construction
- **Budget**: 0
- **%**: 0

- **Commercial Construction Contingency**
  - **Budget**: 0
  - **%**: 0

#### Other
- **Budget**: 0
- **%**: 0

#### Construction Contingency (10% Max) (% Const. =)
- **Budget**: 0
- **%**: 0

#### Architect - Design
- **Budget**: 0
- **%**: 0

#### Engineering (Civil / Structural / Mechanical / Geo-Technical / Etc.)
- **Budget**: 0
- **%**: 0

#### Surveys (A-Z: Extent, Conditions and As-Built)
- **Budget**: 0
- **%**: 0

#### Other
- **Budget**: 0
- **%**: 0

#### Architectural and Engineering
- **Budget**: 0
- **%**: 0

#### Interest (CITA)
- **Budget**: 0
- **%**: 0

#### CHFA Loan CRI / COMM. FEE
- **Budget**: 0
- **%**: 0

#### Interest - Bridge Loan
- **Budget**: 0
- **%**: 0

#### FEE'S - Bridge Loan
- **Budget**: 0
- **%**: 0

#### R.E. TAXES / PILOTS - Const. Period + Months Lease Up
- **Budget**: 0
- **%**: 0

#### Insurance (Builder's Risk / Liability / Hazard)
- **Budget**: 0
- **%**: 0

#### Utilities - Const. Period
- **Budget**: 0
- **%**: 0

### Notes
- Submission Date: March 16, 2016
- Version 2016.2
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

Number of Individuals

<table>
<thead>
<tr>
<th>Type of Residential Support</th>
<th>IHS</th>
<th>CCH</th>
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<tr>
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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