

## **DCA Guidance on Claiming Integrated Supported Housing Points**

*“Three (3) points will be awarded to an Application proposing a property that agrees to accept Section 811 project based rental assistance or other government rental assistance for up to 15% of the units for the purpose of providing integrated housing opportunities to a target population which includes individuals with mental illness, as defined in the Settlement Agreement between the State of Georgia and the Department of Justice (#1:10-CV-249-CAP) and to individuals eligible to participate in the Money Follows the Person program*

*DCA, in partnership with the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) and the Georgia Department of Community Health, will provide rental assistance, as available through HUD’s Section 811 Project Rental Assistance (PRA) program, to housing tax credit properties claiming these points which are identified as priority locations for the target population. It is the Applicant’s responsibility to understand the requirements of the Section 811 PRA program, including the 30-year use restriction for all PRA units, before claiming these points.*

*In order to be eligible for these points, at least 15% of the total low-income units must be one bedroom units that are set at 50% AMI rent and income levels.”*

Q. If I am requesting points under Section XVII Integrated Supportive Housing, do the additional HUD requirements apply?

Yes. The 811 PRA program is project rental assistance provided by HUD for a specific population. Based on the inclusion of HUD funded PRA in the requisite section of the QAP above, the additional HUD requirements would apply.

Q. How does DCA define a person with a disability for purposes of claiming points under Section XVII Integrated Supportive Housing?

DCA uses the HUD definition when identifying a person with disabilities - "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment. In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic substance abuse issues, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limit one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks and caring for oneself.”

Q. How does DCA define “Integrated” for purposes of Section XVII?

An integrated setting is defined as “a setting that enables individuals with disabilities to interact with non-disabled persons to the fullest extent possible.” Integrated settings are those that provide individuals with disabilities opportunities to live, work, and receive services in the greater community in a manner similar to individuals without disabilities. Integrated settings are located in mainstream society and offer access to community activities and opportunities at times, frequencies and with persons of an individual’s choosing. Integrated settings also afford individuals choice in their daily life

activities and provide individuals with disabilities the opportunity to interact with non-disabled persons to the fullest extent possible. Settings that are not integrated include, but are not limited to, properties which target more than 20% of the units to individuals with disabilities. (Applicants should review the Justice Department Mandate for additional guidance on this issue.) Properties that do not meet these requirements are not eligible for these points.

Q. Some of the units in my proposed project already have a use restriction related to persons with disabilities. Can I still qualify for the Integrated Supportive Housing points?

A. No unless the restricted units are less than 5% of the total units so that combined with the set aside units have no more than 20% of the units targeting persons with disabilities.

Q. If some of my units target “persons with Special Needs” can I request consideration for points under section XVII Integrated Supportive Housing?

A. DCA will review the proposed project as a whole to determine whether the project is “integrated” as defined by DCA. Applicants should specifically address how the project meets the definition of integration in terms of its proximity to community resources and the opportunity the tenants with disabilities will have to interact with other non-disabled persons, as discussed in the DCA definition of integrated housing (DCA uses the definition of integration provided by the Justice Department in its Statement on Enforcement of the Olmstead Integration Mandate . ) Funding sources or rental assistance that require documentation of a disability as a condition of eligibility will be considered documentation that the unit targets individuals with disabilities and will be counted towards the 20 percent limitation.. Examples including funding that require recipients to be “chronically” homeless, or any property that targets persons with HIV/AIDS.

Q. Can my 811 units be the same as a RAD unit?

A. The properties designated under integrated supported housing cannot be subject to a project based rental assistance contract at Application Submission or for a period of six months prior to Application Submission. This is a HUD requirement of the 811 contract. Practically, applicants cannot cancel existing rental contracts for purposes of claiming the integrated supported housing points.

Q. Can my 811 units also be HOME assisted units?

A. Yes. However, applicants should be aware of the QAP provision which states that “Projects with a multi-tiered rent structure must distribute the rents across unit sizes, unit types and buildings...” (Core, pg. 47 of 59). While this provision does not require an equal distribution, applicants should ensure that the proposed rent structure would not be construed as a violation of fair housing because of the congregation of the lowest income units in a particular building or bedroom configuration.

Q. How do I know what the rent structure will be for my 811 units?

A. At this time, you will not know. The 811 units should utilize the appropriate 50% rents at Application submission.

Q. Am I guaranteed an 811 contract if I elect to take these points?

A. No. DCA will notify you prior to lease up if 811 funds are available for the units. If no funds are available, the units will be available for general lease up until a contract becomes available