

Enriched Property Services and Integrated Supportive Housing: Listening Session Supplement

September 9, 2020

This document is intended to provide sufficient information to:

- *Help listening session attendees develop comments or questions in advance of the session*
- *Help those unable to attend provide written input through the 2021 QAP Written Input Survey ([click here](#))*

ENRICHED PROPERTY SERVICES

ISSUES

- It is difficult to propose a strong services plan at a property, while it is comparatively easier to meet the requirements of the Enriched Property Services section. This results in high quality service plans not having any competitive advantage.
- DCA is concerned that many properties awarded points under this section will implement service plans that place an undue burden on both property financial health and property management.
- DCA cannot anticipate the range of services proposals that will be submitted. The current QAP language is prescriptive, limiting DCA's ability to award innovative service programs that may be of high value to residents, but that DCA did not anticipate.

PROPOSAL: COMPETITIVE RANKING PROCESS

DCA proposes changing this scoring section to a competitive ranking process that awards points to a limited number of applicants.

Limit number of applications

- 5 applications will be awarded 3 points each under Enriched Property Services.
- Note: If applications 5, 6, and 7 tie, DCA would accept the tie and award 3 points to 7 applications.

Criteria for ranking

To inform DCA's review process, the QAP will explicitly state the criteria that DCA staff must utilize to determine the final ranking. For Enriched Property Services, DCA proposes the following criteria:

- Services will be physically accessible to residents.
 - Note: physical accessibility does not mean services need to be provided on site.
- Services will be financially accessible to residents.
- Services respond to community need identified through data or community input.
- Ongoing services will be informed by resident input.
- Service providers are qualified to provide proposed services.
- Service providers and proposed services have a strong positive track record.
- Services implementation will not strain property management.
- Services implementation will not strain the property's financial health.
- Services are financially sustainable.
- General:
 - Narrative demonstrates a strong potential magnitude of benefit to property's residents.

- Application contains documentation substantiating the narrative.

Submission

- Applicants provide a narrative with supporting documentation that makes the case for why the application is a strong candidate in each of the above criteria. Applications need not make a case for all criteria if only a subset apply to the proposed development.

DCA review process

DCA's review would be limited to ranking applications based on the criteria above.

A common question related to the review process is: "How will DCA treat applications for which it's difficult to rank one above the other for one or multiple criteria?" The review process would be structured such that DCA staff will not seek to find differentiation between applications where differentiation is not clear. Ties between applications are acceptable, either within criteria or between applications in the overall ranking. Thus, if the target is to award points to 5 applications under Enriched Property Services, but DCA determines that 3 applications are tied for the 5th ranked spot, then DCA would instead award points to 7 applications.

Only the top 5 (or in the above example, 7) applications in this ranking would receive 3 points under Enriched Property Services.

ADDITIONAL CONSIDERATIONS

Legal considerations for on-site services

Applicants should understand that Section 42 restricts the ability of on-site common spaces to be utilized for services that will be provided to individuals who do not reside at the property. More detail will be provided in the supplementary document to the Community Service Facilities Listening Session (September 21, 2020).

INTEGRATED SUPPORTIVE HOUSING

ISSUES

- DCA goal: shift Integrated Supportive Housing from Threshold to Scoring, as not all tax credit properties and owners are well situated to receive and administer supportive housing PBRA.
- Integrated Supportive Housing in 2020 QAP focuses on 811 subsidies, but DCA and DBHDD supportive housing programs struggle to find units for households seeking permanent supportive housing beyond the 811 program.

PROPOSAL: COMPETITIVE RANKING PROCESS

DCA proposes changing this scoring section to a competitive ranking process that awards points to a limited number of applicants. The structure of this process would be the same as Enriched Property Services.

Limit number of applications

- 15 applications will be awarded 3 points each under Integrated Supportive Housing.

Requirements for applicants

- Applicant agrees to contract with housing assistance programs for DCA or DBHDD, setting aside PBRA units at the proposed development as set forth below:
 - Family properties and Elderly properties: up to 20% of units
 - HFOP properties: up to 10% of units
- Applicant signs annually updated MOU with DCA reflecting this commitment.

Criteria for ranking

To inform DCA's review process, the QAP will explicitly state the criteria that DCA staff must utilize to determine the final ranking. For Integrated Supportive Housing, DCA proposes the following criteria:

- Proposed unit mix reflects supportive housing needs as determined by DCA.
 - Note: based on current information, applications seeking points under the 2021 QAP should propose sufficient 1BR units for supportive housing PBRA contracting purposes.
- Property is close to:
 - public transportation;
 - health care services relevant to the target population;
 - amenities for basic needs (e.g., grocery stores).
- Property is located within one of the cities identified below as having both high supportive housing needs and a concentration of service opportunities:
 - Columbus, Muscogee County
 - Albany, Dougherty County
 - Valdosta, Lowndes County
 - Brunswick, Glynn County
 - Rome, Floyd County
 - Augusta, Richmond County
 - Atlanta, Fulton County
 - Decatur, DeKalb County
 - Warner Robins, Houston County
 - Norcross, Gwinnett County
- Applicant has experience:
 - owning or managing properties with HUD rental assistance;
 - owning or managing properties serving individuals with disabilities, the formerly homeless, or other supportive housing;
 - working with service providers;
 - working with referring state health agency.
- If applicable, applicant has a strong track record with DCA-funded property compliance and maintaining commitments under previous DCA PBRA agreements.