

Welcome, and thank you for attending this PSH Development Program Round IX RFA Informational Webinar!



The webinar will begin shortly.



The format of this webinar includes speakers, a PowerPoint presentation, and a Q&A session.



This session is being recorded, and a link will be provided to all participants.
Participants will also receive a copy of the slideshow.



Be sure to check your audio settings to ensure that you will be able to hear the presenters.



Please type questions in the Chat panel and address them **To: All Panelists**.

A screenshot of a chat input field. At the top, there is a dropdown menu with the text "To: All Panelists" selected and circled in red. Below the dropdown is a text input area with the placeholder text "Enter chat message here". A red arrow points to the right from the end of the input area.



IHDA PSH Development Program Round IX RFA Informational Webinar

IHDA Multifamily Financing Department and Strategic Planning and Reporting Department Staff

8/17/2022



Agenda

1. PSH Development Round Overview
2. Timeline
3. Concept Meetings
4. PSH Round IX Application Details and Process
5. Q&A



Permanent Supportive Housing Development Round IX

PSH DEVELOPMENT PROGRAM OVERVIEW



Definition of PSH and Service Component

IHDA defines Permanent Supportive Housing as:

- Housing in the project is permanent; not time-limited
- Persons experiencing homelessness or at risk of homelessness,
- Persons living with Disability, and/or
 - Experiencing or at risk of institutionalization
- Independent tenant holds lease with tenant rights and responsibilities
- Affordable Rent
 - Targeted to extremely low-income households at $\leq 30\%$ AMI
 - Typically rent-stabilized
- Access to Supportive Services
 - Services are voluntary, and participation is not a condition of tenancy



Recent PSH Development Rounds 2017- present

Year/Round	Program	Projects	PSH Units
FY2017/Round 4	PSH Development Program	7	119
FY2019/Round 5	PSH Development Program	6	127
FY2020/Round 6	PSH Development Program	8	164
FY2021/Round 7	PSH Development Program	7	159
FY2022/Round 8	PSH Development Program	11	254
FY2023/Round 9	PSH Development Program	TBD	TBD
TOTAL PSH PROGRAM UNITS FY17-present		39	823



Eligible Activities and Applicants

- 25 Units or fewer; may propose over 25
- Acquisition/New Construction/Rehabilitation of Existing Occupied Units/Rehabilitation of Vacant Units/Adaptive reuse of Non-residential Properties
- Funding can be used to create office space specifically used for services or building management
- IHDA resources CANNOT be used for commercial space
- Transitional Housing is an ineligible activity under this RFA
- Eligible Applicants include Non-profit, For Profit, and Joint Venture developers



Amount of Funding

- Up to \$9M or 90% of the total Project costs, which ever is less
- IHDA solely reserves right to waive this limitation
- The intended funding source is National Housing Trust Fund however, other sources typically used include:
 - Illinois Affordable Housing Trust Fund
 - State Donation Tax Credit
 - HOME
- IHDA may add/remove costs as it deems necessary to support the development and operation of the project



Income Restrictions and Target Populations

- 100% of the unit in the project must be affordable to those at or below 30% of the AMI
- Restricted for thirty (30) years; Projects funded must comply with the most restrictive funding source
- Target Populations - Disability neutral unless subsidy source requires specific targeting



Priority Activities

Priority will be given to Projects that;

- Leverage other Capital Funds
- Have operating assistance or PBRA
- Incorporate Universal/green Design, and/or energy efficiencies
- House certain special needs populations
- Offer access to public transit and/or be sited in proximity to neighborhood amenities and community services
- Assemble a diverse development team



Permanent Supportive Housing Development Round IX

PSH DEVELOPMENT PROGRAM TIMELINE



Permanent Supportive Housing Development Program Round IX

PSH Round IX Events	Date
Publish Request for Applications	8/11/2022
Mandatory Concept Meetings	9/16/2022 - 10/21/2022
Mandatory Application Workshops	11/2/2022 and 11/29/2022
Applications Due	12/16/2022
Board Meeting	3/17/2023



Permanent Supportive Housing Development Program Round IX

Application materials are available on IHDA's website:

<https://www.ihda.org/developers/supportive-housing/>

- Review application, consult your project team.
- Fill out a Concept Meeting Intake Form (available on website) and email to IHDA at PSHRFA@ihda.org.
- IHDA will schedule a Concept Meeting with you to discuss your project concept and any questions you have.
- Additional application materials will be posted on IHDA's website by Mid-October.
- Actual application process will be online, instructions will be provided at **Mandatory Application Workshops** in November.

2022 Round IX Request for Applications

2022 Permanent Supportive Housing Development Program Round IX Request for Applications

The Illinois Housing Development Authority ("IHDA") is now accepting applications under its **Permanent Supportive Housing (PSH) Development Program**. Financing is available for the acquisition, rehabilitation, and/or new construction of PSH projects that serve the most vulnerable populations and that offer flexible, voluntary supportive services designed to increase housing stability.

IHDA expects most applications will be for 100% PSH projects of 25 or fewer units and that requests will generally be up to \$9,000,000 or 90% of the total project cost, whichever is less. A project concept meeting is required prior to submitting an application. Mandatory application workshops will be offered in November.

Please email a Concept Meeting Intake Form to IHDA at PSHRFA@ihda.org to request a Project Concept Meeting. These requests will be accepted on a rolling basis through October 14 and meetings will be scheduled between September 16 – October 21. All interested applicants MUST schedule a Project Concept Meeting.

[PSH Round IX Concept Meeting Intake Form](#)

Applications are due to IHDA by 5:00 p.m. CT on Friday, December 16, 2022.

Please find the Request for Applications in the link below:

[2022 Permanent Supportive Housing Development Program Round IX Request for Applications](#)

- *All additional application documents and forms will be posted below, once available.*

Applications will be submitted electronically. IHDA will post information on the application submission process on this page, when available.

If you have any questions related to the timeframes, or would like to schedule a concept meeting, please e-mail IHDA's Multifamily Financing team at PSHRFA@ihda.org.

IHDA will also be hosting an optional Informational Webinar to discuss the application process and details specific to this application under the Permanent Supportive Housing Development Program.

Below are the details for the webinar. Please use the Link to Webinar below to register for the event. In addition to signing into the event online where you will be able to view the presentation, you will also be able to phone into the event by using the number provided.



Permanent Supportive Housing Development Program Round IX

Other resources and example documents available on [IHDA's Developer Resource Center](#) including:

[Standards for Architectural Planning and Construction](#)

[Underwriting Standards Guide](#)

[2022 Income/Rent Limits](#)

[Operating Expense Range](#)



Permanent Supportive Housing Development Round IX

PSH DEVELOPMENT PROGRAM CONCEPT MEETINGS



G. Project Concept Meetings

- All applicants must schedule a Project Concept Meeting from September - October
- “Pitch” meeting to Authority. Applicants should be prepared to outline
 - intended population served,
 - Project size,
 - Project type,
 - Project site/location,
 - community amenities,
 - proposed financing structure, and
 - proposed partnerships, if any.
- Must submit Project Concept Meeting Form with request for meeting. Form is available at www.ihda.org on the **Permanent Supportive Housing Page**
- Forms and project concept meeting requests should be sent to: PSHRFA@ihda.org
- Note: PPAs will **not be used** for this PSH Development Program Round.



Concept Meeting Intake Form

- Include proposed project name, address/location, and sponsor name
- Total number of units
- Details of any proposed rental assistance
 - Include number of years, expiration date, renewal options, etc.
- Proposed non-IHDA financing
- Proposed target population
- Describe need based on target population
- Site description
- Neighborhood description
 - Include access to amenities, transportation, and any relevant community planning details
- Proposed Project timeline
 - Include zoning, site control, construction bidding, and initial financial feasibility
- Additional information
 - Include proposed partnerships, highlight any innovative project amenities or green design features.

2022 Permanent Supportive Housing Development Program Round IX



Concept Meeting Intake Form

Requests for a concept meeting for the Permanent Supportive Housing Development Program Round IX must be accompanied by a completed version of this intake form. Requestors are not required to respond to every question on the intake form, however doing so will help facilitate a productive concept meeting. Requestors may provide additional information about the proposed development during the concept meeting. Information conveyed by IHDA at any concept meetings shall not be construed as legal or financial advice, nor as an official position on any given proposal. Submission of the intake form shall constitute an acknowledgment of

PROPOSED PROJECT NAME: _____
 ADDRESS OR LOCATION: _____
 SPONSOR NAME: _____

<i>To be completed by sponsor</i>	
Total number of units in project	<i>Please complete the "Unit Mix" tab of this workbook.</i>
Units by bedroom type and size	
Proposed rental assistance	
<i>Description of rental assistance: number of years, expiration date, renewal options,</i>	
Proposed non-IHDA financing	
<i>Please describe additional revenue sources for this development, the type of financing (debt, equity, grant, etc) the terms of the financing</i>	
Proposed target population	
<i>Describe need for development based on target population</i>	
Site description of project delivery plan and funding source for rental assistance	
<i>Site description - Please describe site and include information about existing utilities, floodplain, wetlands, and environmental conditions</i>	
Neighborhood description	<i>Access to amenities</i>
<i>Access to transportation</i>	
<i>Community Planning (are there community plans for the neighborhood and does the proposed development fit within those plans)</i>	
<i>Proposed project timeline, including zoning, site control, construction bidding, and initial financial closure.</i>	
<i>Additional information - e.g. -Proposed partnerships -Innovative project amenities -Green design</i>	

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Permanent Supportive Housing Development Round IX

PSH DEVELOPMENT PROGRAM ROUND IX APPLICATION DETAILS AND PROCESS



A. Application Submission and Logistics

- Applications Due: **December 16th, 2022**
- Application accepted online. Instructions will be provided at **Mandatory Application Workshops** in November.
- Application Materials will be available starting **August 11th, 2022** at www.ihda.org on the **Permanent Supportive Housing Page**
- Application Questions: PSHRFA@ihda.org



C. Application Evaluation

- **Completeness of Application**
 - Application forms and supporting documentation
 - Signatures on all necessary documents
 - Payment of non-refundable application fee
- **Mandatory Criteria**
 - Completed application will be reviewed to determine if project meets Mandatory criteria
- **Scoring Criteria**
 - If Mandatory criteria is met, the application will be Scored and ranked



Section 3 Mandatory Application Criteria

- All application documents will be posted online by mid-October
- Review Mandatory Criteria details:
 - A. Application Certification, Organizational Chart, Identify of Interest Form
 - B. Multifamily Fee Payment Form
 - C. Common Application
 - D. Project Narrative
 - E. Neighborhood Assets Map and table
 - F. Site Control
 - G. Zoning
 - H. Environmental Checklist
 - I. Site Physical Information
 - J. Architectural Requirements
 - K. Historic Preservation Checklist
 - L. Construction Cost Breakdown
 - M. Market Analysis
 - N. Development Team Capacity
 - O. Financial Feasibility



A. Permanent Supportive Housing Certification

Projects ready for financing will be considered by meeting the Mandatory criteria:

- Preference for persons referred from a PHA Wait List
- Preference for Veterans in the Tenant Selection Plan (TSP)
- Restrict 100% of the units to households earning $\leq 30\%$ AMI
- Willing to accept operating subsidy or project based rental assistance, if available (LTOS, DHS Bridge subsidy)

B. Multifamily Fee Payment Form

- Standard IHDA Form available on website
- IHDA will confirm with applicants specific fee information for this PSH Round by the Mandatory Application Workshop



C. Common Application

All Applications must include a completed Common Application. This form can be found on the Website.

- Excel document
- Applicants will use this to list details of development team, site, description of your project and sources and uses among other project details.

D. Project Narrative

- Detailed description of project background and context
- Information about Sponsor and Service Provider experience



E. Neighborhood Assets Map

All Applications must include:

- A neighborhood assets map
- A table referencing each neighborhood asset within the proximity radius
- Must include at least 2 neighborhood assets

Proximity Radius by Set-Aside	
City of Chicago	.5 miles
Chicago Metro	.5 miles
Other Metro	.75 miles
Non-Metro	1 mile

See Scoring Section H For detail on neighborhood asset categories



F. Site Control

- All projects required to demonstrate site control at the time of application
- Agreement with seller with term that expires no sooner than 6 months after application date.
- Legal descriptions necessary

G. Zoning

- All projects must demonstrate proper zoning or confirm PUD process
- Letters/permits if zoned
- PUD Project Sites – letters and details
- Importance of timing



H. PSH Environmental Checklist

- PSH-specific Checklists in lieu of Phase I reports at time of application

I. Site Physical Information

- Floodplains and Floodways
 - FEMA determined elevations
 - Locations of buildings and clearly marked lowest elevation
- Wetlands
 - Letter of No Objection from US Army Corps of Engineers
 - Wetland Permit from US Army Corps of Engineers



J. Architectural Standards

- Ensure correct PSH-specific Form used
- Must comply with IHDA's Standards for Architectural Planning and Construction
 - [Standards for Architectural Planning and Construction](#)
- Accessibility Standards, includes:
 - 10% of units designed for persons with mobility impairments
 - 2% of units designed for persons with sensory impairments
- Universal Design – listing of universal design features will be provided
For example: Weather-sheltered entry area, accessible landscaping, non-slip surfaces on walk and driveways, accessible appliances, single-handle lever fixtures, front loading washer/dryer at accessible height
- Amenities –additional (5) specific to PSH



J. Architectural Standards

- Amenities – First Priority

Health and Safety	Community Spaces	Sustainability
<i>First Priority</i>	<i>First Priority</i>	<i>First Priority</i>
Free internet access per unit	Computer room equipped with one (1) computer for every three (3) units	All appliances in the unit meet the Energy Star rating
Residential studio units are 15% larger than the minimum requirement	Exercise / fitness center with at least one (1) machine per five (5) units	Dedicated recycling area within the Project
The project meets HUD's definition of smoke free housing	Garden plots / designated community garden area with a combined minimum of 200 square feet	Green Roof with available seating or other community activity area available on the roof
Washer and dryer in every unit	Secured bicycle parking (minimum of eight (8) slots per twenty five (25) units)	Upgraded landscaping, including one tree planted on-site for every ten units. 100% native and adaptive plantings / landscaping



J. Architectural Standards - continued

- Amenities – Second Priority

<i>Second Priority</i>	<i>Second Priority</i>	<i>Second Priority</i>
Facility wide security camera system	An equipped sports court (e.g., volleyball, tennis, basketball, etc.)	On-site car sharing
Looped walking paths or connected sidewalks through the entire Project	At least one common room (e.g., community room, community kitchen, library, hair salon, billiards room, arts & crafts room, game room, dining room, etc.)	Screen doors on all exterior unit doors
Microwave oven in every unit Porch, patio, or balcony for each unit	Outdoor entertainment space such as an outdoor theater and gazebo with available seating	Trash and / or recycling disposal chutes or other refuse collection system



K. Historic Preservation Checklist

- Provide as much detail as possible to avoid consequences down the line
- All Projects regardless of their Project type, location, or historic nature must include either
 - the IHDA's Historic Preservation Checklist OR
 - Illinois Historic Preservation Agency (IHPA) review letter



L. Construction Costs/Breakdown

- Cost increases pre-application – notify Authority
- All applications must include Construction Cost breakdown
 - within the Common Application
 - Signed by GC or third party if an Identity of Interest exists
- Commercial Space vs. Residential Space
 - IHDA funds may not be used to construct or operate commercial space and must be broken out of the budget.



M. Market Analysis

- Market Study Form for PSH
 - Market Study Option
- New IHDA Market Analysis Tool –
<https://www.ihda.org/developers/market-research>
- Contact: Lisa Somers – lsomers@ihda.org

N. Development Team

- Development Team Certifications required for all deal team members
- Supplemental narratives and resumes welcome but optional



O. Financial Feasibility—Sources/Uses & Structure

- Sources - Evidence of Project Financing (debt sources, grant sources, tax credit equity sources)
 - Applications must reflect adequate sources of financing to complete the Project, including contemplated grant/loan financing from the Authority.
 - Acknowledgement letters from all lenders and/or grantors must be included for ant debt sources, grant sources, and/or tax credit equity sources.
 - **Debt Sources**— must include amount of loan, length of loan term (**must be at least 15 years**), amortization period, interest rate and terms/conditions, expected monthly or annual debt service payment, and any financing fees.
 - **Grant Sources**— must include amount of grant, when grant will be available as a source for the Project, any outstanding requirements to be met.
 - **Tax Credit Equity Sources**— must include amount of tax credit equity, proposed net cent rate per tax credit dollar, and proposed equity pay-in schedule.



O. . Financial Feasibility–Sources/Uses & Structure

- Uses:
 - Acquisition (closing and holding costs)
 - Hard Costs
 - Soft Costs (architectural, engineering, market study, accounting, environmental, appraisal, etc.)
 - Developer Fee
 - Reserves (replacement, real estate tax, insurance, operating, other)
 - Environmental Remediation

- Operating Budget: project income (unit rents, rental assistance, additional residential or commercial income) and expenses
 - Utility Allowances
 - Debt Service Coverage Ratio
 - Cash Flow
 - Operating Expenses
 - Trending Factors
 - Residential Vacancy Rates



O. . Financial Feasibility—Sources/Uses & Structure

- Overall limits, (contractor/architect/engineer fees, development costs, contingency)
 - **General Contractor Fees** - limited to 14% of trade payments and Site Work (see IHDA's Common Application)
 - **Architect and Civil Engineering Fees** - limits contained in IHDA's Standards for Architectural Planning and Construction
 - **Development Costs** - Authority will evaluate for cost reasonableness, IHDA may require appraisal prior to funding
 - **Construction Contingency** – must include based on % of construction contract (See IHDA's Common Application). 5% for New-Construction, 10% for Rehabilitation
 - **Total Award** - \$9,000,000 Or 90% of total Project Cost. Authority funding not to exceed amount necessary to make project financially feasible
 - **Developer Fee** – may not exceed \$1,000,000 or 12% of total development costs



O. . Financial Feasibility—Sources/Uses & Structure

- Project Income (unit rents, rental assistance, additional residential or commercial income)
 - **Unit Rents** – proposed rents must be reasonable and not exceed 95% of rent limits imposed by any financing source, program, or other requirement. 2022 Rent/Income Limits available on IHDA's website
 - **Rental Assistance** – Must clearly identify assumptions regarding any rental assistance contracts and portion of rent to be paid by tenants.
 - **Additional Residential Income** – limited to laundry/vending income. Must describe all assumptions.
 - **Commercial Income** – include detail on assumptions, and existing leases/letters of intent. Commercial income underwritten at 50% vacancy rate. Must be broken out separately in development and operating budgets.



O. . Financial Feasibility—Sources/Uses & Structure

- Utility Allowances
 - If tenant-paid utilities, provide average per-unit utility expenses by utility type per month.
- Debt Service Coverage Ratio
 - Demonstrate ability to maintain 15 year average minimum debt service coverage ratio of 1.15 (net operating income to total debt service)
- Cash Flow
 - Demonstrate 15 year average annual cash flow of at least \$100 per unit
- Third Party Studies
 - Budget \$20,000 - \$30,000 for third party studies
- Environmental Remediation
 - If site expected to require remediation, include environmental remediation line item and 10% contingency



O. . Financial Feasibility–Sources/Uses & Structure

- Reserves (replacement, real estate tax, insurance, operating, other)
 - **Replacement Reserves** – must capitalize \$1,500 per unit in development budget and \$450 per unit from operations, trending up at 3% per annum
 - **Real Estate Tax Reserves** – must capitalize reserve to pay real estate taxes during construction phase and 55% of estimated annual real estate taxes in the first year of operations. Provide evidence for any real estate tax exemption (Attorney Opinion Letter or Proven Track Record)
 - **Insurance Reserves** – must cover insurance during construction phase and 105% of estimated annual insurance expense during first year of operations
 - **Operating Reserves** – sufficient to cover all operational costs including administrative, management, payroll, maintenance, utilities, taxes, insurance, and debt service payments for at least 6 months
 - **Other Reserves** – Authority will review all other Project reserves to evaluate sufficiency and reasonableness
 - **Supportive service reserves cannot be funded** through this RFA, but may be reflected in development budget if capitalized by another source.



O. . Financial Feasibility–Sources/Uses & Structure

- Operating Expenses
 - Must be adequate and reasonable for Project type, location, and population.
 - Per unit operating expenses expected to fall within ranges found [on website](#) by Project type and Set-Aside. Must include supplemental documentation for any deviation from expected ranges.
 - Property Management fee must not exceed 7% of gross income.
- Trending Factors
 - Must demonstrate project can remain financially feasible for minimum of 15 years using trending factors for annual increases:
 - 4% for Real estate taxes
 - 3% for operating expenses
 - 2% for income
 - Must include supplemental documentation for any deviation from expected ranges.
- Residential Vacancy Rates
 - Must demonstrate project can remain financially feasible for minimum of 15 years using residential vacancy rate of 10%. Must include supplemental documentation for any deviation from expected ranges.



Section 4 Application Scoring Criteria

Category	Points	Category Weight
Leveraging Other Sources of Funding	15	15%
Firm Commitment of Operating or Rental Assistance	20	20%
Universal Design Beyond Code Requirements	10	10%
Green Design and Energy Efficiency	10	10%
Access to Transportation	10	10%
Coordination with DCFS, IDOC, or IDHS DDD	10	10%
Coordination of Services (with community-based provider)	5	5%
Neighborhood Assets	10	10%
Development Team Characteristics	10	10%
Totals	100	100%

- Projects that pass all mandatory application requirements will be scored on these items and ranked according to total score
- All Applications must include a completed Permanent Supportive Housing Development Program Self Scoring Form which will be available on the Website.



A. Leveraging Other Capital Funding Sources

- Maximum points = 15
- Non-Authority resources/total development costs.
- Level of commitment: conventional versus soft financing.
- Ineligible sources: deferred developer fee, seller note, IAHTC equity, bridge loan financing.

Projects will be awarded points based on the following criteria:

Leveraged Resources as Percentage of Total Project Costs	Points
20.1% or more	15
15.1-20%	10
12-15%	6



B. Firm Commitment of Operating or Rental Assistance

- Maximum points = 20
- Based on number of units and length of term
- Assistance must be project-based (versus tenant-based).
- Tenants can pay no more than 30% of their income towards rent plus utilities.

For Projects with a Rental Assistance Contract points will be awarded as follows:

Percentage of Units Assisted	Points for 10+ Year Commitment	Points for 5 Year to 9 Year and 11 Month Commitment	Points for CoC funded Rental Assistance
75.1% or more units	20	10	7
50.1-75% of units	15	7	5
10.1-50% of units	10	5	3
1-10% of units	5	3	1



C. Universal Design

- Maximum points = 10
- Universal Design in the Architectural design in excess of code
- listing of universal design features will be provided
For example: Weather-sheltered entry area, accessible landscaping, non-slip surfaces on walk and driveways, accessible appliances, single-handle lever fixtures, front loading washer/dryer at accessible height

For projects with Universal Design Features points will be awarded as follows:

Universal Design Features Beyond Code Requirements	Points
Projects that select ten (10) additional Universal Design items beyond code requirements and beyond Mandatory requirements (for a total of 20 items) in 100% of units	10



D. Green Design and Energy Efficiency

- Maximum points = 10
- Design and construction meet or exceed energy efficiency and green criteria

For projects with Green Design/Energy Efficiency points will be awarded as follows:

Five Points (5)	Seven Points (7)	Eight Points (8)	Ten Points (10)
Enterprise 2020 Community Certification		Enterprise 2020 Community Certification & 5.5b Moving to Zero Carbon: All Electric	Enterprise 2020 Community Certification & 5.5b Moving to Zero Carbon: All Electric & Enterprise Plus
LEED BD+C at the Gold level		LEED BD+C at the Platinum level	LEED BD+C at the Platinum level + LEED Zero
National Green Building Standard (NGBS) at the Emerald Level			
	International Living Future Institute's (ILFI) Core Green Building Certification	Living Building Challenge 4.0 (Petals certification program)	ILFI Zero Energy or Zero Carbon Certification
		Passive House Institute United States (PHIUS)' CORE certification	PHIUS Zero certification



D. Green Design and Energy Efficiency

- [Enterprise Green Communities](#)
- [LEED](#)
- [National Green Building Standard](#)
- [International Living Future Institute](#)
- [Passive Housing Institute](#)



E. Access to Transportation

- Maximum points = 10
- (5) points if transit oriented - Project is located in close proximity (.5 Radius) to fixed-route public transportation
 - “Close proximity” is defined as being within a half (.5) mile radius of a fixed route transit stop, defined as: a bus and train stop serving local destinations, with scheduled operations beginning no later than 8:00 a.m. and ending no earlier than 6:00 p.m., Monday through Friday.
- (5) points if served by publicly available Dial-A-Ride modes of transportation operational Monday-Friday, 8am-5pm

Dial-A-Ride





F. Coordination with DCFS, IDOC, or IDHS DDD Coordination with the DCFS Housing Youth Aging out of DCFS Care

- Applicants may earn up to 10 points for coordination with either DCFS, IDOC, **OR** IDHS-DDD. Points *are not* cumulative.
- Maximum points = 10
 - Coordination with a DCFS or DCFS funded organization
 - Letter from a DCFS funded organization with required language

For projects with coordination with DCFS to house youth aging out of care, points will be awarded as follows:

Points	Scoring Threshold
7.5	Letter of support from DCFS funded organization willing to make referrals to the housing
10	Letter of support from DCFS funded organization willing to make referrals to the housing -AND- a plan for how services will be delivered once the youth has graduated from DCFS funded services



F. Coordination with DCFS, IDOC, or IDHS DDD Coordination with IDOC Re-Entry program

- Maximum points = 10
 - Coordination with IDOC
 - Letter from IDOC
 - A preference for the intended population must be in the Tenant Selection Plan

For projects with coordination with IDOC points will be awarded as follows:

Points	Scoring Threshold
7.5	Coordination with IDOC
10	Coordination with IDOC -AND- commitment of social services to further individual post-release plans



F. Coordination with DCFS, IDOC, or IDHS DDD Coordination with Illinois Department of Human Services, Division of Developmental Disabilities

- Maximum points = 10
 - Letter of support from ISC and/or service provider(s)
 - Willing to make referrals and/or
 - Able to provide services to residents
 - A preference for the intended population must be in the Tenant Selection Plan

For projects with coordination with DHS-DDD points will be awarded as follows:

Points	Scoring Threshold
7.5	At least one letter of support from either: (a) An IDHS-funded Independent Service Coordination agency willing to make referrals to the housing OR (a) One or more IDHS funded service provider(s) willing to make referrals to the housing and/or able to provide services to residents at the property
10	Letters of support from both: (a) An IDHS-funded Independent Service Coordination agency willing to make referrals to the housing -AND- (a) One or more IDHS funded service provider(s) willing to make referrals to the housing and/or able to provide services to residents at the property



G. Coordination of Services

- Maximum points = 5
 - Establishes Memorandum of Understanding (MOU) or other legally binding agreement with a community-based service provider delivering supportive services on-site in a dedicated space
 - Outlined detailed Service plan with MOU
 - Number of Proposed staff
 - Size and location of the service space
 - Service availability/frequency
 - at a minimum, agreement must include case management, tenancy support, and behavioral health services (substance and mental health)



H. Neighborhood Characteristics and Amenities

- Maximum points = 10
- Points will be awarded for each asset in excess of the two (2) mandatory neighborhood assets as follows:

Proximity Radius by Set-Aside	
City of Chicago	.5 miles
Chicago Metro	.5 miles
Other Metro	.75 miles
Non-Metro	1 mile

Category	Points
Health Services	4
Food Access	2
Civic/Recreation	2
Education/Job Training	2



H. Neighborhood Characteristics and Amenities

- Health Services
 - All sites are located within the proximity radius of a county health clinic, urgent care clinic, pharmacy, federally qualified health center, or hospital system.
- Food Access
 - All sites are located within proximity radius of a supermarket, supercenter, full-service grocery store or other food store with fresh produce.
- Civic / Recreation
 - All sites are located within the proximity radius of a public library, public park / park district territory that is open to the public.



H. Neighborhood Characteristics and Amenities

- Job Training
 - All sites are located within the proximity radius of a workforce investment center or job training center.
 - Please utilize the [Illinois workNet center](#) and/or the [Illinois Employment First website](#) to determine if these employment resources are located near your development site. The following categories on the Illinois workNet Service Finder Tool can be used to locate relevant job training locations:
 - Disability Services; Education and Training; Job & Career Readiness Services; Mentoring; Workshop and Seminars; Recruitment Services; Resources; and Training Services.
- Education
 - All sites are located within the proximity radius of a public K-12 school, community college, or continuing education facility offering a full set of classes. Tuition based schools and selective enrollment schools do not qualify. Pre-K or daycare facilities will be considered for family Projects only.



I. Development Team Characteristics

- Maximum points = 10
- Projects whose Participants include businesses led by Black, Indigenous, or People of Color (BIPOC) are eligible to earn a maximum of ten (10) points in this category.
- For example, Sponsors can earn up to ten (10) points with teams that include a combination of partnership with BIPOC-led firms or Non-Profits.

Maximum Points	For-Profit Participant	Non-Profit Participant
10	BIPOC-led For-Profit Sponsor that have at least a 51% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights	BIPOC-led or governed Non-Profit Organization Sponsor that has at least a 51% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights
OR		
6	BIPOC-led for-profit Co-Sponsor that has at least a 49% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights AND/OR	BIPOC-led or governed Non-Profit Organization Co-Sponsor that has at least a 49% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights AND/OR
4	BIPOC-led For-Profit Co-Sponsor that has at least a 25% stake in all aspects of the development control including but not limited to ownership, cash-flow, and voting rights AND/OR	BIPOC-led or governed Non-Profit Organization Co-Sponsor that has at least a 25% stake in all aspects of the development control including but not limited to ownership, cash-flow, and voting rights AND/OR
2	MBE/WBE/DBE General Contractor or MBE/WBE/DBE Architect or MBE/WBE/DBE Property Manager (Limit 2 for 4 possible points)	



I. Development Team Characteristics

- BIPOC-led firms:
- For-profit BIPOC-led firms are defined as those companies who at the time of application can provide documentation of current MBE certification with one of the approved entities below:
 - Illinois Department of Central Management Services- Business Enterprise Program for Minorities, Females and Persons with Disabilities; **OR**
 - City of Chicago, City of St. Louis, Cook County, Chicago Transit Authority, Illinois Department of Transportation, METRA, PACE, Chicago Minority Supplier Development Council, Mid-States Minority Supplier Development Council or Women’s Business Development Center.



I. Development Team Characteristics

- BIPOC-led/governed non-profit organizations are defined and certified at time of application one of two ways:
 - 1) BIPOC-Led: A minimum of **35 percent of director-level employee** leadership is BIPOC, including the Executive Director and a share of those employees reporting directly to the Executive Director. This will be evidenced via self-certification and a completed Organizational Chart Template at the time of application. **OR**
 - 2) BIPOC-Governed: A non-profit whose **Board Chair AND a minimum 30 percent of all other voting members** is BIPOC **OR** whose **overall Board composition is 40 percent** BIPOC. This will be evidenced via self-certification at time of application. Applicants must also certify that their board composition met the criteria for BIPOC-Governed at least a year (12 months) prior to the application date.

Additionally, projects teams with Participants that include architects, property managers and general contractors holding current MBE/WBE/DBE certificates with the entities as outlined above are also eligible to earn up to (4) four points in this category.



QUESTIONS?

Additional questions can be sent to: PSHRFA@ihda.org



THANK YOU