

Permanent Supportive Housing (PSH) Development Program Round X with option for Healthy Housing, Healthy Communities (H3C) RFA Informational Webinar





Agenda

1. Intro
2. Application and Submission Process
3. Mandatory Application Requirements
4. Scoring Criteria
5. Q&A



REQUEST FOR APPLICATIONS

Permanent Supportive Housing (PSH) Development Program Round X
with option for Healthy Housing, Healthy Communities (H3C)

Deadline:
5:00 P.M. on January 16, 2024

Kristin Faust,
Executive Director

Illinois Housing Development Authority
111 East Wacker Drive, Suite 1000, Chicago, Illinois 60601
(312) 836-5200 TDD (312) 836-5222
www.ihda.org


ILLINOIS HOUSING
DEVELOPMENT AUTHORITY



Permanent Supportive Housing Development Round X

MANDATORY WORKSHOP



Congratulations!





Program Overview

Allowable Project Types under this RFA			
	PSH-Only Projects	Combination PSH-H3C Projects	H3C-Only Projects
Major Project Characteristics	Serve a target PSH population* but do not have investment by a Healthcare Partner in the Project'	Serve a target PSH population* and have investment by a Healthcare Partner in the Project and address a community health disparity	Have investment by a Healthcare Partner in the Project and address a community health disparity but do not serve a target PSH population*
Scoring Criteria to follow (reference Section 8)	PSH-Only Scoring Criteria	Combination PSH-H3C Scoring Criteria	H3C-Only Scoring Criteria**
Per Project Total IHDA Funding Eligibility***	Up to 90% of total Project cost	Up to 90% of total Project cost (up to \$8 million may come from H3C Funds)	Up to 90% of total Project cost (up to \$8 million may come from H3C Funds)



Definition of PSH and Service Component

IHDA defines Permanent Supportive Housing as:

- Housing in the project is permanent; not time-limited
- For persons who need supportive services to access and maintain housing including those:
 - experiencing homelessness or at risk of homelessness,
 - living with a Disability
 - Experiencing or at risk of institutionalization
 - Including those exiting the criminal justice system, jail, or prison
- 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 flexible, voluntary, and sustainable. Participation in services is not a condition of tenancy



Healthy Housing, Healthy Communities (H3C) Component

- Healthy Housing, Healthy Communities Partnership Program (H3C) Projects must:
 - Have investment from a hospital, healthcare organization, insurer or Managed Care Organization (MCO);
 - Generate permanent affordable housing units; and
 - Promote long-term health and stability for affordable housing residents while addressing community-level health disparities.
- Separate scoring criteria for PSH-H3C combined projects and H3C-only projects



Permanent Supportive Housing Development Round X

APPLICATION AND SUBMISSION PROCESS SECTION 6



Application Submission and Logistics

Application materials are available on IHDA's website:

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

- Applications Due: **January 16th, 2024**
- Application Questions: PSHRFA@ihda.org
- Applications submitted online through IHDA Connect – request access via ppa.ihda.org



Permanent Supportive Housing Development Program Round X

Other resources and reference documents will be available on IHDA's [Supportive Housing Page](#) and on [IHDA's Developer Resource Center](#) including:

Design, Regulatory & Compliance Requirements (*effective 10/30/2023, and replaced the previous Standards for Architectural, Planning and Construction*)

Underwriting Standards Guide (*updated October 2023*)

2023 Income/Rent Limits



Permanent Supportive Housing Development Program Round X

+ 2023 Round X with option for Healthy Housing, Healthy Communities

+ 2023 Round X Schedule

Applications are due to IHDA by 5 p.m. CST on Tuesday, Jan. 16, 2024. Applications must be submitted electronically. IHDA will provide information on the application submission process on this page once available.

Please find the request for applications and H3C Scoring Rubric below:

- 2023 Permanent Supportive Housing Development Program (PSH) Round X with option for Healthy Housing, Healthy Communities (H3C) Request for Applications
- Healthy Housing, Healthy Communities Scoring Rubric

2023 PSH and H3C Application Documents and Forms Are available below.

+ Reference Documents

+ Submission Documents



Application Evaluation

- Completeness of Application
 - Application forms and supporting documentation
 - Signatures on all 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



IHDA Connect Process



Permanent Supportive Housing Development Round X

MANDATORY APPLICATION

SECTION 7



Section 7 Mandatory Application Criteria

- Template documents and Application Checklist available on website
- Review Mandatory Criteria details in Section 7:
 - A. Application Certification
 - B. Multifamily Fee Payment Form
 - C. Common Application
 - D. Project Narrative and Supportive Service Plan Narrative
 - E. Neighborhood Assets Map and table
 - F. Site Control
 - G. Zoning
 - H. Environmental Checklist
 - I. Site Physical Information
 - J. Design, Construction & Regulatory Compliance Requirements
 - K. Historic Preservation Checklist
 - L. Construction Cost Breakdown
 - M. Market Analysis
 - N. Development Team Capacity
 - O. Financial Feasibility
 - P. LTOS and Section PRA Requests
 - Q. Additional Mandatory Criteria for H3C



Section 7 Mandatory Application Criteria

- Unless specific deviation allowed in RFA, projects should follow general IHDA guidance contained in the Underwriting Standards and current Design, Regulatory & Compliance Requirements
 - IHDA's Standards for Architectural, Planning and Construction and Underwriting Standards Guide were updated in October 2023. Revised documents will be posted on website and emailed to all applicants.
- Per the RFA, PSH-Only or Combination PSH-H3C Projects:
 - must include a minimum of 50% of the units for Supportive Housing Populations AND
 - must restrict at least 50% of the units, to households $\leq 30\%$ AMI.
 - Exceptions may be made for Projects that have indicated a need for PSH units between 30% and 50% AMI.
 - May propose general affordable units up to 60% AMI to be covered by PSH request.



Section 7 Mandatory Application Criteria

- PSH-only and Combination PSH-H3C Projects larger than 40 units may be proposed but MUST request a waiver to the 40-unit limit and provide narrative supporting the request.
- Guidance on requesting IHDA rental assistance in Section 7.P. Can request EITHER:
 - Long-term Operating Support (LTOS) for up to 5 units
 - Section 811 Project Rental Assistance for up to 5 unitsAnticipated subsidy rents should not be included in underwriting assumptions in Common Application at time of application.
- Additional Mandatory H3C Criteria outlined in Section 7.Q.
 - Community Needs Assessment
 - MOU for Healthcare Services



Third Party Reports and Other Documents

Not Required at Application	REQUIRED
Phase I Environmental Report Market Study Full Relocation Plan Tenant Selection Plan	Social Service Plan Narrative Physical Needs Assessment (for rehab) Preliminary Plans and Specs <i>For points:</i> MOU with Service Provider

- For more information about potential initial closing requirements, see sample checklists on our website.
- Phase 1 and Market Study are STRONGLY encouraged at application, but alternate documentation is allowed
- Additional items will be required if pursuing IAHTC or LIHTC 4% in conjunction with PSH/H3C request



A. Permanent Supportive Housing Certification

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

- Take actions to affirmatively further fair housing;
- Minimize involuntary displacement of low-income households;
- Restrict at least 50% of the units to households earning $\leq 30\%$ AMI (unless receive written confirmation from IHDA to waive this requirement)
- Willing to accept operating subsidy or project based rental assistance, if available (SRN, LTOS, Sec. 811, DHS Bridge subsidy)
- Encourage but do not require additional preferences in TSP for:
 - Veterans
 - Persons on PHA waiting lists



B. Multifamily Fee Payment Form

- review PHS Development Program fee:
 - \$250 Application Fee Not-For-Profit Sponsor
 - \$500 Application Fee For-Profit Sponsor
 - \$500 fee for LTOS request
 - If other resource requests, may need to include additional fee information (4% LIHTC, IAHTC)



C. Common Application

- Excel template document
- Complete information as relevant on all tabs
- Use Updated Common Application document



D. Project Narrative and Supportive Service Plan Narrative

- Excel template provided (can also submit in alternate format)
- Project Narrative should include:
 - Amount of funding requested
 - Number of total units in the Project;
 - Number of PSH units proposed;
 - Number of SRN units proposed, if any (Note: SRN units must be 30% AMI units)¹;
 - Number of LTOS units proposed (Note: LTOS units are anticipated to be SRN units)¹;
 - Number of Section 811 PRA units proposed; and
 - If the Application is for an existing Project, applicant must describe all existing use restrictions, restrictive funding sources, and submit a current rent roll that includes the unit size, household size, household income, and current rent.



D. Project Narrative and Supportive Service Plan Narrative

- Excel template provided (can also submit in alternate format)
- For projects pursuing H3C funding, please include additional information in the Project Narrative, including:
 - Healthcare Partner(s) involved;
 - Type and amount of contribution(s) from healthcare partner(s);
 - Description of community healthcare needs from most recent Hospital Community Health Needs Assessment;
 - Description of healthcare gap or need filled by the Project; and
 - Anticipated impact on community health disparities from the Project including, but not limited to, description and number of households served, healthcare needs addressed, potential impact on community health, etc.



D. Project Narrative and Supportive Service Plan Narrative

- Excel template provided (can also submit in alternate format)
- All PSH and Combination PSH-H3C Projects **must** submit a Social Service Plan
- Social Service Plan Narrative should include:
 - outline the services that will be offered to residents
 - the number of proposed service staff
 - how services will be provided (on-site, community based) and by what organization(s) (include any organizations you will have an MOU or other agreement with regarding services)
 - how service referrals will be handled
 - How service provision will be funded
 - Clarify, at a minimum how the following services will be made available to tenants:
 - Case Management
 - Tenancy Support services
 - Access to behavioral health services including substance use and mental health services
 - Detail how any additional supportive services will be provided such as independent living skills support, transportation assistance, education or employment supports, etc.



E. Neighborhood Assets Map

- Demonstrate proximity to at least two neighborhood Assets
 - Review Neighborhood Asset categories in Scoring Section:
 - Health Services
 - Food Access
 - Civic/Recreation
 - Education/Job Training
 - Can provide narrative to indicate how access will be made available if threshold not met
 - Projects Pursuing H3C Funds must demonstrate proximity to Neighborhood Assets in either Health Services, Food Access, or Civic/Recreation. Education/Job Training category does not apply.

Proximity Radius by Set-Aside	
City of Chicago	0.5 miles
Chicago Metro	0.5 miles
Other Metro	0.75 miles
Non-Metro	1 mile

Submission should include:

- Neighborhood Asset Map
- Neighborhood Asset Table
- Neighborhood Asset Narrative (optional)



F. Site Control

- All projects required to demonstrate site control at the time of application
- Will need to submit:
 - Map
 - Aerial photograph (google maps OK)
 - Evidence of site Control (Purchase Agreement, ownership documentation, etc.)
- 6-month term (Agreement term should end no sooner than 6 months after Application deadline)
- 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 – must have started Zoning process prior to application



H. PSH Environmental Checklist

- PSH-specific Checklist allowed in lieu of Phase I
- Phase I is STRONGLY encouraged

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
- Mining map and Seismic map also required.



J. Design, Construction and Regulatory Compliance Requirements

- IHDA's general standards are available here:
<https://www.ihda.org/developers/dcrcomp/>
- Use PSH-specific Form
- Minimum Accessibility standards
 - Adaptable units, Accessible units, Sensory units, and visitability
- Universal Design
 - “the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.”
 - Require 10 non-code required items in 100% of units
 - Scoring for additional 10 non-code items in 100% of units.



J. Design, Construction and Regulatory Compliance Requirements

- Amenities – in addition to those specified in Design, Construction and Regulatory Compliance Requirements, a minimum of 5 additional amenities specific to the PSH RFA are required (at least three from first priority categories)
- 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. Design, Construction and Regulatory Compliance Requirements

- 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



J. Design, Construction and Regulatory Compliance Requirements

- **Preliminary Drawings and Specifications**
 - Must be provided at time of application
 - Includes Certification of Project Scope
- **Physical Needs Assessment**
 - Required at application for all projects involving rehabilitation
 - Proposed work must address all items identified as “critical” or “Immediate”
 - Include explanations for any variances



K. Historic Preservation Checklist

- Required by state statute regardless of project type/location.
- Include Historic Preservation Checklist or IDNR/SHPO review letter for all sites included in project.

Illinois Department of Natural Resources (IDNR)/State Historic Preservation Office (SHPO):

<https://dnrhistoric.illinois.gov/preserve/resource-protection.html>



L. Construction Costs / Breakdown

- Cost increases post-Concept Meeting and 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.
- **NEW REQUIREMENT: Project Estimate of Probable Construction Cost (third-party cost estimate)**



M. Market Analysis

- Market Analysis Form for PSH
 - Available on website
 - Market Study Option –strongly encouraged
- 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
- If limited experience, additional information may be requested.



O. Financial Feasibility – Sources and Structure

- National Housing Trust Fund
 - Take note of Historic structures and sites
- Illinois Affordable Housing Trust Fund
- HOME
 - Take note of Floodways and Floodplains
- Illinois Affordable Housing Tax Credits – include:
 - Expanded Donation Form
 - Supporting Appraisal



Financial Feasibility – Common Application Sources

Debt	Lien Position	Amount	Term (Years)	Amort (Years)	Rate	Annual D/S
IHDA PSH	1	\$5,000,000	30	N/A	0.00%	Size as appropriate
Total		\$5,000,000				

Grants		Amount	Comments
FHLB		\$500,000	
Total		\$500,000	

Equity	Type	Amount	Allocation	Raise Rate	Comments
IAHTC - Clocktower	IAHTC	\$425,000	500,000	\$0.85000	
Total		\$425,000			

- IHDA request should be entered as a Loan – NOT left in the “Gap” field

	Amount
Deferred Developer Fee	
Financial Gap (If applying for IHDA soft funds to fill the financial gap, check cell D61)	X \$5,000,000
Total Permanent Sources	\$5,925,000

 **Don't do this!**



Underwriting Criteria

- Income
 - Demonstrate feasibility for deals with rental assistance
 - Limited Authority rental assistance; may request but cannot include subsidy rent in underwriting at Application
 - Denote any assumptions behind “other income”
 - Provide leases or LOIs if underwriting with commercial income
- Expenses
 - Check Authority Operating Expense Ranges
 - Services must be funded from a third-party revenue stream
 - Provide evidence for any real estate tax exemption
 - Attorney Opinion Letter or Proven Track Record
- Cashflow
 - 10% Vacancy Rate –may request waiver if 100% PBV
 - \$350/unit in ongoing replacement reserves, trending at 3%



P. IHDA Rental Assistance Requests

- **Long Term Operating Support**
 - Only available outside City of Chicago
 - Request up to 5 units
 - Half of proposed units must target 15% AMI
 - LTOS units expected to be SRN units (accept referrals from the Statewide Referral Network)
 - Identify proposed LTOS units on Common Application – but do not include subsidy rent for underwriting
 - Submit at Application:
 - LTOS calculation Exhibit
 - LTOS Right to Inspect LTOS Units Certification
 - SRN Agreement Certification
- **Section 811 Project Rental Assistance**
 - Targeted to tenants at 30% AMI with disabilities.
 - Maximum request for 5 units
 - No more than 25% of total units can be Section 811 units OR otherwise restricted to persons with disabilities
 - current Section 811 Demand information available on IHDA website
 - Submit at Application:
 - Section 811 Interest Form
 - Optional: Alternative Section 811 demand information)



Q. Additional H3C Mandatory Criteria

- **Community Health Needs Assessment**
 - Provide Community Health Needs Assessment from partner hospital/hospital servicing the community

- **MOU for Healthcare Services**
 - Provider a Memorandum of Understanding and service plan for on-site healthcare services, including:
 - The services offered to residents and/or community;
 - The number of proposed staff; and
 - The size and location of the service office.



QUESTIONS?



Permanent Supportive Housing Development Round X

SCORING CRITERIA

SECTION 8



Application Scoring Criteria

- 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.
- Separate Self Scoring Form for H3C-Only applicants.

Primary and Sub-Categories	PSH-Only Projects		Combination PSH-H3C Projects	
	Maximum Points	Category Weight	Maximum Points	Category Weight
Leveraging	15	15%	20	20%
<i>Leveraging Other Sources of Funding</i>	15	15%	-	-
<i>Leveraging via Grant, Low-Interest Loan, Revolving Loan Fund, or Loan Guarantee</i>	-	-	10	10%
<i>Leveraged Funds from Healthcare Partner</i>	-	-	10	10%
Firm Commitment of Operating or Rental Assistance	20	20%	15	15%
Universal Design Beyond Code Requirements	10	10%	10	10%
Green Design and Energy Efficiency	7	7%	7	7%
Access to Transportation	10	10%	10	10%
Coordination of Referrals	10	10%	5	5%
Coordination of Services	5	5%	6	6%
<i>Coordination with Community-Based Provider</i>	5	5%	-	-
<i>On-Site Health Services Available</i>	-	-	6	6%
Neighborhood Assets	10	10%	10	10%
<i>Neighborhood Assets beyond Mandatory</i>	10	10%	2	2%
<i>Site/Facility Donation from Healthcare Provider</i>	-	-	8	8%
Development Team Characteristics	7	7%	9	9%
<i>Healthcare Partner is Part of Development Team</i>	-	-	2	2%
FOR-PROFIT TEAM ONLY CHARACTERISTICS	7	7%	7	7%
<i>BIPOC/Women Enterprises</i>	7	7%	7	7%
NON-PROFIT TEAM ONLY CHARACTERISTICS	7	7%	7	7%
<i>BIPOC/Women Enterprises</i>	5	5%	5	5%
<i>Non-Profit Organization Participation</i>	2	2%	2	2%
Supportive Housing Experience and Training	4	4%	-	-
Statewide Referral Network Participation	2	2%	-	-
Addressing a Key Community Health Need	-	-	8	8%
Totals	100	100%	100	100%



Application Scoring Criteria (H3C-Only)

- 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.
- Separate Self Scoring Form for H3C-Only applicants.

Primary and Sub-Categories	H3C-Only Projects	
	Maximum Points	Category Weight
Leveraging	20	20%
<i>Leveraging via Grant, Low-Interest Loan, Revolving Loan Fund, or Loan Guarantee</i>	10	10%
<i>Leveraged Funds from Healthcare Partner</i>	10	10%
Firm Commitment of Operating or Rental Assistance	13	13%
Universal Design Beyond Code Requirements	10	10%
Green Design and Energy Efficiency	7	7%
Access to Transportation	10	10%
Referrals and Services	15	15%
<i>Coordination of Referrals with Healthcare Partner</i>	3	3%
<i>On-Site Health Services Available</i>	12	12%
Site/Facility Donation from Healthcare Partner	8	8%
Development Team Characteristics	9	9%
<i>Healthcare Partner is Part of Development Team</i>	2	2%
FOR-PROFIT TEAM ONLY CHARACTERISTICS	7	7%
<i>BIPOC/Women Enterprises</i>	7	7%
NON-PROFIT TEAM ONLY CHARACTERISTICS	7	7%
<i>BIPOC/Women Enterprises</i>	5	5%
<i>Non-Profit Organization Participation</i>	2	2%
Addressing a Key Community Health Need	8	8%
Totals	100	100%



A. Leveraging Other Capital Funding Sources (PSH-Only)

- 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.

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



A. Leveraging Other Capital Funding Sources PSH-H3C and H3C-Only Projects

- Maximum points = 20
- Up to 10 points for leveraging Non-Authority resources/total development costs.

Combination PSH-H3C Projects			
Leveraged Funds as Percentage of TDC	Points Available: Grant Funds	Points Available: Low Interest or Revolving Loan	Points Available: Loan Guarantee
20% or more	10	9	5
15.1-19.9%	7	6	3
10-15%	5	3	1

- Up to 10 points for leveraged funds from Healthcare Partner

Combination PSH-H3C Projects	
Leveraged Funds from Healthcare Partner as a Percentage of TDC	Points
15% or more	10
5%-14.9%	5



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.

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



B. Firm Commitment of Operating or Rental Assistance PSH-H3C and H3C-Only Projects

- Maximum points = 15 PSH-H3C, 13 H3C-Only

Combination PSH-H3C Projects			
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	15	8	5
50.1-75% of units	12	6	3
10.1-50% of units	10	5	1
1-10% of units	5	3	0.5

H3C-Only Projects			
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	13	6	4
50.1-75% of units	10	5	2
10.1-50% of units	7	3	1
1-10% of units	3	2	0.5



C. Universal Design (all Project Types)

- Maximum points = 10
- Universal Design in the Architectural design in excess of code
- Options listed in **Architectural Standards, Universal Design and Amenities Certification**

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 (all Project Types)

- Maximum points = 7
- Design and construction meet or exceed energy efficiency and green criteria

Green Design and Energy Efficiency Requirements			
PSH-Only <u>and</u> Combination PSH-H3C Project Types			
Points	Points	Points	Points
3	4	6	7
Enterprise 2020 Community Certification		Enterprise 2020 Community Certification <u>&</u> 5.5b Moving to Zero Carbon: All Electric	Enterprise 2020 Community Certification <u>&</u> 5.5b Moving to Zero Carbon: All Electric <u>&</u> Enterprise Plus
LEED BD+C at the Gold level		LEED BD+C at the Platinum level	LEED BD+C at the Platinum level <u>&</u> 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



E. Access to Transportation

- Maximum points = 10
- (5) points if transit oriented - Project is located in close proximity (.5 mile Radius) to fixed-route public transportation operational Monday-Friday 8am-6pm
 - Demonstrate via map
- (5) points if served by publicly available Dial-A-Ride modes of transportation operational Monday-Friday, 8am-5pm
 - Provide letter from Dial-a-ride operator

Dial-A-Ride





F. 1. Coordination with the DCFS Housing Youth Aging out of DCFS Care (PSH-Only and PSH-H3C Projects)

- Maximum points = 10 (PSH-Only), 5 (PSH-H3C)
 - Coordination with DCFS or DCFS funded organization
 - Letter from DCFS or a DCFS funded organization with required language
 - A preference for the intended population must be in the Tenant Selection Plan

Coordination with DCFS Requirements	PSH-Only Projects	Combination PSH-H3C Projects
	Points	Points
Letter of support from DCFS regarding referrals to the housing	7.5	3.5
Letter of support from DCFS regarding referrals to the housing AND a plan for how services will be delivered once the youth has graduated from DCFS funded services	10	5



F. 2. Coordination with IDOC Re-Entry program

- Maximum points = 10 PSH-Only, 5 PSH-H3C
 - Coordination with IDOC
 - Letter from IDOC
 - A preference for the intended population must be in the Tenant Selection Plan

Coordination with IDOC Requirements	PSH-Only Projects	Combination PSH-H3C Projects
	Points	Points
Coordination with IDOC	7.5	3.5
Coordination with IDOC <u>AND</u> commitment of social services to further individual post-release plans	10	5



F. 3. Coordination with IDHS Division of Developmental Disabilities (PSH-Only and PSH-H3C Projects)

- Maximum points = 10 points PSH-Only, 7.5 points PSH-H3C
 - Coordination with IDHS-funded service provider for adults with Intellectual or Development Disabilities
 - Letter from IDHS
 - A preference for the intended population must be in the Tenant Selection Plan

Coordination with IDHS IDD Requirements	PSH-Only Projects	Combination PSH-H3C Projects
	Points	Points
At least one letter of support from either: An IDHS-funded Independent Service Coordination agency willing to make referrals to the housing OR 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	7.5	3.5
Letters of support from both: An IDHS-funded Independent Service Coordination agency willing to make referrals to the housing AND 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	5



F. 4. Healthcare Partner as Referral Agency (Combination PSH-H3C and H3C-Only Projects)

- Maximum points = 5 points PSH-H3C, 3 points H3C-Only Provide Letter from Healthcare Partner which:
 - Confirms the ability to make referrals to the housing
 - Please include any other relevant detail related to the housing referral process and role of the Healthcare Partner

for H3C-Only Projects, see combined Referral and Services scoring section



G. Coordination of Services (PSH-Only)

- 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)



G. Coordination of Services (PSH-H3C) On-Site Health Services Available

- Maximum points = 8
 - Establishes Memorandum of Understanding (MOU) or other legally binding agreement with a Healthcare Partner to provide on-site medical services
 - Outlined detailed Service plan with MOU
 - Scoring based on level of healthcare services

Combination PSH-H3C Projects	
Services Commitment Requirements	Points
At least one letter of support from either:	
One or more Healthcare Partner(s) willing to make service referrals to the Project	2
AND/OR	
One or more Healthcare Partner(s) providing limited medical services in the form of a mobile clinic, onsite screenings, etc. OR Providing other needed wellness services such as fresh produce, cooking classes, group exercise classes, etc.	3
One or more Healthcare Partner(s) providing full onsite medical clinic with services for tenants only	5
One or more Healthcare Partner(s) providing full onsite medical clinic that is also accessible to the community	6



F. Coordination of Services (H3C-Only) On-Site Health Services Available

- Maximum points = 15
 - Establishes Memorandum of Understanding (MOU) or other legally binding agreement with a Healthcare Partner to provide on-site medical services
 - Outlined detailed Service plan with MOU
 - Scoring based on level of healthcare services

H3C-Only Projects	
Services Commitment Requirements	Points
At least one letter of support from either:	
One or more Healthcare Partner(s) willing to make service referrals to the Project	3
AND/OR	
One or more Healthcare Partner(s) providing limited medical services in the form of a mobile clinic, onsite screenings, etc. <u>OR</u> Providing other needed wellness services such as fresh produce, cooking classes, group exercise classes, etc.	6
One or more Healthcare Partner(s) providing full onsite medical clinic with services for tenants only	10
One or more Healthcare Partner(s) providing full onsite medical clinic that is also accessible to the community	12



H. Neighborhood Characteristics and Amenities (PSH-Only and PSH-H3C)

- Maximum points = 10 (PSH-Only), 10 (PSH-H3C, including site donation)
- Based on the proximity of neighborhood assets to the Project Site
- The two (2) neighborhood assets/establishments used to meet the Mandatory requirement in Section 3 E will be excluded from the scoring under this section. Additional neighborhood assets, above the two (2) utilized to meet the Mandatory requirement, can be considered for scoring under this section.
- PSH-H3C Projects: Additional 8 points for Site/Facility Donation from a Healthcare Provider

Proximity Radius by Set-Aside	
PSH-Only <u>and</u> Combination PSH-H3C Project Types	
City of Chicago	0.5 miles
Chicago Metro	0.5 miles
Other Metro	0.75 miles
Non-Metro	1 mile

Neighborhood Assets Requirements	PSH-Only Projects	Combination PSH-H3C Projects
	Points	Points
Health Services	4	2
Food Access	2	1
Civic/Recreation	2	1
Education/Job Training	2	1



G. Site or Facility Donation from Healthcare Partner (H3C-Only)

- Maximum points = 8
- Site/Facility Donation from a Healthcare Provider must be a meaningful contribution to the Project.



I. Development Team Characteristics

- Maximum points = 7 (PSH-Only), 9 (PSH-H3C and H3C-Only)
- Three Components:
 - Healthcare Partner part of development team (2 points) for PSH-H3C and H3C-Only projects
 - BIPOC participation:
 - For-Profit BIPOC/Women Enterprises (7 points) OR
 - Non-Profit BIPOC/Women Enterprises (5 points)
 - Non-Profit participation (2 points)

Section H. in H3C-Only Scoring Rubric



I. Development Team Characteristics

Healthcare Partner is Part of Development Team

- Maximum points = 2
- PSH-H3C and H3C-only projects where a Healthcare Partner is a Project Participant
- Must include in Organizational Chart in **Application Certification**

H3C-Only Projects	
Healthcare Partner Participation Requirements	Points
Healthcare Partner(s) has at least a 20% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights.	2
Healthcare Partner(s) has between a 10%-19.9% stake in all aspects of development control including, but not limited to ownership, cashflow, voting rights.	1



I. Development Team Characteristics

BIPOC/Women Enterprises

- For-profit BIPOC-led businesses 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/Women Enterprises

- 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 different amounts of points in this category (see table).



I. Development Team Characteristics

BIPOC/Women Enterprises

BIPOC/Women Enterprises Requirements		
PSH-Only <u>and</u> Combination PSH-H3C Project Types		
Development Control Threshold Requirements	Points Awarded: For-Profit BIPOC-Led Business	Points Awarded: BIPOC-Led/Governed Qualified Non-Profit
Participants that have a 50.1% or greater stake in all aspects of development control , including but not limited to ownership, cash-flow, and voting rights	7	3
Participants that have between a 49.1% and 50% stake in all aspects of development control , including but not limited to ownership, cash-flow, and voting rights	5	1
Participants that have between a 25% and 49% stake in all aspects of development control , including but not limited to ownership, cash-flow, and voting rights	3	
WBE and DBE Threshold Requirements	Points Awarded: For-Profit BIPOC-Led Business	Points Awarded: BIPOC-Led/Governed Qualified Non-Profit
Project Participant team includes qualifying MBE/WBE/DBE General Contractor, Property Manager, Architect, and/or Joint Venture Partner	2 points per qualifying entity	2 points per qualifying entity
MAXIMUM ALLOWABLE SUBCATEGORY POINTS	For-Profit BIPOC-Led Business	BIPOC-Led/Governed Qualified Non-Profit
	7	5



I. Development Team Characteristics

Non-Profit Organization Participation

- 2 Points available if:
 - Qualified Non-Profit holds majority ownership interest and control in Project
 - Submit IRS letter and articles of incorporation/by-laws



J. Supportive Housing Experience and Training (PSH-Only)

- Points available: 4
- Scoring for either:
 - Sponsor demonstrates development of 400+ supportive housing units OR
 - Participation in Illinois Supportive Housing Institute
 - CSH Pre-Development Certification

PSH-Only Projects	
Supportive Housing Experience and Training Requirements	Points
Sponsor(s) demonstrates that they have developed and placed in service no less than 400 supportive housing units within the United States	4
OR	
Sponsor(s) has participated in the Illinois Supportive Housing Institute	2
Sponsor(s) provides a letter of support from CSH demonstrating the Project meets CSH Quality Standards	2



J. Supportive Housing Experience and Training (PSH-Only)

- CSH Pre-Development Certification:
 - Projects interested in pursuing PSH Pre-Development Quality Endorsement from CSH should reach out to Brett Penner at brett.penner@csh.org.
 - Applicants may begin the application process by using link on IHDA's website.
 - Submit no later than December 1, 2023 to receive response in time for full application submission.
 - Cost associated with certification for non-SHI participants.



J. Supportive Housing Experience and Training (PSH-Only)

- CSH Pre-Development Certification:
 - Projects interested in pursuing PSH Pre-Development Quality Endorsement from CSH should reach out to Brett Penner at brett.penner@csh.org.
 - Applicants may begin the application process by using link on IHDA's website.
 - Submit no later than December 1, 2023 to receive response in time for full application submission.
 - Cost associated with certification for non-SHI participants.



K. Statewide Referral Network Participation (PSH-Only)

- Points available: 2
- SRN –existing referral process for applicants seeking supportive housing already connected to a service provider
- Scoring if commit **at least** 20% of units to SRN.
- Demonstrate 3:1 Demand ratio
- Alternate documentation accepted (if below 3:1)
 - Narrative
 - Letter from service provider
- Submit draft SRN Agreement with application



L. Addressing a Key Community Health Need (PSH-H3C and H3C-Only)

- Points available: 8
- Demonstrate project is responding to key community health needs
- Scored based on H3C Narrative and Community Health Needs Assessment provided under Mandatory Criteria

Combination PSH-H3C Projects	
Addressing a Key Community Health Need Requirements	Points
Project is filling an existing gap for a community medical-related use (on-site physicians, lab services, clinic, federally qualified and/or full-service health center, etc.) according to the Community Needs Assessment and other submitted data.	8
Project provides onsite healthcare-related services (nutrition counseling, recreation center, etc.) in response to community health data referenced in Community Health Needs Assessment.	5
Project provides specialized onsite healthcare services, but data submitted does not indicate how the proposed Project would address community level healthcare needs or gaps. Examples of this may include: <ul style="list-style-type: none"> • Healthcare services referenced in the point categories above but without data to support addressing a community need • Healthcare related services without a permanent physical space on-site (i.e., visiting nurse, mobile care clinic) 	2

Section I. in H3C-Only Scoring Rubric



QUESTIONS?



Application Submission and Logistics

Application materials are available on IHDA's website:

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

- Applications Due: **January 16th, 2024**
- Application Questions: PSHRFA@ihda.org
- Applications submitted online through IHDA Connect – request access via ppa.ihda.org



THANK YOU