

Tab 31 Supportive Housing Set-Aside

A special Set-Aside of Tax Credits, in the amount of five percent (5%) of the state per capita allocation available, will be established for developments that meet the Agency's requirement for Supportive Housing. To qualify for the Supportive Housing Set-Aside, the development must:

- a. Provide at least 25% of the total units for developments of 20 or fewer units and at least 15% and no more than 25% of the total units for development with more than 20 units to eligible populations including persons that are homeless; or to non-homeless households that require supportive services including those with mental, physical, sensory, or developmental disabilities; persons with substance abuse disorders; persons diagnosed with AIDs and related diseases, and other special populations approved by the Agency on a case-by-case basis. Designated units must be rented only to the target population (subject to fair housing laws).
- b. Document the need for housing for the target population (including size of units).
- c. Provide appropriate services for the target population that are not a condition of residency.
- d. Be located within 2 blocks of a public transit stop or include transportation in the site plan of services.
- e. Have funding in place or identify a viable plan for the funding of appropriate services for the duration of the compliance period.
- f. Provide a rental subsidy so that rents in Supportive Housing Units do not exceed 30% of household income.
- g. Identify a lead agency that will act as a referral agent for the targeted units and have an Agreement in place for that referral process.

Applicants for this Supportive Housing Set-Aside should refer to the Multifamily Housing Program Application Instructions for further guidance on submission requirements. Applications for the Supportive Housing Set-Aside may be either for general occupancy or senior developments.

**PHFA SUPPORTIVE HOUSING SET-ASIDE
FACT SHEET**

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PHFA's *Qualified Allocation Plan* includes a Supportive Housing Set-Aside for developments that provide **at least 25% of the total units in a proposed development of 20 or fewer units for an eligible targeted population or at least 15% and no more than 25% of the total units for developments with more than 20 units**. To be eligible for consideration under this Set-Aside, applicants must meet the definition of supportive housing, be targeting an eligible population, have an agreement with an appropriate lead agency, and have easy access to transportation services.

What is Supportive Housing?

It is housing that:

- Is safe and secure;
- Is affordable to the eligible target population (monthly rent and utilities do not exceed 30% of monthly household income);
- Is permanent, not transitional. Occupancy is available as long as the tenant pays the rent and complies with the terms of the lease or applicable landlord/tenant laws in Pennsylvania.
- Offers supportive services that are flexible and responsive to the needs of the individual; available when needed by supportive housing tenants; and delivered where the tenant lives, if necessary.

What are the eligible populations?

Eligible populations include:

- *Homeless* individuals or households or those *at risk of becoming homeless*. See the definition of homeless and at risk on page 3.
- Non-homeless households with a household member with disabilities including those with mental, physical, sensory or developmental disabilities; persons with substance abuse disorders; persons diagnosed with AIDS and related diseases.
- Other populations approved by PHFA on a case-by-case basis.

What will the Lead Agency do?

Lead agencies are agencies that have:

- Experience and responsibility in their jurisdiction for planning and assessing needs for one or more of the above referenced target populations.
- Responsibility for funding services and organizing the service system to assure tenants get services they need in a timely and comprehensive manner.
- The capacity to manage a referral process consistent with fair housing laws.
- Be able to enter into an agreement with Developers for referrals, pre-tenancy and post-tenancy services and supports.

It is also beneficial if the designated lead agency can lead a collaborative effort with partner agencies across the disabilities and homeless services systems to assure services and supports are available to individuals across the range of disabilities listed above.

Lead agencies must be able to commit to and sign an agreement that identifies:

- The tenant referral process – how the lead agency will gather prospective tenants and how referrals will be made to the development.
- The lead agency’s experience in funding and managing services to the target population.
- How the lead agency will provide and/or arrange on-going support and/or services to the target population for the duration of the compliance period.
- How the lead agency will collaborate with other service managers and providers to provide support and/or services.

What do developers need to do to qualify for this Set-Aside?

Developers must:

- Identify the population that will be targeted for the supportive housing units.
- Work with the lead agency to determine the market for and justify the housing and services need for these units.
- ***Complete Tab 11 (Service Provider Questionnaire and Supportive Services Plan which addresses all residents) in PHFA’s Multifamily Housing Application as well as Tab 31 which addresses those residents served by the set-aside specifically. The Service Provider identified in Tab 31 should be the lead agency that fits the above description for the set-aside.***
- Have a signed agreement (template available from PHFA) with the lead agency specifying the above parameters and how they will be delivered.
- Assure that the proposed development will be within two blocks of a public transit stop or include transportation in the site plan of services.

Definitions: Homeless and At Risk of Becoming Homeless

For the purposes of the PHFA Permanent Supportive Housing Set-Aside, PHFA defines *homeless* or *at risk* of becoming homeless as the following:

Homeless

An individual or household who lacks a fixed, regular, and adequate nighttime residence or has a primary nighttime residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.
- *Note that the term homeless does not include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State Law.*

At Risk of Becoming Homeless

- Household is being evicted or foreclosed within 30 days from a private dwelling unit and no subsequent residence has been identified and the Household lacks the resources and support networks needed to obtain housing or their housing has been condemned by housing officials and is no longer considered meant for human habitation;
- Household is being discharged within 30 days from an institution, such as a mental health or substance abuse treatment facility, in which the Household has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the Household lacks the resources and support networks needed to obtain housing; or
- Household is fleeing a domestic violence housing situation and no subsequent residence has been identified and the Household lacks the resources and support networks needed to obtain housing.
- Household is in untenable doubled up arrangements as verified by the Local Lead Agency; Household is living in temporary housing situations such as in motels, hotels, and FEMA trailers and no subsequent residence has been identified and the Household lacks the resources and support networks needed to obtain housing;
- Household is exiting, mental health and developmental disability facilities, nursing homes, residential addiction treatment programs, and hospitals and no subsequent residence has been identified and the Household lacks the resources and support networks needed to obtain housing
- Household includes youth aging out of foster care who qualify for PSH and no subsequent residence has been identified and the Household lacks the resources and support networks needed to obtain housing; and
- Household faces immediate eviction or foreclosure and no subsequent residence has been identified and the Household lacks the resources and support networks needed to obtain housing;
- Household is living in McKinney-Vento transitional housing but did not originally come from emergency shelter or a place not meant for human habitation, and no subsequent residence has been identified and the Household lacks the resources and support networks needed to obtain housing.