

Tab 31 Supportive Housing Preference

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PHFA SUPPORTIVE HOUSING PREFERENCE FACT SHEET

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Applicants must meet the definition of supportive housing to be eligible for consideration under this Set-Aside. Applicants must target an eligible population, have an agreement with an appropriate Tab 31 lead agency, and have easy access to transportation services within two blocks of the site. **In addition, in the rural/suburban pool, a minimum of fifteen (15%) of the units must be set aside to qualify for this preference. In the urban pool, a minimum of 25% of the units must be set aside to qualify for this preference.**

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); **Please note that your application must indicate the method for ensuring that tenants included in this set-aside are not rent burdened. We are looking for a letter committing funds such as: Mainstream/Section 8 vouchers, VASH vouchers, OMHSAS reinvestment dollars, ACC, an established rental subsidy fund, or a commitment in the IRC that units will be 30% AMI units.**
- 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 below definition of homeless and at risk.
- 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 and persons formerly incarcerated.
- Other populations approved by the Agency on a case-by-case basis.
- **Population eligibility will be reviewed/approved upon submitting the Intent to Submit.**

What will the Tab 31 Lead Agency do?

Tab 31 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 Tab 31 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.

Tab 31 Lead Agencies (***Lead Agencies related to Tab 31 requirements are unique as their responsibilities go beyond the duties identified in the Tab 12 referral process***) must be able to commit to and sign an agreement that identifies:

- The tenant referral process – how the Tab 31 lead agency will gather prospective tenants and how referrals will be made to the development.
- The Tab 31 lead agency's experience in funding and managing services to the target population.
- How the Tab 31 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 Tab 31 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 Preference?

Developers must:

- Identify the population that will be targeted for the supportive housing units.
- Work with the Tab 31 lead agency to determine the market for and justify the housing and services need for these units or demonstrate capacity to serve the targeted population.
- ***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 letter of agreement with the Tab 31 Lead Agency specifying the above parameters and how they will be delivered. A formal Memorandum of Understanding is only required post-funding.
- Assure that the proposed development will be within two blocks of a public transit stop or include transportation in the site plan of services.
- ***Attend PHFA Supportive Services Tab 31 Informational webinar/training and upload the certificate of attendance with their Tab 31 documents.***

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; or
- 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; or
- 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; or
- 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; or
- 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; or
- 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; or
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.