



# **Supportive Housing Options**

Department of Housing and  
Community Development  
September 21, 2016



# Overview of DHCD

- Housing Production
  - Production
  - Preservation
- Community Services
  - CSBG and CDBG
  - Weatherization
  - LIHEAP
  - Office of Sustainable Communities (planning, zoning, technical assistance)
- Public Housing
  - State-assisted public housing units
- Rental Assistance
  - Section 8
  - Moving to Work
  - VASH
  - State Rental Assistance and Homelessness Prevention
- Housing Stabilization
  - Emergency Shelter System
  - Prevention, Diversion, Re-Housing, Stabilization
- General Counsel
  - Fair Housing

# What is Supportive Housing?

Housing that provides supportive services for residents who, without the availability of affordable housing and integrated supports, might not be able to sustain traditional tenancies.

- Integrated or Congregate
- Transitional or Permanent
- Services are voluntary and NOT a condition of the lease

# Funding Supportive Housing



## CAPITAL FUNDS

### • BRICKS & MORTAR

- Acquisition
- Production
- Preservation
- Rehab



## OPERATING FUNDS

### • CREATES AFFORDABILITY

- Section 8
- MRVP
- AHVP
- 811 PRA



## SERVICE DOLLARS

### • SUPPORTIVE SERVICES

- MassHealth
- EOHHS Agencies
- McKinney Vento
- Foundations and Grant funds

# DHCD Supportive Housing Programs

- Housing Innovations Fund (HIF, created 1988)
- Facilities Consolidation Fund (FCF, created 1993)
- Community Based Housing (CBH, created 2004)
- National Housing Trust Fund (HTF, plan sent to HUD 2016)

# Housing Innovations Fund (HIF)

- FY 2017: nearly \$15,000,000
- HIF provides funding for the production and preservation of “alternative forms” of affordable housing. HIF projects may include, supportive housing for veterans, elders and others with special needs; single person occupancy (SPO) units; limited equity cooperatives; transitional and permanent housing for formerly homeless households; and housing for survivors of domestic violence.
- At least 50% of the occupants of HIF-supported housing must be persons whose incomes are at or below 80% of AMI. Additionally, at least 25% of occupants must be persons whose incomes are at or below 30% of AMI.

# Facilities Consolidation Fund (FCF)

- FY 2017: nearly \$12,000,000
- FCF provides funding for the development of community-based housing for clients of the Department of Mental Health (DMH) and the Department of Developmental Services (DDS).
- DHCD may award no more than 50% of total project development costs per FCF unit, with a recommended limit of \$750,000 per project. All FCF-projects must be pre-approved by DMH or DDS, and residents must be clients of DMH or DDS.
- FCF Housing may be congregate/group living environments or fully integrated stand-alone apartments within a larger multifamily development.

# Community Based Housing (CBH)

- FY 2017: \$5,000,000
- The CBH Program provides funding for the development of housing for people with disabilities, with priority for individuals who are in institutions or at risk of institutionalization.
- Projects seeking CBH funds must be certified by the Massachusetts Rehabilitation Commission, and priority is given to projects that provide integrated housing in settings where no more than 15% of the units are targeted to people with disabilities.
- CBH units are almost always designed and built to be fully accessible.
- DHCD will award no more than 50% of total project development costs per CBH unit, with a recommended limit of \$750,000 per project.



# National Housing Trust Fund (HTF)

- FY 2017: \$3,400,000
- HTF provides funding for the production and preservation of affordable housing with services for extremely low- and very low-income households, including homeless families who, without the availability of integrated supports, might experience less stable tenancies in mainstream private housing.
- New federally-funded program; MA is awaiting approval from HUD of its allocation plan.
- DHCD will give preference to supportive housing and projects that provide housing for homeless individuals and families.

# Application and Funding Process

- DHCD holds competitive funding rounds at least once a year.
- Applications for SH resources may be submitted by nonprofit developers or for-profit developers partnered with non-profit entities or state agencies that provide support services.
- HIF, FCF, CBH and HTF projects are reviewed by CEDAC as well as DHCD.
- Most projects have a number of different funding sources and reviewing parties, although DHCD is the ultimate decision maker.
- Applications are reviewed, scored, and funding awards are determined.

# Other Programs Serving Persons with Special Needs

## 811 Project Rental Assistance

- The Section 811 Project Rental Assistance program is a collaboration between DHCD and EOHHS.
- 811 provides extremely low income non-elderly persons with disabilities access to affordable, integrated, and accessible housing.
- 811 PRA provides HUD-funded project-based rental assistance subsidies. The rental assistance pays the difference between the amount the tenant can pay affordably and the approved market rent for that apartment.
- Households access 811 PRA units through a closed referral system managed by EOHHS agencies and led by MRC. MRC screens tenants for program eligibility, manages waitlists, and oversees the coordination of supportive services in the community. Owners may also screen applicants to ensure they meet property specific requirements.

# Other Programs Serving Persons with Special Needs

## Home Modification Loan Program (HMLP)

- FY 2017 - \$6,500,000
- HMLP provides low and no interest loans for home modifications to elders, individuals with disabilities, the families of children with disabilities, and qualified landlords who rent homes to individuals with disabilities.
- From 2000 through June 2016, HMLP has provided 2,553 loans, at an average loan amount of \$22,500.
- 94% of HMLP loans are made at 0% interest.
- HMLP is administered by CEDAC on behalf of DHCD.

# Other Programs Serving Persons with Special Needs

- Chapter 667
  - Mixed Population Service Coordination Program
  - Elderly, disabled
- Public housing for consumers of DMH and DDS
  - Chapters 689, 167, 707
- Section 8 Rental Assistance Special Vouchers
  - A range of persons with disabilities are eligible under several voucher programs
- Affordable Housing Voucher Program
  - Rental assistance to very low income persons with disabilities, under age 60

# The Challenge of Fair Housing

Fair Housing law protects people from discrimination on the basis of race, color, religion, sex, national origin, disability, and familial status.

- Key Features of Fair Housing Law

- Requirement to Affirmatively Further Fair Housing
- A lottery is generally required at initial occupancy and when a previously closed waiting list is reopened
- Disability preference may be allowed, but unless required under a Federal or State program (such as FCF) an owner cannot preference one disability or class of disability over another
- Sole-source referrals from a specific agency or program generally are not allowed unless required pursuant to a federal or state program.

# Questions?

# Resources

- Department of Housing and Community Development website
  - Website: [Mass.gov/dhcd](http://Mass.gov/dhcd)
  - Qualified Allocation Plan
  - HUD Consolidated Plan
  - Program descriptions
- DHCD
  - Ayana Gonzalez, Manager of Supportive Housing & Special Projects
  - [Ayana.Gonzalez@state.ma.us](mailto:Ayana.Gonzalez@state.ma.us)
  - 617-573-1305
- CEDAC
  - Sara Barcan, Director of Housing Development
  - [sbarcan@cedac.org](mailto:sbarcan@cedac.org)
  - 617-727-5944