

RFA: 2018 Integrated Supportive Housing

OVERVIEW

On October 15th, the New York State Office for People with Developmental Disabilities (OPWDD) released a Request for Applications (RFA) for the 2018 Integrated Supportive Housing (ISH) program. The ISH program encourages and supports the development of new housing opportunities for people with intellectual and/or developmental disabilities (I/DD) who can benefit from an independent, non-certified community-integrated residential setting.

Through this RFA, OPWDD will allocate at least \$5 million in capital funding, as well as associated operating funding, for housing units that offer a preference for people with an I/DD diagnosis. OPWDD will provide financial support for up to half of the total development costs of these units, in addition to rental subsidies and non-housing support services to the residents of these units. Programs must be linked to a housing development project that will create new housing units through new construction, the adaptive reuse of non-residential space, or the repurposing of vacant residential units.

The RFA is available [here](#). Applications are due on November 13th.

FUNDING

OPWDD will provide capital funding for up to 50% of the total development cost of ISH projects, prorated by the percentage of units for which a preference in tenant selection is provided to individuals with an I/DD diagnosis. Applicants can apply for funding for up to 25% of the total number of units in the development. If the development will also include other special population units requested for other Medicaid recipients, such as individuals with serious mental illness or substance use disorder, the combined number of special population units is limited to 30% of the total number of units. In addition to capital funding, OPWDD will automatically include the required housing subsidy based on rent levels set at the 50% Area Median Income (AMI) level.

Funding will be provided to eligible projects that obtain Homes and Community Renewal (HCR) support under the Unified Funding Request for Proposals (RFP), as well as projects that receive support from other funding streams not managed by HCR, such as the NYC Housing Preservation and Development (HPD) or Homeless Housing Assistance Program (HHAP). At least \$5 million in capital funding will be allocated to support projects with preferential tenancy units for people with I/DD under the 2018 Unified Funding RFP, which also provides access to 9% Low Income Housing Tax Credits and other sources of development financing. OPWDD may choose to support any projects that apply for funding through this RFA by providing a conditional support letter that may be included in the project's Unified Funding application to HCR.

Funding allocated through this RFA will typically be transferred to the Housing Trust Fund, or another HCR payment mechanism, and will only be provided at the time of conversion from construction funding to permanent financing. However, OPWDD may provide funding through debt service or another mechanism if needed. OPWDD funding is protected by the terms and conditions of the regulatory agreement. The regulatory period is typically at least 30 years.

ELIGIBLE APPLICANTS

Eligible applicants for funding through this RFA are OPWDD providers who are in good standing. Applicants are required to partner with an experienced developer or have an affiliate or related entity that has experience in developing supportive housing. Projects may be submitted by the OPWDD provider or in partnership with a private or not-for-profit housing developer; however, the official applicant must be the not-for-profit organization that will serve as the housing Support Agency (SA) for the project and may not be the housing development partner.

PROGRAM REQUIREMENTS

Provider agencies who are applying to serve as the housing SA for the ISH program will be responsible for the following:

- Developing and maintaining a strong relationship with the developer throughout the entire process, i.e. from the initial application through the end of the regulatory period;
- Working with its respective OPWDD Developmental Disability Regional Office (DDRO) to identify individuals who can be appropriately served in an ISH residential setting, which can include individuals served by the SA for their non-housing supports and services or by other OPWDD approved providers or Care Coordination Organizations (CCOs); and
- Assisting with the process of transferring rental subsidies (OPWDD, HUD, etc.) to the appropriate authority and working in collaboration with the landlord/property manager to resolve any tenancy issues.

ISH units are expected to be non-certified housing environments and will therefore not be certified at the time of initial occupancy by a resident. However, on a case-by-case basis, OPWDD will consider certifications of a unit if the resident requires a higher level of care to remain in his/her current living arrangement. Such ISH units may only be certified at a less than 24/7 level (i.e. Supportive IRA) and will once again become uncertified if the individual moves out of the unit. Otherwise, residents of the ISH units are not required to receive OPWDD non-housing supports and services from the SA. The individual may receive housing supports from the SA and still choose to receive other supports and services from any other qualified OPWDD provider or self-direct his/her services, without jeopardizing his/her tenancy.

TARGET POPULATION

The target population for ISH projects funded through this RFA includes individuals over 18 years old who are determined eligible for services by OPWDD. Applicants may not dedicate ISH projects to a sub-population eligible for OPWDD services, such as individuals on the Autism Spectrum or those with Down Syndrome.

APPLICATION

Applications will be scored based on the following criteria:

- Applicant Experience (35 points)
- Project Features (30 points)
- Project Budget (10 points)
- Services Provided, Integration, and Individual Choice (25 points)

Award determinations will be based on the overall score of the proposal, funding availability, and regional priorities. OPWDD will also consider the applicant's past and current performance in State programs and contracts when reviewing and ranking applications.

Timeline

Applications must be submitted by November 13th. Awards are expected to be announced on December 5th.

Questions regarding this RFA should be submitted by October 24th to cof.division.person.centered.supports@opwdd.ny.gov and should include the RFA section to which the question refers. Answers to all questions will be tentatively posted on OPWDD's website by October 29th. Applicants are encouraged to review a pre-recorded webinar on the ISH program [here](#).