

**SUMMARY OF 2022 ANALYSIS OF QAP POLICIES AND FUNDING**

**Overview:** This sheet pulls direct language and threshold, set aside, and incentive values from each states QAP that were published as of the time of the analysis. The analysis was complete in the year noted but the year of the QAP is indicated in the Housing Finance Agency column. It also includes other related incentive points to provide a full scope of understanding about how the HFA is approaching housing for low/extremely low income households. It also includes citations for reference. Columns noting previous language are based off of an analysis Corporation for Supportive Housing conducted in 2017 and is based off of what is included in that project. Moving forward, these columns will allow year-over-year tracking for changes in the industry. CORES notes provides further notes and insights garnered from the QAP that don't fall under the defined columns.

Year of Analysis														
2022 Analysis														
Housing Credit Agency	Supportive Housing Threshold Requirements	Cite	Previous Threshold Language	Supportive Housing Set-Asides	Cite	Previous Set-Aside Language	2022 Supportive Housing Focused Scoring Incentives	Cite	Previous Incentive Language	Internet	Cite	Other Resources	Definitions	CORES-related Notes
Alameda (2017)							1 point for dedicating 5% of units to be designed and readily accessible for individuals with mobility impairments, additional 2% for individuals with sensory impairments	A-7	same	4 points for clubhouse / community building / community room must have wireless internet service	A-3			• Priority 4: "Projects which promote healthy living and tenant quality of life by providing tenant services such as blood pressure screening, CPR and first aid training, promoting nutrition and healthy eating, budget counseling and various other QOL services;" only mentioned in priorities, no corresponding incentive points
						1 point for 100 % elderly	A-7	same						
							2 points for minimum of 7% of total proposed units for tenants with disabilities or homeless populations	A-7	5% of total units in 2019	3 points for computer center with two or more computers with printer/internet access	A-3			
							1 point for projects targeting low-income families with a minimum of 15% of the low-income units having three or more bedrooms		same					
							1 point for prioritizing PH waitlist	A-7	same					
Alameda (2017) + New updated QAP	Projects with 5 or more units must provide minimum of 5% total unit count specifically equipped for persons with physical disabilities	p. 12	new				3 points for service-enriched housing for tenants with physical and/or mental disabilities, or homeless persons which incorporates substantive social services on an on-going basis; must be tailored to tailored toward population	p. 25	same (prior to 2017)	All new /rehab containing HOME or NHTF must include broadband infrastructure	p. 16	Special Needs Population" – defined as households with persons with mental or physical disabilities, the homeless, and persons earning less than 30% of the median income for their area. (p. 10)	Service enriched housing incentive points sound more like supportive housing	
	All projects with 5 or more units must provide 2% of total unit count for persons with sensory impairments	p. 12	new				12 points for projects serving lowest income tenants (additional <50% or convert 50% to 30%)	p. 25	new					
	Projects with 20 or more units must provide 5% set aside for a "special needs" population not required to be served as condition of the funding source requested	p. 12	same (prior to 2017)				8 points to projects that designate up to 50% of units to special needs populations.	p. 26	same (prior to 2017)					
							1 point to projects that give preference to homeless families/ individuals.	p. 40	same (prior to 2017)					
							6 points to projects that operate a job-training program for low/moderate-income families during construction.	p. 37	same (prior to 2017)					
							8 points for project-based rental assistance for 25% of total units	p. 25	new					
							8 points for 20% senior housing effect	p. 29	new					
							2 points to projects that give preference to veterans households.	p. 40	same (prior to 2017)					
Alameda (2017) (2017)				2% of units must be equipped for the sensory impaired.		2 PSH projects that have a minimum 30 units set aside for Chronically Homeless Persons with preference for veterans; 1 must be 100% PSH; rent levels at 30% AMI and supported with rental assistance; must be connected to FQHC	max of 20 pts for senior housing that commit to at least three of the following: • garages or covered parking, • design units to provide an additional five percent (5%) accessible units above the minimum required, • fitness room with equipment, • walking path and outdoor seating area, • community garden, • adjacent to a senior center or community center with regular programming, • regular transportation or on-site bus stop, or • structured recreational or educational programs.		new	up to 15 points for wifi in common areas and units - must be paid for by project owner			ADOH may allow an increase in operating expenses for supportive services.	
						1 project on Tribal Land with preference for veterans	max 30 points based on commitment to accept HUD 811 rental assistance for at least 10% of the proposed units OR projects committed to targeting units (15% for 20 pts, 30% for 30) for special populations using Project Based Vouchers, Tribal Housing Assistance Payment Agreement, operating reserve for tenant based rental assistance		new					
							4 points for projects that dedicate 100% of units for the elderly population OR target families with 20% of units having at least 3 bedrooms, OR supportive housing with 30% of units reserved for special needs tenants. Must submit design and construction plan for meeting pop needs, on-site support services plan for special needs projects	p. 23	same (2019)					"Supportive (Disabled) Housing" is the housing intended for the use of persons with a disability as

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<a href="#">California 2019</a>	PHA waiting list	p. 18							4 pts for Evidence of a public housing waiting list's need for affordable housing. Evidence shall be in the form of a signed letter				defined by federal law, which contains all the physical design, construction and on-site service provision components adequate to meet the needs of the disabled population targeted. (p. 8)	
<a href="#">California 2019</a>	PHA waiting list	p. 60	same (2019)	First priority of non-profit set-aside is for projects with federal and/or state homeless special needs funding or all low-income units, or projects with federal rental assistance for at least 50% of units. Must commit to Housing first	p. 9	same (2019)	10 points each for large family projects, special needs projects, seniors projects.	p. 39	same (2019)					
							2 points for enhanced accessibility and visitability	p. 49	same (2019)					
	Must provide minimum of 15% units with mobility features and 10% with communication features (new construction)	p. 65	min. 10% of units with mobility, 4% communication (2019)	Second priority under nonprofit set-aside for homeless assistance projects with designated funding for at least 50% of units. Must Commit to housing first	p. 9	same (2019)								
				20% set aside for rural	p. 10	same (2019)	Max of 52 points for deep income targeting	p. 47	same (2019)	2 points (3 points for Rural) for high speed internet services with a download speed of 25 Mbps available to each unit for 15 years, free of charge to tenants. If internet is selected as an option in application, must be provided even if not needed for points	p. 43	30% basis boost for projects with at least 50% of special needs units (p. 13)	high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants, such as by increasing tenant knowledge of and access to available services, helping tenants maintain stability and prevent eviction, building life skills, increasing household income and assets, increasing health and well-being, or improving the educational success of children and youth. (p. 41) *Large family - 25%+ units are JBR+	Good candidate; CORES definition of services, not just PSH
				4% for Special Needs set-aside	p. 11	same (2019)	Up to 10 points for including supportive services; must have physical space for amenities, must be available within 6 months of PIS, free of charge, organizations must have 2 years of experience providing services; must be provided for 15 years; breakdown of points below. Special needs must have service plan	p. 43	same (2019)					
				State goals include 30% of units for special needs and 15% each for at-risk and senior populations.	p. 11	same (2019)	<b>For family, senior, at-risk or for non-SN units in &lt;75% SN project:</b> 5 points for RSC at 1 FTE to 600 beds/units; 3 points for 1:1000; 5 points for other services specialist 1:600; up to 7 points for adult instruction; up to 5 points for health and wellness; 5 points for childcare; up to 5 points for afterschool programs	p. 44	same (2019)					
							<b>For special needs &gt;75% SN units:</b> 5 points for case manager 1:100; 5 points for RSC 1:360; 5 points for health and wellness; 5 points for child care; 5 points for afterschool	p. 41	not sure					
<a href="#">California 2019</a>							15 points for at least 25% of units targeted to homeless OR special needs - must have services.	p. 45	8 points (2019)					Projects targeting extremely low income (<30% AMI or below) must have 5 years experience developing and managing for populations served and must provide supportive services through org with at least 3 years experience (p. 41)
							2 points for giving preference to PHA waiting list.	p. 45	same (2019)			5% developer fee increase earmarked for services if at least 15% of units are dedicated to homeless/special needs projects that are <30% of AMI (p. 35)	Developers of housing for the homeless or special needs populations must have at least five years of experience in the development and management of housing for the populations served. Projects providing housing for these populations must provide a range of supportive services to the residents, at no cost to the residents, to receive the additional points. Supportive services might include, but are not limited to, case management, job training and/or placement, continuing education, transportation, childcare, and health care. These services must be provided by a service provider(s) with a minimum of three years' experience in the related field of service provision. (p. 41)	Projects serving homeless and special needs pop are state priorities
<a href="#">California 2019, 2021</a>	must include commitment to give preference in tenant selection plan to households on PHA waiting lists		new				Up to 6 points for projects that reserve up to 20% of units for general supportive housing.	p. 17	same (2019)	*projects should consider FCC programs, BJA, ARP resources *projects should consider bulk purchasing and/or partnerships with ISPs, local gov't *projects should consider RSC to provide digital literacy			Supportive services by a Qualified Service Provider specifically for residents identified as homeless or chronically homeless as defined in the SH Guideline. Must include Services Plan, funding sources (p. 10)	
							Up to 2 points for a Resident Service Coordinator at 0.5 or 1 FTE. Property budget line item or arrangement with 3rd party provider w/ funding source required.	p. 17	1 point for .5 FTE (2019)	must have high-speed connection in units				

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<a href="#">Delaware (2012-2022)</a>	5% of total units or 5 units must be set aside for special populations OR 5% of total units or 3 units for PSH (applies to developments with PBRA) (units up to 40% of AMI)	p. 19	PBRA threshold new				Up to 5 points for the provision of up to 3 social services.	p. 40	same (2019)	2 points wifi for all units; installation and equipment part of project's base construction costs; monthly fee can be paid by operations	p. 39	30% basis boost for special needs population.	Social Services Activities provided to the residents of a development to enhance and improve their quality of life. The services must be affordable, appropriate, available, accessible, and must be provided to the development's residents in every calendar quarter for a total of sixteen (16) hours per year. (p. 17)	Good candidate; required to track outcomes for social services. *Priority needs integrated; affordable units for people with disabilities and extremely low incomes, and other special populations that may need supportive services and rental assistance to live independently				
							10 points for setting aside 10% or 6 units for special populations (at 30% AMI)	p. 49	same (2019)									
							2 points for providing regular (at least 3X a week) bus service for residents for shopping, appointments, etc. at senior properties	p. 40	same (2019)									
	2 points for Management Agents who can document that rental applications, leases and other documents are available in Spanish and other languages for non-English speaking applicants and residents.						p. 55	new										
	up to 5 points for properties with Section 811 contracts and target units						p. 55	same (2019)										
	Up to 5 points for making up to 15% of the units fully ADA accessible.						p. 50	same (2019)										
<a href="#">Florida (2021)</a>	At least 5% of units must be designated as PSH		same (2019)				Maximum preference for projects that set aside at least 20% of units as PSH	p. 30	same (2019)				<p><b>Inclusive and Equitable Housing</b></p> <p>Permanent Supportive Housing</p> <p>Family-Oriented Units</p> <p>Programs to Address Additional Barriers to Housing</p> <p>Housing for Seniors and People with Disabilities</p> <p>Provision of Wealth-Building Opportunities</p> <p>Income Levels Served</p> <p>Section 8 and Public Housing Waiting Lists</p> <p>Maximum possible point total of 25 for inclusive and equitable housing category (max. preference per sub-category may be achieved without meeting each criteria of category). p. 28</p>					
							preference for high-quality, property-wide resident services in addition to PSH case management; resident services plan that is specifically tailored to the needs of the project/population. Maximum preference for specific, targeted resident services that tie into proposed project amenities, (high-speed internet, playgrounds, community gardens healthy food provision on-site).	p. 34	maximum preference language new									
							preference for Projects that include units designed and reserved for seniors (55+) and/or people with disabilities, including assisted living and intergenerational housing units. Maximum preference will be awarded to Projects for seniors in which all units meet universal design standards	p. 30	80% of units reserved for 55+									
							maximum preference for deeper affordability so that project average is 40% AMI	p. 31	same (2019)									
							Preference for programming for underserved populations who face barriers to securing affordable housing (including returning citizens, households of unknown immigration status, residents with developmental disabilities, residents with diverse language needs, etc.).	p. 30	new									
							Preference for Projects emphasizing wealth-building opportunities for current or future residents, either through homeownership opportunities or resident services and programming	p. 30	new									
<a href="#">Florida (2021)</a>	Projects must serve either family projects (must provide 2 services) or senior projects (4 services), and provide services, unless they have funding targeting some other population	p. A-10	same (2019)	5% reserved for projects that target persons who have a disabling condition.		same (2019)						30% basis boost for projects serving homeless or special needs.						
															2% of total units for hearing and sight-impaired			
															3 points for new PBRA contracts for at least 30% of total units, (1 point for non-DCA PBRA intended to provide supportive housing for individuals with disabilities)		p. A4, A31	same (2019)
															1 point to owners that commit to submit a plan for resident ownership at the end of the 15-year Compliance Period		p. A21	new
															2 points for owner provided resident services - must be CORES certified OR uses CORES certified third party entity		p. A23	new
															2 points for "exceptional nonprofits" with demonstrated community impact		p. A24	same (2019)
<a href="#">Georgia (2017)</a>						same (2019)				threshold - free high-speed Wi-Fi internet access in at least one community area, minimum speed of 25/3 mbps	p. 28		<p>State priorities: 1. Integrated housing opportunities for persons with disabilities. Characteristics include but not limited to: the project's proximity to community resources and activities; opportunities for residents with disabilities to live independently and interact with non-disabled persons; the same tenancy rights as non-disabled individuals including eviction protection, choice of roommates, and choice of service providers; and the absence of restrictive, regimented rules that limit residence activities or impede residents' ability to interact with non-disabled individuals. 2. Health Outcomes for Residents. 3. Innovation: innovative collaborations, place-based strategies, cost-effective delivery of services, and new building techniques can be an important part of broader or comprehensive neighborhood improvement.</p>	<ul style="list-style-type: none"> <li>Focus on health outcomes for residents including site design, community partnerships, and focused services</li> <li>Programs refer to social and recreational, enrichment classes, health classes, and other programs as approved by GDCA</li> <li>can include full-time activities manager in budget if more than 100 units, part-time for smaller projects</li> <li>must track participation and collect resident feedback if more than 6 mo of declining attendance</li> </ul>				
															incentive - up to 2 points for high-speed internet in units (only for Atlanta metro)	p. A13-16	same (2019)	
															3 points for community transformation (projects must document community partnerships, philanthropic activities, community improvement fund)	p. A13-16	same (2019)	

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HHS (2021)	Market to PHA waiting list/homeless services	p. 7	same (2019)				Up to 2 points to special housing needs projects that provide enhanced services based on the quality and quantity of services provided; 2 pts only if commitment to serve by a 3rd party or if an experienced provider of services	p. 21	same (2019)					
							Up to 3 points under Project Feasibility for tenant services and amenities that enhance the livability of projects	p. 16	same (2019)					
							Up to 2 points for larger units that accommodate individuals with children or large families	p. 20	same (2019)					
							1 point for offering opportunity for tenant ownership	p. 23	same (2019)					
							Up to 7 points for new PBRA contract	p. 17	same (2019)					
HHS (2021)				15% set-aside for special housing need at discretion of HMEA.	p. 17	same (2019)	Up to 3 points for providing housing for older persons.	p. 23	same (2019)	all developments must have broadband infrastructure. 1/2 point available each for providing high-speed internet access in each unit or computer room with high-speed access with at least one computer for every 15 units		30% basis boost for special housing needs.	<ul style="list-style-type: none"> <li>services must be in 3 of 9 service types: health or behavioral health; childcare; adult education, health and wellness, or skill building; after school program; renter education; substance use counseling; housing liaison; connection to mainstream resources; housing barrier removal</li> </ul> Point segmented into 3 sections: 1) targeted population, 2) supportive services, 3) coordinated entry.	<ul style="list-style-type: none"> <li>1) must be 5% or 1 unit as PSH or transitional for those below 30% AMI &amp; individuals who are disabled &amp; literally /at-risk of homelessness</li> </ul>
							1 point for giving waitlist preference to households with one or more members with a handicap.	p. 22	same (2019)					
							Up to 3 points for 10% of units for families; developments must have appropriate amenities for children and families (open space, playground, laundry)	p. 23	2 points (2019)					
							2 points for reserving at least 5% of units as PSH with experienced supportive services or housing providers with at least 3 years of experience and on-site support and services.	p. 27	same (2019)					
							1 point for 100% rent-restricted and eventual tenant ownership	p. 25	same (2019)					
							1 point for giving waitlist preference to persons with VASH vouchers	p. 31	same (2019)					
							Up to 6 points for developments (depending on size) income targeting % of units from 40% or less AMI units to 50%	p. 31						
							15 points for developments that provide units for low-income tenants 25 years beyond compliance period	p. 32						
							1 point for reserving all units for PHA waiting list preference.	p. 21	60% of units (2019)					
							HHS (2021)	Requires at least 10 Universal Design items not required by code.	p. 25					
all projects in the Chicago, Chicago Metro, or Other Metro geographic set asides must dedicate 10% of total units to the Statewide Referral Network (SRN) at 30% area median income level. Projects in non-metro areas 5% of total units	p. 32	incentive (2019)	at least 20% of total units must be adaptable	p. 25	10% for rehab only (2019)	Up to 8 points for use of federal rental assistance contracts in 10.25+% of units (not tenant based)		p. 47	8 points (2019)					
must have a waitlist preference for veterans on all units	p. 33	new	2% of total units for sensory impairments	p. 25	same (2019)	Up to 8 points for the % of units affordable at 30% AMI (projects without PBRA)		p. 47	6 points (2019)					
						3 points for 5% of additional accessible units beyond threshold		p. 35	new					

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Indiana (2017-2021)							Up to 10 points for Community Revitalization Strategies that demonstrate planning and/or efforts that lead to measurable increases in the following areas: Addressing a pre-existing community need; Capacity-building and partnerships; Promoting racial equity; Improvements in amenities and services; Projects must first meet all the thresholds, referenced in the Community Revitalization Strategy Thresholds and Scoring Criteria	p. 39	same (2019)	all units must have broadband infrastructure	p. 41	Discretionary basis boost for projects that further authority's policy priorities		Agency priorities include racial equity - Prioritizing project concepts that improve 'quality of life' and housing quality. Providing housing to special populations through incentivizing rental assistance and deep income targeting	
							Up to 2 points for participating in Section 811 (at least 3 individuals per one unit on waitlist)	p. 49	new						
							Up to 10 points for SRN units beyond threshold (see page for formula)	p. 49	10-15% of units (no threshold) (2019)						
Indiana (2017-2021)	Must adopt minimum of 6 Universal Design features	p. 42	4 (2019)	10% set-aside for Housing First Developments (100% of units) (Applicant must successfully fulfill all requirements of the Indiana Supportive Housing Institute for the specific Development for which they are applying)	p. 15	same (2019)	Up to 20 pts for additional affordability based on % units affordable at or below both 30% and 50% AMI	p. 51	16 points(2019)		p. 49			Level 1 for services includes quarterly resident meetings, resident liaison, also specifies that this should be tied to needs of residents	
							Up to 5 points for adopting additional universal design standards beyond threshold requirement.	p. 56	same (2019)					promotes developments that focus on tenant investment & curbside through services (p. 4)	
	For new construction of all age-restricted developments (55+ or 62+) and supportive housing, 100% of units must be accessible or adaptable units	p. 41	new					6 points for reserving 20.25% of units but as supportive housing – separate from set-aside. Applicant must fulfill all requirements of Indiana Supportive Housing Institute & have TA MOU with CSH.	p. 78	same (2019)				Housing first requires that PM and service providers work very closely to avoid eviction and must participate in IN PSH Institute. Must have letter from CSH certifying attendance at Institute, operation and service plan approved by them, and that project	
	At least 5% of the total units in rehabilitation /adaptive reuse projects or 6% of the total units in new projects must be accessible or adaptable,	p. 39	same (2019)	10% set-aside for community integration: 20-25% of units for intellectual/developmental disabilities	p. 12	same (2019)		Up to 4 points for unique features that contribute to the development of affordable housing in the community where located, including services offered to all residents	p. 81	6 points (2019)				Housing goal: connect residents with services to enhance self-sufficiency and quality of life; serve tenant populations with special needs (p. 8)	
	Must commit to 10% of units for special needs	p. 47	same (2019)				up to 5 points for exceeding threshold requirement of accessible & adaptable units	p. 55	same (2019)						
	Developments receiving HUD funding must be designed and built in accordance with Section 504 accessibility requirements	p. 40		10% set aside for developments that further IHCD's mission irrespective of scoring	p. 16			developments with at least 20% of units with federal rental assistance will receive up to 2 points (10% = 1 point)	p. 73	same (2019)			Community Integration and Housing First eligible 30% basis boost to determine maximum basis	Special needs: 1) Persons with physical or developmental disabilities 2) Persons with mental impairments 3) Single parent households 4) Victims of domestic violence 5) Abused children 6) Persons with chemical addictions 7) Homeless persons 8) The elderly	
								Up to 3 points for implementing eviction prevention strategies	p. 86	new	Up to 4 pts for internet access: 1 pt if high-speed/broadband in every unit 2 pts if above is free 3 pts if above is WiFi enabled 4 pts if applicant commits to one option above and free WiFi in common rm	p. 66			
								2 points for projects in Housing First set-aside or Integrated supportive housing that provide onsite RSC (20 hrs/week). Must have operating budget	p. 84	new					
								3 points for integrated supportive housing not designed through Indiana but will be developed and operated by a team that previously completed institute. (20-25% of units)	p. 85	new					

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							2 points if owner or third-party is CORES certified (MOU if third-party or proof of certification)	p. 84	new					
							Up to 8 points for providing tenant services; 2 levels of intensity. Must submit narrative detailing funding. Must commit to tracking resident participation and outcomes; must survey residents at least annually	p. 81	previously three levels, 6 points (2019)					Priority of aging in place: "primary target for seniors and PWD, but everyone benefits from buildings that are accessible, visitable, & livable" (p. 3)
	Any project can be required to accept Section 811.	p. 17	same (2019)	One project with a max of \$1,012,000 will receive a set-aside for PSH for homeless families. One project with a max of \$840,000 will receive set-aside for PSH for homeless families (10% or 4 units).	p. 6	One project with a max of \$840,000 will receive set-aside for PSH for homeless families (10% or 4 units). (2019)	1 point for each 4% of all units provided as 4 BR - up to 5 pts	p. 23	5 points for making 20% of units family accessible units. (2019)			25% basis boost for Community Service Facility if located in QCT to service individuals @ 60% AMI (p. 16)		
							Up to 13 points for making up to 25% additional units fully accessible for living & all others accessible for visiting. (Olmstead goal)	p. 27	Up to 11 points (2019)					
							Up to 35 pts for 50% or 75% of units covered by PBRA	p. 25	previously included federal PBRA, HUD-VASH, or local PBPHA (2019)			15% basis boost for serving 40% AMI tenants in at least 30% of units; additional 15% basis boost if 10% available at 30% AMI (p. 17)		
<a href="https://www.khrc.org/">https://www.khrc.org/</a>							10 pts for projects that reserve at least 10% of total units (at least 4) to homeless families, must have partnership with IFA approved service provider (not available for projects that receive points under PBRA)	p. 23	new	minimum 25/3 mbps internet speeds in each unit (tenant responsible for cost)	p. 44		"Families experiencing homelessness" is defined for this set-aside to mean an individual or family who lacks fixed, regular, and adequate nighttime residence, meaning: <ul style="list-style-type: none"> <li>• Has a primary nighttime residence that is a public or private place not meant for human habitation;</li> <li>• Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or</li> <li>• Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution." (p. 50)</li> </ul>	
	5% of units must be accessible; 2% accessible for hearing/vision impairments (not part of 10%)	p. 42					3 pts for Projects located in a census tract where households are experiencing rent burden. Renter households spending more than forty percent (40%) of their income on housing costs are considered rent burdened.	p. 24	new			projects providing PSH for homeless families are eligible for 10% basis boost (p. 17)		
							1 pt for each 1% of units affordable at 40% AMI up to 10 pts (not available for projects with PBRA or PSH); additional 1 pt for each 3% of units at 50% & 60% AMI for up to 10 pts (not available for projects with PBRA)	p. 22	1 pt for each 1% of units affordable at 40% AMI up to 15 pts; additional 1 pt for each 1% affordable at 30% AMI for 5 pt (2019)			projects that elect any of the listed universal design features (see chart on p. 17) and have additional amenities are eligible for 10% basis boost		
							5 points for at least 1 unit of transitional housing.	p. 10	same (2017)					
	Must have PH and HCV waitlist	p. 11	previously incentive (2019)				5 points for projects in metropolitan region and commits to 15% of the units will be set-aside for households at 30% AMI	p. 23	new					
							max of 15 pts for projects in enterprise/ opportunity areas	p. 23	new					
							Senior developments that commit to three of the following services (see column O) receive 5 pts	p. 24	new				"Unique Opportunities" - KHRC may consider: <ul style="list-style-type: none"> <li>• regional distribution;</li> <li>• scale of community impact;</li> <li>• extraordinary market and population needs;</li> <li>• unique funding and leveraging opportunities;</li> <li>• disaster recovery response;</li> <li>• competitive rankings of applications; and</li> <li>• 100% Supportive Housing (p. 7)</li> </ul>	
							5 points for family property with at least 25% of units with 3 or more BR	p. 24	new					
<a href="https://www.khrc.org/">https://www.khrc.org/</a>				KHRC may award credits to up to two applications outside QAP selection criteria under "unique opportunities" section	p. 7	new				must have broadband infrastructure; free wifi or a computer room in senior housing developments can get 5 points (internet one of 10 options to qualify for incentive)	p. 46			
	at least 5% of units (min. 1) must be accessible for people with mobility disabilities. An additional 2% (min. 1) of units must be accessible for hearing/visual disabilities	p. 14	new				10 points for projects committing between 15%-25% of units as PSH, or at risk of homelessness or institutionalization, or have multiple barriers to housing stability. Owner must have MOU with service provider for min. of 5 years.	p. 23	new				Senior housing with services (three of the following to earn points): <ul style="list-style-type: none"> <li>• storm shelters,</li> <li>• LIFAS units above the minimum required,</li> <li>• community building or rooms,</li> <li>• fitness room with equipment,</li> </ul>	

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							<p><b>Removed:</b> 20 points to developments targeting 100% of units to tenants with special needs or elderly.</p> <p><b>Removed:</b> 10 pts if serves children</p>		2019				<ul style="list-style-type: none"> <li>internet access – free Wi-Fi or a computer room,</li> <li>walking path and outdoor seating area,</li> <li>community garden,</li> <li>adjacent to a senior center or community center with regular programming,</li> <li>regular transportation or on-site bus stop, or</li> <li>structured recreational or educational programs</li> </ul>	
				.5% (~\$60,000) reserved for maximizing outcomes, 15% (~\$1.6M) reserved for innovation		new	<b>Removed:</b> For all project types: 3 points for veteran tenant preference.							
				5.5% (~\$650,000) of ceiling for nonprofit PSH		new	6 pts based on % of households at or below 60% AMI compared to # of households in county		new					
							5 pts for projects located in close proximity to areas that score well on Enterprise Opportunity 360 report in areas of housing stability, education, and economic security		new	all units and common areas should have ability to connect to internet (wired or wireless) (KY Design Standard)	p. 20			
							No scoring in PSH pool, based on tiered rules which include: CoC, capacity scorecard, serve a range of special needs, PBR, deep affordability, and lean aggregate ownership/dev team involvement across all applications.		same (2017)					
							1 pt for PHA wait list		3 pts (2019)					
							<b>Removed:</b> 5 pts for minimum 10% of units targeted for persons with disabilities							
							5pts for aging in place design; must have at least 5 of 8 characteristics OR projects located in counties with a high percentage of seniors		7 pts (2019)					
							.5 pt for tenant ownership at end of 15 yr compliance period		new					
	Must set 5% aside for @ or below 30% AMI, give preference to veterans, disabled & elderly on the PHA waiting (at least 80% of units under this set aside will be PSH)	p. 13	same (2019)				6 points for 30% of units or 5 points for 20% of units, 4 pts for 10% of units for Special Needs Households.	p. 39	same (2019)	1 point for computer center for every 10 units, 1 point for development Wi-Fi	p. 49		Special needs: A household which constitutes a Single Parent Household, Large Family Household, a Foster Parent Household, an Elderly Household, a Disabled Household, a Homeless Household a Veteran Household, or a Household with Victims of Domestic Violence. (p. 35)	Special needs requires services tailored to population served.
							6 points for 100% elderly housing (must provide supportive services)	p. 40	same (2019)				PSH target pop: substantial long-term disability (mh, addictive disorder, dev. Dis., physical, cognitive, or sensory disability) that qualifies them for Medicaid-funded supports & services; substantially impedes ability to live independently without supports that would be improved by more suitable housing conditions; household income is 50% or below AMI (p. 36)	
							Up to 9 points for deeper affordability: 4 points for 5%-10% of units at 30% AMI, or 20% AMI if PSH household (N/A to projects with HAP contracts or PBRAs), 3-5 points for 20%-35% of units serving non-PSH household at 31-50% AMI.	p. 40	same (2019)				PSH: Housing that is (i) safe and secure, (ii) affordable to the eligible target population (as defined under "Eligible Target Population for Permanent Supportive Housing" in this glossary), (iii) permanent, with continued occupancy as long as the eligible target population pays the rent and complies with the terms of the lease or applicable landlord/tenant laws in the State of Louisiana and (iv) linked with supportive services that are flexible and responsive to the needs of the individual, available when needed by the eligible target population and accessible where the tenant lives, if necessary (p. 33)	
	All applicants must commit to accepting Section 811 or other LHC sponsored rental assistance for up to 10% of total restricted units for providing integrating housing to persons with disabilities	p. 13	new			<b>Removed:</b> 25% for projects with 10% of units at ELL (2018)	3 pts for projects with fed or state commitment to provide amenities and services beyond LHFC development; 1 pt each of project in parishes where: % of 65 and older exceeds 14%; % of disabled exceeds 15%; % of renters experiencing cost burden exceeds 53%; % who are children under 5 in poverty exceeds 32%; % of persons in poverty exceeds 20%; Median Household Income is at or below \$46,000	p. 40	new	all units must be equipped with networks to provide cable, telephone, and internet access in living area and each bedroom; must be CAT5e or better, wiring provided free of charge but can charge for	p. 14			

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	Must market to PHA and/or Section 8 existing waiting lists	p. 13	same (2019)				7 points for rehabs & preservation with existing LIHTC, USDA or other federally funded project. 1 point for existing with HAP contracts or PBRA.	p. 39	same (2019)	activating and services provided. Equivalent of wireless network also acceptable					
	Universal design standards for new construction & rehab	p. 57	same (2019)				2 points for having HUD defensible space	p. 42	3 points (2019)						
							Up to 3 points for more than 20% accessible units of which at least 50% of units given priority for 30% AMI or below	p. 42	same (2019)						
	must accept Section 811 if made available my ME Housing	p. 6	same (2019)				3 points to developments that give preference to persons who are homeless, have mental/developmental disabilities, victims of domestic violence or persons with special needs for at least 20% of units. Must commit to make appropriate, voluntary services available through qualified 3rd party other than RSC	p. 11	same (2019)	broadband to support telemonitoring/telehealth in each unit (includes wireless)	p. 9			RSC: on-site 1 hr per week for every 5 credit units; meet with tenants in private to evaluate needs; provided free of charge; must maintain adequate funding through compliance period. (p. 10)	<a href="#">Resident Services Program Website</a> <a href="#">Helping Main residents gain housing stability a state priority</a>
	community room	p. 9	same (2019)												
	Resident service coordinator	p. 10	same (2019)				Up to 12 points for senior & 6 points for other projects for exceeding number of accessible units required by law and meets requirements for Type A ANSI Standard	p. 12	same (2019)					"Service Center Community" means an entire municipality that provides jobs and retail to surrounding area and is a center for education, health care, cultural, recreational and social services, designated pursuant to the Municipal Planning Assistance Program of the State's Department of Agriculture, Conservation and Forestry as a Regional Service Center as of January 2013 (Appendix, p. 6)	
	Wait list preference for PH or Section 8	p. 10	same (2019)				Up to 6 pts for projects with 50-70% of units are 2-3 BR	p. 11	same (2019)	cannot charge for use of internet/wireless and telephone for telemedicine	p. 9				
							up to 8 points for senior properties located in "service center communities"; other housing projects in "service center communities"; or 8 points for projects on native tribal lands	p. 14	up to 5 points & 5 pts for tribal lands (2019)						
							Up to 6 points for new PBRA.	p. 13	same (2019)						
	All projects must provide services. If for homeless, must have CoC approval and HMIS data access. Alternatively, applicant can meet requirement through CORES certified provider or comparable DHCD-approved certification	p. 24	same (2019)				Up to 10 points for 20% of units set aside for target populations (PWD, special needs, homelessness, youth aging out of foster care, survivors of crimes, veterans, substance abuse, returning citizens). Referrals from Dept of Disabilities + Dept of Health, MOU w/agencies serving population.	p. 67	same (2019)					Flexible bonus points can be awarded for projects that promote intergenerational housing or housing for homeless, or elderly housing (p. 84)	
	PH waitlist	p. 22	same (2019)				Up to 8 points for family housing	p. 69	same (2019)						
	Affirmative Fair Housing marketing	p. 22	same (2019)	PSH set-aside: up to \$1.5M, no more than 50% of project; letter of support from CoC; Supportive services plan + evaluation	p. 14-15	new (2017)	Up to 8 points for additional supportive services. (3 pts identified partners/MOU, 1 pt identified/served tenant needs, up to 2 pts for funding description, 1 pt for outcomes, 1 pt for PM/RS conflict resolution/privacy protocols) *Can also receive 8 points by providing services through CORES certified entity or comparable DHCD third party	p. 70	same (2019)	Must have capacity for high-speed internet in each unit or in a community space; if community room, must provide computer hardware & software and have evenings and weekend hours	p. 42		family projects located within Communities of Opportunity get 30% basis boost; not eligible if DDA or QJCT boost ( p.9)	A concerted community revitalization plan means a development plan which: 1) Is geographically specific; 2) Outlines a clear plan for implementation and goals for outcomes; 3) Includes a strategy for applying for or obtaining commitments of public or private investment (or both) in non-housing infrastructure, amenities, or services; 4) Demonstrates the need for community revitalization. (p. 58)	
	must agree to at least 40 years of low-income occupancy restrictions, unless a structured 15 year transition to homeownership is presented and accepted.	p. 21	same (2019)				up to 14 points for project proposals with material and meaningful participation by NPs, PHAs, and/or MBE/DBEs (ownership/development)	p. 56	same (2019)					Sponsors may request up to an additional 5% above the calculated Developer's Fee (i.e. up to 20% of Development Costs and up to 15% of Acquisition Costs) if the additional fee is escrowed with DHCD or another lender to: (a) fund a supportive service reserve or (b) fund a rent-subsidy for Targeted Population units (p.35)	
	UPAS units must be given to PWD even if others higher on waitlist - for family projects, units must be reserved for persons with disabilities for at least 15 years	p. 24	same (2019)				Up to 15 points for projects with deep income targeting (see pgs. 64-67)		same (2019)						
	All new construction required to have universal design	p. 45	same (2019)				16 points for projects in QCT or DDA that contributes to concerted community revitalization plan.	p. 57-59	same (2019)					Up to 10 point for PILOT or other operating subsidies to cover operating costs or resident services (p. 75)	
							3 points for at least 15% of units renting at or below 30% AMI	p. 47	same (2019)						Sponsors of projects for populations with special needs and/or disabilities, seniors must





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							Up to 9 points for development team that has experience w/ supportive housing for target population (senior developments do not count towards experience)		same (2019)					
							Developments with specific supportive services being offered on-site will be awarded 1 point for each of the services up to a maximum of 4 points		same (2019)					
							4 points if a member of the service team currently bills Medicaid or contracts with a Medicaid billing agency to provide services in PSH		5 points (2019)					
							5 points for rehabbing existing USDA RD 515 property w/ rental assistance or converting/preserving PH units		same (2019)					
							Up to 3 pts for projects in census tracts that has 30% 50%+ of overburdened households		new					
							Up to 5 points for obtaining a new project based tenant contract (must have PB subsidies on 5 units of 15% of total)		new					
							3 points for viability design features		same (2019)					
	10% of credit ceiling set aside for projects with 100% senior units.	p. 8			same (2019)		5 points for affordable assisted living (AAL) with review packet approved by the AAL steering committee		same (2019)					
							3 points for barrier free standards.		same (2019)					
	First round credits in Metro area must include 75% of units for SRO, efficiency, or 1bd limited to 30% AMI (Option #1)	p. 6	same (2019)				7.13 points for reserving up to 25% of units for special populations (physical and mental health disabilities) at or below 30% MTSP income; narrative must include how appropriate services will be provided	p. 11	Up to 10 points (2019)				State designated basis boost for PSH for disabilities or high priority homeless criteria (new) (p. 19)	
	First round credits in metro area not restricted to 55+ must include 75% of units with 2BR+ and at least 1/3 of 75% have 3BR+ (Option #2)						Up to 32 points for a minimum of 5%, up to 100% of units set aside for high priority homeless supportive services must be available to all SH residents; experienced service provider with demonstrated outcomes; service funding commitment; accept coordinated entry high priority households	p. 9	22 points (2019)					
	First round credits for unrestricted projects must set aside units to mental illness, developmental disability, drug treatment, physical disabilities, brain injury	p. 6	same (2019)				8 points for 50% units at 50% MTSP, 13 points for 100% of units at 50% MTSP For PSH: Up to 2 points for at least 5% of units targeted to specific CoC populations.	p. 19	same (2019)					
	projects will receive a preference that offer eventual tenant ownership when reviewing tie breakers.	p. 3	incentive (2019)				12-15 points for family housing not restricted to 55+, must market to families with minor children (at least 75% of total units have 2BR+ and at least 1/3 of 75% have 3BR+)	p. 8	5-7 points (2019)					
	developer must demonstrate that the project meets at least one of the HTC statutory strategic priorities (supportive housing is an option)	p. 40	same (2019)				3-7 points for restricting housing for 55+	p. 8	new					
	At least 2% of units must have rents restricted at or below county 30% MTSP rent limit (Projects where all units include PBRA excluded)	p. 5	new				6-26 points for projects with up to 100% of units with PBRA, Up to 7 points for projects that restrict units to <30% AMI for 10 years	p. 18	2-26 points, 4 points for further restricting (2019)					
	At least 3% of units must have rents restricted at or below Housing Assistance Payment (HAP) standard (PBRA excluded)	p. 5	new				8-9 points for waiving QC for min. 40 or 50 years	p. 20	same (2019)					
	Must utilize PH and Section 8 waiting lists	p. 45	new				3 points for incorporating Universal Design standards.	p. 31	same					
										require broadband (cable, fiber optics, wiring or other) with 25 Mbps download/3 Mbps upload in units, exceptions for location and financial burdens. Exceptions - can't be paid for with acq. Or construction funds		found in Design /Construction standard guide, p. 13	high priority homeless are defined by the Coordinated Entry System/the Statewide Coordinated Entry standards and protocol	

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	Must provide a minimum of two community services in at least two unrelated areas not typically present in low-income rental housing for min. of 10 years beyond placed in service date; must list services in application but services must be kept current as to changing tenant needs; must maintain evidence services are being provided through activity reports	p. 10	same (2019)				6 points for FT service coordinator, 3 pts for FT (20 hrs). Must have MOUL, demonstrate financial feasibility with cost of SC as line item on 15-year pro forma	p. 62	same (2019)	2 points for onsite business and education center that has dedicated room & equipment including desktop computers with internet access separate and apart from manager's office staff; 1 computer for every 10 units	p. 64	30% basis boost for targeting elderly (100% of units if over 62, 80% if over 55), disabled/Olmstead (7%-20% of units), veterans at 10% of units (p. 28)				
							2 points for services beyond those required for threshold; specifies mentoring program for at-risk kids, reading programs for adults, must be provided by 3rd party, conducted by owner employees does not qualify	p. 62	same (2019)							
							6 points for experienced 3rd party service provider for minimum 10 year contract (requires pre-approval)	p. 63	same (2019)							
	PH waitlist	p. 11	same (2019)				Up to 13 points for targeting one special needs population: elderly (require healthcare, social activity, and transportation services), Olmstead w/ MOUL, veterans (agreement with VA or local vet clinic)	p. 68	10 points (2019)	2 points for Development WiFi: provide tenants access to internet via development deployed wi-fi network; coverage must be available throughout units as well as outdoors	p. 65		no definitions			
					5 point for 15% of units at less than 30% AMI	p. 68	same (2019)									
	All developments 12+ units must have 5% wheelchair and 2% hearing/visually impaired accessible	p. 5	same (2019)	Set-aside Preferences (30% basis boost): 33% of Federal and State credits set aside for projects with 10-100% of building set aside for either special needs (physically, emotionally, mentally impaired, being treated for mental illness, developmentally disabled) or vulnerable persons (HUD defined homeless, domestic violence survivors, youth aging out of foster care)	p. 14-15	same (2019)	1 point for services provided in each category: housing stability, income & employment, physical/mental health, quality of life, social and community connection; up to 5 points	p. 25	same (2019)	Sufficient broadband infrastructure in accordance with Narrowing the Digital Divide, HUD Broadband Rule	p. 5	Services set asides applicants submitted under set-aside preferences must put \$1,000 per unit into Special Needs Housing Reserve Fund, which will be used to fund reserves for winning projects (p. 16)	no definitions			
							Up to 10 points for income targeting	p. 24	6 points (2019)							
	MHDC will award 811 project rental assistance for 25 units	p. 12	new	For developments seeking HOME Funds - must set aside 15% or more of units for homeless, at risk of homelessness, domestic violence, veterans. MHDC encourages new & innovative proposals for supportive services	p. 11	new	5 points for 100% tenant ownership at end of compliance period	p. 24	same (2019)	Mentions computer lap/ check out program as an example of services under service enriched housing		30% basis boost for Independence Enabling Housing ("IEH") units that are developed to serve special needs individuals who wish to live independently but who may need additional assistance from a caregiver who resides in a Companion Living ("CL") unit. (part of set-aside preference) (p. 18)				
							proposals that include rental assistance for at least 15% of units get 5 points	p. 28	same (2019)							
																Community Needs: How a development will address the needs of the population and community it intends to serve is important. The existing stock of affordable housing and demographic trends in the area will influence the needs of the community and ability of the development to meet those needs (p. 34)
	all new construction must use universal design	p. 5	same (2019)	Service-Enriched Housing (eligible for 30% basis boost): must offer substantial services that take into unique characteristics of residents with outcomes focused on housing stability, social and community connections, physical & mental health, income and employment, satisfaction with services; must focus on specific population (ex: senior, individuals with children, veterans); must include property services plan, funding description, resident needs assessment plan)	p. 15	same (2019)	developments that qualify for set-aside preference and set aside 15% or more of units for special needs get 5 points	p. 25	new						Service escrow: if developer proposes escrow for services, must contribute 50% of escrow amount from developer fee if not funded by grant; developments offering services but not selecting priority/not receiving services grant will be 100% developer funded and should be deducted from developers fee (p. 13)	

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Homes (2021)	Must maintain PH/HCV waiting list	p. 11	same (2019)				100 points for at least 50% of units for project based rental subsidy.	p. 17	min 25% of units (2019)	Infrastructure installation is required for all New Construction and Substantial Rehabilitation developments (p. 11) - waiver request possible		130% basis boost for low-income targeting; 75% units at or below 50% AMI (p. 26) (was 30% boost in 2019)			
							100 points for committing project to 35+ years of affordability beyond extended use period	p. 14	31+ years (2019)						
							Up to 200 points for targeting extremely low income	p. 14	same (2019)						
							30 points for narrative showing met with/discussed participation in screening/referrals or service provision with Local Entry; 30 points if commit to supportive services for extended use period	p. 18	same (2019)						
							10 points for each 5% of units targeting special needs tenants (individuals with children/ large families, persons with disabilities, veterans, domestic violence survivors, Permanent Supportive Housing (25% max units)), up to maximum 100 points. Elderly property will receive 100 points	p. 19	same (2019)						
Soboska (2022-2023)				33% set aside for CRANE (job creation/enhancement, economic growth, joint housing and community development strategies), PSH is eligible use. Projects must target at least 30% of units for PSH populations, tribal housing or reentry	p. 12		2 points for 20% of units meeting visitability design standards.	p. 25	same (2019)	2 points for high-speed internet with owner paid service for each unit, 3 points for fiber	p. 27	Any development can request 15% basis boost (p. 24)	CRANE developments are eligible for 30% basis boost (p. 24)	no definitions	
							2 points for accepting PBRA for at least 25% of units	p. 28	same (2019)						
							1 point for PHA waitlist agreement	p. 24	same (2019)						
							1-2 pts for 25-30 year extended use period, 3 pts for waiving right to request qualified contract	p. 20							
							3 pts for preservation of existing affordable housing with PBRA	p. 22							
							2 points for senior development	p. 22							
							1 point Target families with children, with at least 10% of units as 4BR+	p. 23							
							1 point for equipping each unit with medical alert/emergency response system at no cost to tenant	p. 27							
							Up to 5 points for income targeting	p. 43							
							2 pts for eventual tenant ownership	p. 21							
	All projects must apply to one of 9 categories including: individuals under 35 y.o., individuals/families with children, senior housing, special needs (20% of units; disabilities, mental illness, PSH for homeless, DV, transitional housing, drug abuse, alzheimer's; must have services but must be optional)	p. 8	same (2019)				Applicants grouped by project type by geographic sub unit. For special needs, ranking based on time spent working on PSH and number of units created.	p. 19 cc: SN	same (2019)	must have broadband infrastructure for all units	p. 18				
							1 point for 10% of units targeted to veterans in any category.	p. 20	same (2019)						
							Max of 6 points for low rent targeting, 2 points for restricting rents and incomes to not exceed the 50% limit for all units	p. 27	same (2019)						
							1 point for each additional 5 yr period of affordability (max 4 points)	p. 24	same (2019)						

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Texas 2019	Projects must commit to a) at least 40% units for households at or below 60% of AMI. (100% LHHC, all units must be restricted) or b) at least 20% of units for 50% of AMI (100% LHHC, all units must be restricted)	p. 12	same (2019)				2 points for preserving existing LHHC units, 2 points for at least 25% of units with FBRA	p. 27	same (2019)	2 points for computer room with full internet access with at least one computer for every 20 units (computers must meet specific requirements)	p. 21	projects for special needs can utilize 130% of eligible basis (p. 30) - new	no definitions	One objective for QAP is to increase the availability of housing with supportive services, including for veterans	
							3 pts for exceeding the 5%&2% requirement by making 21% of units adaptable/accessible	p. 22	same (2019)						
							6 points to developments based on the number of supportive services available. Must include how services will be provided and funding; 2 pts for transportation services, 2 pts for 10 hr/week RSC, 4 pts for 20 hr/week RSC, or 4 pts for MOU from service providers with min. of 15 hrs/week on site	p. 28	MOU points new (2019)						2 points for free internet in units
Texas 2019/2021/2022	Service coordination: see Appendix 1 for additional information. In lieu of submitting service coordination plan and budget, sponsors may opt to obtain the CORES certification	p. 9	CORES new				5.7 points for accepting Section 811 PRA contract (10% or 25% of all units)	p. 14	5 points for 10% of units (2019)	All units must be wired for broadband (design standards) 2 points for free Wifi in community room	p. 21		Service Coordination: provide access to appropriate services; connect residents to needed services, develop and implement strategies to build community among diverse residents, and develop partnerships to bring programs and services onsite to meet the needs of groups of residents (p. 9)	Require demonstrated expertise in service provision or must use 3rd party	
							Up to 6 points for dedicating 10-25% of units in existing properties to Section 811	p. 13	20 points (2019)						
							Supportive housing serving homeless or veterans: 25 points for general occupancy projects, 100% of units, transitional or permanent housing OR 5 points for greater than 10% but fewer than 100%; must use 3rd party provider unless documented expertise in service provision, RONA, case management, onsite stabilization services	p. 12	15 points (2019)						Projects must provide access to internet when meeting with residents for service coordination (smart phone or tablet acceptable)
							20 points for 10-25% of units reserved for intellectual or physical disability, severe mental illness, veteran or homeless. Same service requirements as supportive housing	p. 13	5 points (2019)						
							5 points for service-enriched housing for age-restricted units. bi-monthly onsite health clinics at no cost	p. 13	same (2019)						
	Must outline a brief plan on incorporating healthy housing development principles in project. Healthy housing is a broad concept defined by innovative design to improve occupant health outcomes	p. 8	new					5 points for different levels of income targeting	p. 12	same (2019)				Service coordination must be optional for tenants; 52 hrs per quarter of onsite service coordination for 20 units, add 13 hours for every 5 units over 20; must be outside of PM; must increase knowledge and access to services, maintain housing stability, build life skills, increase income and assets, increase health & wellbeing, and/or improve education success of children *Alternatively, a CORES certified sponsor or CORES certified third party will meet Service coordination threshold for duration of certification. To qualify, services may not be provided by the service coordinator or other management company staff. Must have fully executed MOU and conduct annual survey (appendix 1, p. 38) <b>CORES language new</b>	HFA Primary Allocation Priority - Projects that benefit communities that have been disproportionately impacted by the housing shortage including persons with disabilities and persons experiencing homelessness (p. 4)
								10 points for project with preferences for tenants with disabilities and can demonstrate need for 1BR exclusively	p. 12	same (2019)					
								2 points for at least 15% of units as fully accessible (1 pt for preservation)	p. 21	new					
								5 points for commitment of PBV for 20% of units, 10 pts for new rental assistance subsidy for 33% of units (PHA PBV not eligible unless new allocation), 15 points for new rental assistance subsidy for 66% of units (PHA PBV not eligible)	p. 15	same (2019)					
								130% basis boost for projects that reserve 25% of the total units to households at or below 50% of AMI (p. 7)							
PH waitlist	p. 11	same (2019)													

Supportive Housing cycle:

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New Jersey (2019)	Has funding cycles: family, senior, supportive, and final	p. 17	same (2017)	No less than 50% of F/S/SH cycles to family, 20% to senior, 25% to supportive housing, remainder and left over to final round	p. 17	same (2017)	5 points to developments that require social service plans, 24/7 on-call crisis response capability, financial management training, or linkage/follow up healthcare required	p. 57	same (2017)					
	Supportive housing: population needs analysis, marketing plan, experience of owner/PM/service provider, executed services agreement between service provider and owner entity, evidence of subsidy commitments	p. 40	same (2017)			Removed: 12.5% of annual authority for projects with 10 units or 25% of units for special needs housing.	Up to 2 points: 1 for healthy lifestyles education & programming, 1 for education/job training 2 points for dedicating 100% of the units to permanent supportive housing. 2 points for evidence of rental assistance funding commitments for all special needs units. 2 points for integrated living opportunities such as mixed-income, mixed needs, scattered site 5 points for exceeding the living standards of an SRO. <b>Family Cycle:</b> Up to 6 points to provision of social services, 2 points per service; must provide funding sources, experience of provider, firm agreements Up to 4 points for project amenities at 2 points each, one of which is food delivery program 2x/month 2 points to projects that give preference to the PHA waiting list. 3 points to projects that rent 5 units or 5% to homeless individuals or families OR 2 points to projects that rent 5 units or 5% to individuals or families who are disabled and leaving institutions under the Olmstead Decision. <b>Senior Cycle:</b> Same as family except up to 9 points: 3 points for transportation 1x/week, 1 pt for Services for Independent Living program, 2 pts for regularly offered healthcare provider, 2 pts for partnerships with hospital/MCO, 1 pt for outdoor space, 1 pt for exercise room	p. 58 p. 58 p. 59 p. 59 p. 46 p. 47 p. 45 p. 54	previously 2 points for education such as GED prep same (2017) same (2017) same (2017) same (2017) same (2017) new same (2017)	Family cycle: 2 points for each unit amenity up to 6 points, high speed internet access is one amenity	p. 47	5% increase in developer fee for supportive housing cycle projects.	Social Service coordinator: person responsible for linking the residents of a property to appropriate supportive services (case management, information and referrals to residents, screening for resident eligibility, assessing needs of resident, monitoring & evaluating service delivery, linking with agencies & service providers, planning monthly programs) (p. 12)	
New Mexico (2022)	Projects may have a preference for veterans. MFA encourages all projects to develop marketing plans to veterans	p. 7	same (2019)	20% of annual credits set aside for underserved populations (PSH, min. 25% of units, federal operating subsidy or PBVs for 75% of PSH units) & Tribal projects	p. 20	new	Up to 8 points to developments with at least 20% of units for special needs households (10% of units must be ELI). must complete service coordination certification application & budget (min. 4 hrs/wk for up to 20 units, additional hour for every five units) <b>Special Needs Projects:</b> Up to 8 points for food pantry, free transportation, health promotion/disease prevention, case management services Up to 10 points for service enriched housing dedicated to seniors (100% of units); requires service coordinator at least 2 days/week for min 10 hrs/week plus annual operating budget for services; must indicate which services will be provided. <b>Additional points for enrichment services on p. 36</b> Up to 8 points for projects with 25% of units reserved for households with children; onsite service coordination 2 days/week for 10 hrs/week plus annual operating budget for services; must indicate which services will be provided. <b>Additional points for enrichment services on p. 39</b> 5 pts for 35 yr affordability commitment 12, 14, or 16 pts for restricting income and rent 6, 8, or 10 pts for sustaining affordability 3 points for deep affordability 2 points for giving preference to PHA waiting list.	p. 29-30 p. 32 p. 34 p. 37 p. 29 p. 28 p. 27 p. 47 p. 41	15 pts same (2019) Up to 15 points, specified min. \$2500 in operating budget (2019) Up to 15 points, specified min. \$2500 in operating budget (2019) same (2019) new same (2019)	in unit high speed access that adheres to HUD's Digital Divide requirements (exceptions for financial or infrastructure burden) service coordinators must have access to internet services when meeting with residents. Use of a smart phone or tablet is acceptable (p. 30)		MFA may designate other project types or geographical areas that are eligible for a state-designated basis boost up to 30% (p. 12)	Households with special needs definition on p. 93 Provision of housing to serve documented Senior Households; Permanent Supportive units; and Tribal communities; Nonprofit development is a MFA priority (p. 16). minimum of four hours per week of onsite Service Coordination provided by the service Service coordinator requirements for special needs on pgs 30-32	all incentive language relates to housing priorities which all include the provision of services and a chart of points per service up to the 15 point value
New York (2019)				Division reserves the right to set aside credit for supportive housing projects			5 points for preference in tenant selection to 15% or more of units dedicated to special needs households with preference for veterans; must have comprehensive service plan with commitment in writing with experienced service provider 5 points for 5% of units fully accessible and 2% accessible for vision/hearing impaired Up to 7 points for projects serving households with children (scored on ratio of bedrooms to units) up to 8 points for targeting lowest incomes and has PHA referral path	p. 17	same (2019)	Projects shall provide high-speed broadband in units for all residents at no cost to tenant (min. 100 Mbps download speed, flexibility for tenant to enhance their service, wireless internet in common areas, bulk purchasing encouraged). Projects encouraged to retain ownership of infrastructure within the building and consider third party managed system (p. 50, NYNHC Design Guidelines)		Cannot use capitalized operating reserves to fund social services.	Supportive housing: projects which give preference in tenant selection to persons with special needs for at least 30% of units; must document need for housing for target pop, ensure delivery of appropriate services for which documented need exists, transportation plan, funding for services, provision for rental subsidy, capital financing, referral agreement, integrated setting	
	10% of units for persons with disabilities or homeless population. Not required to provide onsite services	p. 22	same (2019)				2 points for affordability	p. 17	same (2019)					

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<a href="#">South Carolina (2022)</a>	5% of all units must meet accessibility requirements in Appendix B, 2% for sight/hearing impaired	p. 22	same (2019)	Up to \$750K awarded for projects with existing USDA Section 515 financing and PBRA for at least 50% of units	p. 7	no requirement for PBRA (2019)	Up to 4 points for 7.5-15% Olmstead	p. 23	same (2019)	Option as additional amenity - resident computer center with at least 2 computers. No mention of internet	p. 12 Appendix B		Targeting program (Appendix D): support services must not be condition of tenancy; must do monthly surveys for program operations and tenancy issues (p. 5)	Targeting program has specifics in Appendix D	
<a href="#">South Dakota (2022)</a>	Must give priority to PHA waiting list	p. 11	same (2019)	Native American Set Aside	p. 19	same (2019)	Up to 9 points for 10-20% of units with universal design. Additional 3 points for universal design units that are 2 or more bedrooms.	p. 17	same (2019)	must install broadband infrastructure to all units and community rooms at 25/3 mbps	p. 11	30% basis boost for primarily serving special needs or supportive housing; projects with 20% or more of units at 30% of AMI; tribal projects (p. 2)	Special needs populations for PSH include chronic/persistent mental illness, chemical dependency, persons with disabilities, long-term or at-risk of long-term homelessness, frail elderly (62+ and cannot perform 1 or more ADLs) (p. 16)		
							Removed: Up to 11 points for 10-20% of units as permanent supportive housing; must prove market demand, 3rd party verification of services which are appropriate to the target population, commitment to services; up to 9 additional points if 100% units and 8-24-7 staffing (20 total points)								
							Removed: Up to 8 points for senior housing								
							For special needs, 5-10 points for a dedicated tenant support coordinator (TSC) for at least one hour per unit per month. TSC will facilitate provision of supportive services, identifying needs for assistance, educating tenants on available resources. 10 pts for formal letter of intent with qualified service agency with Medicaid reimbursement. must have tenant selection plan	p. 15	new						
							5-10 points for preserving existing affordability (transfer of PBRA, waiving ability to opt out of extended use period)	p. 18	same (2019)						
							20% or more of units are 3BR or larger	p. 18	same (2019)						
							Max of 45 points for projects with min. % of units having gross rents based on 50% or less of AMI	p. 14	same (2019)						
<b>Northern Mariana Islands***</b>							3 points to projects that dedicate at least 20% of units to tenants with special housing needs or elderly households.								
<a href="#">Ohio (2022)</a>	Must include services: RSC should have experience with target pop; must have supportive services plan unique to development (funding, methods, specific services, ROMA, transit, MOULs, monitoring, outcomes); can submit CoC/HUD approved plans	p. 19	same (2019)	Set-aside of \$4M for Service-enriched housing (PSH); 30% of AMI, must have support from CoC, minimum 50% of units have rental subsidy commitments	p. 31	Previously \$4.5M (2019)	Removed: Set aside for senior and substance abuse recovery (2019)								
							PSH set-aside:								
							Up to 20 points for local service providers, two or more before/after-school care, milk/counseling services, bh services, early childhood ed., of assistance, financial literacy, health promotion, job training, life skills, transport, legal services	p. 41	25 points for 3 or more (2019)						
								Up to 15 points for local partners including both referral provider, medical partnerships,	p. 42	25 pts (2019)					
								Up to 20 points for projects identified as a priority of the applicable CoC or 10 pts for letter of support	p. 64	letter of support (2019)					
								<b>New affordability set-aside: (at least 35% to family or senior)</b>							
	All developments must incorporate all mandatory design components and either 10 additional in 50% of units or 5 add in 100% units	p. 29	new				5 points for onsite health clinic/wellness suite with service coordinator on site at least 10 hrs/wk (option under exercise & wellness)	p. 35	service coordinator new (2019)	all units and community rooms must have broadband infrastructure at least 25/3 mbps. Owners are not required to pay for tenants' service but must provide free access in all common areas through the Extended Use Period (does not apply to developments in areas that lack broadband service).	p. 21	130% basis boost for developments in Service Enriched Housing Pool (p. 35); 115% basis boost New Affordability in which 25% or more of units are affordable to ELI households; (p. 29)	PSH is permanent, community-based housing targeted to extremely low income households with serious and long-term disabilities; leases that provide PSH tenants with all rights as long as complies with lease requirements; meets Housing Quality Standards for safety, security, and housing/neighborhood conditions; complies with federal affordability guidelines; services are voluntary; services are individually tailored; evidence-based (p. 4 of OH PSH Framework)		
	At least 10% of units must be accessible	p. 29	new				Senior only: 5 points for CORES certified entity/contracting with CORES third party entity OR on-site services for at least 15 minutes per unit per week. SC must have a history of serving targeted area. Residents' participation must be entirely voluntary	p. 39	new						
	At least 10% of units to 811	p. 25	previously incentive (2019)				10 pts for ELI targeting or PBRA for 15% of units	p. 35	PBRA new (2019)						

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Aurora (2022)							5 points for income targeting for 40%+ of units at or below 50% AMI	p. 24	same (2020)	Provide internet connection in each unit that meets or exceeds 25/3 mbps. Also, Must choose 1 of: onsite computer workstations with internet access (min 2 computers for <60, 4 >60 units), wireless internet connection for development (no mention of charges), or security alarm in each unit	p. 46-47		Target population: homeless, persons w/ mental or physical disabilities, veterans, youth aging out of foster care (p. 27)				
							10 pts for 10 years of extended affordability beyond 30 yr requirement	p. 24									
							3 points for preserving affordable housing with federal subsidy	p. 29									
							10 pts for tenant ownership	p. 27									
							5 points to developments dedicating at least 10% of the total residential units to special needs households; 8 points if elderly and additionally target 10% to target population	p. 26	same (2020)								
							3 points for individuals with children with 30% of units 3+ bedrooms	p. 25	same (2020)								
Aurora (2022)	Resident services: must submit resident services plan, reviewed every 5 years, meets needs of residents, reporting required on services provided, attendance, service provider, MOUs, methods of evaluation (p. 13 of LHFC manual)	p. 30	same (2019)	Tribal lands set-aside (10%)	p. 12	same (2019)	Up to 9 points for state priority: either PSH (2 pts for including PSH up to 25% of units, 1 pt for OHCS PSH training, 1 pt for tenancy service resources funded outside of operations, 1 pt for experience with PSH) OR Family-sized Units (3 pts for 3+ bedrooms in 15% units, 2 pts for 2+ bedrooms in 45% units), 4 points for including targeting special needs ("usually defined") in 10-25% of units	p. 33	same (2019)			30% boost for PSH and projects with at least 20% of units restricted to ELL rents (p. 30)					
				10% set aside for qualified culturally specific orgs/developers serving historically underserved communities representing "least likely to apply" for housing	p. 11												
				Up to 7 points for resident services: 1 pt for urban/2 pts for rural for comprehensive resident services plan, 1 point for asset-building strategies; 1 point for funding resident service staff for external agency; 1 point for including performance tracking & reporting of data; up to 3 pts urban/2 pts rural service provider is culturally responsive	p. 36		same (2019)										
				Up to 7 points for affirmative fair housing marketing	p. 35												
				Up to 5 points for rents serving lowest AMI	p. 36												
All projects must remain affordable for 60 years	p. 19																
All applicants and members of dev. team are required to enter into an agreement to commit their org to ongoing efforts to enhance DEI practices	p. 20																
Must accept 811 if OHCS requires it	p. 29	same (2019)					Up to 3 points for having PBRA	p. 36									
Aurora (2022)	10% of units in urban areas and 5% in suburban/rural are affordable to persons at or below 20% AMI.	p. 18	same (2019)	Minimum 2 projects for senior housing (62+) in each of the urban & suburban/rural pools; must provide services that enable to live independently	p. 29	same (2019)	Up to 10 points for supportive services; Services must be specific to development + address needs of population including general occupancy, senior, and special needs specific; sufficient funding recommended to be set aside in contract; utilize service provider/coordinator to implement plan, min 1 hr/week for every 5 units	p. 40	same (2019)	must have broadband infrastructure in compliance with Narrowing the Digital Divide (unit access) Up to 5 pts for applications that commit to device sharing program for residents, providing free broadband/Wifi hotspots to enable internet access for residents and visitors in public areas; and providing free internet access to residents new (p. 42).	p. 24	30% basis boost for supportive housing projects.	Target population: homeless, non homeless requiring services including t/w mental, physical, sensory, developmental disabilities, substance abuse, HIV/AIDS, released from incarceration, and other approved on case-by-case (p. 29)				
							Supportive services: minimum level of supportive services to the proposed resident population	p. 19	same (2019)								
							Minimum 4 projects for supportive housing in each pool for targeted populations; min 160 units	p. 6	15% units (2019)						10 points for additional accessibility (twice as many units as required in development)	p. 41	same (2019)
							Up to 20 points for 10-50%+ of units at <50% AMI	p. 40	same (2019)								
							Up to 10 points for units with 3BR+ for large families. High rise developments and senior housing cannot qualify	p. 42	same (2019)								
Must extend affordability for at least 40 years	p. 16	35 years (2019)	1 development between two pools reserved for "innovation in design," which may be illustrated through leveraging community resources, meeting social needs, innovative partnerships/programming	p. 30	added meeting social needs and innovative partnerships (2019)		Up to 10 points for units with 3BR+ for large families. High rise developments and senior housing cannot qualify	p. 42	same (2019)			5% increase in developer fee to fund internal rent subsidy or supportive services (p. 26)					
Must demonstrate housing needs of PHA waiting lists have been met	p. 18	same (2019)	1 development reserved between two pools which demonstrates innovative approach to serving populations which are re-entering society from correctional settings	p. 32	new		2 points for PBRA for at least 50% of units in development	p. 49	same (2019)								
Visitability requirements	p. 22	same (2019)					<del>Removed:</del> Up to 5 pts for 10%+ units with Section 811.	p. 30	was 10-25%								
Aurora (2022)	12% of units must be fully accessible.	p. 15					Up to 1 points for dedicating at least 75% of units to elderly, single family, young family, HIV/AIDS, veterans and assisted living	p. 39									
							Up to 2 pts if at least 50% of units targeted with income at 50% AMI	p. 39									
							1 pt for PHA waiting list	p. 40									
							Up to 6 pts for extended affordability	p. 40									
							Up to 4 points for sustaining supportive services for special needs	p. 42									
3% of units sensory-accessible	p. 15										must have broadband infrastructure						



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Public Housing Agency	PH waitlist	p. 17	same (2019)	no set aside but priority given to projects serve very low income, chronically homeless, special needs, and families with children	p. 28	same (2019)	Up to 6 points for serving ELI, homeless, or special needs in 10-21% of the units with services; service plan and MOU with provider required for special needs	p. 36	same (2019)	Up to 5 pts for high speed internet at FCC minimum to units at no cost to residents (3 for wireless, 5 for wired). Cost for broadband must be reflected in proforma operating budget and cost itemized for review. 15 year commitment at minimum, must include written proposal (new) (p. 39)	p. 34	Portion of building used for PSH may be included in qualified basis	PSH: must contain sleeping accommodations, kitchen, bathroom; supportive services must be either on property or readily available; must have supportive services plan		
							Up to 3 points for 10-21% of units serving ELI, homeless, or special needs without services.	p. 37	same (2019)						
							3 pts for community-based nonprofit with track record of community engagement, is incorporated in RI and has operated housing in the neighborhood or similar neighborhoods in state	p. 39	new						
							Up to 4 pts for providing supportive services to residents based on list of prioritized services (ex. Childcare, adult daycare, employment services, behavioral health, job training). Must have MOU with costs and narrative, min. of 24 hrs per year, outcomes and attendance tracked, services must be free, transportation provided at no cost, resident awareness	p. 39, 40	new						
							Up to 5 pts for leveraging state and federal funds from subsidy programs such as RAD, Section 811, Section 8'	p. 36	new						
Public Housing Agency	Family developments: For new construction, at least 25% of units must contain 3BR+ and 10% must be 1 BR, studio.	p. 15	new		p. 8	new	2 points for public housing wait list	p. 9	new	computer room with minimum 2 new computers including scanners and printers for; must have high speed internet	Design Guidelines	All areas of state eligible for 30% basis boost			
							10 points for affordability (see table on p. 21)		new	All units pre-wired for high speed internet hook-up with one centrally located connection port with connection ports in each bedroom or one centrally located port with wireless internet for each unit	Design Guidelines				
							5 points for documented support from HOME or public foundation funds	p. 22	new						
							10 pts for targeting 10% of total units to persons with disabilities and either designating units for 20% AMI or securing PBRA	p. 24	5 pts (2019)						
Public Housing Agency	All projects must include 5% of units for mobil impaired, 2% for visual/hearing impaired	p. 23	same (2019)	Up to 20% of total annual tax credits available for highest scoring project on tribal land	p. 3	new	40 points to developments providing verifiable onsite services to tenants.	p. 29	same (2019)	New construction or substantial rehab with more than 4 units must incorporate broadband infrastructure (no note on providing internet/ whether in unit)	p. E4-6	30% basis boost for service enriched housing	Service Enriched Housing: homeless, physical/mental/developmental disabilities, 62+, families with children (p. 29)	Seems like may have general definition of service enriched, not just PSH but unclear because the list under the points section includes families, but the list under the formal definition does not but does state included but not limited to...	
							30 points for additional 10 yrs of extended use period	p. 27	same (2019)						
							10 pts for project that creates rental units for assisted living or congregate care	p. 28	same (2019)						
							Up to 75 points for deeper income targeting: 10% at 50% AMI, 7% at 40% AMI, and 3% at 30% AMI	p. 27	same (2019)						
							<del>Removed: Up to 30 points for using Section 811 rental assistance for 10-25% of units.</del>	p. 2, 27	Was 40 points (2016)						
							Up to 15 points for including more than the federal minimum accessible units, up to 20% of units.	p. E4-3	same (2019)						
							10 points for serving families with children	p. 31	same (2019)						
							10 points for giving preference to PHA waiting list.	p. 31	same (2019)						
							15 points for IID in at least 25% of units.	p. E4-3	same (2019)						
							1 point for PH waitlist	p. 41	3 pts (2019)	2 points for all units pre-wired for high speed internet hook up with at least 1 centrally located hook up (3 points if also include connection ports in all bedrooms) or a wireless computer network	p. 34				

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<a href="#">Utah (2021)</a>				Up to 20% of annual housing credits allocated to developments involving a PHA	p. 13	same (2019)	5 points for preference to households with children (at least 20% of units must be 3BR)	p. 42	same (2019)	All units should be wired in bedroom and living room with internet jacks. Common areas, community rooms to have communication lines as required (Design Standards, p. 19)			Supportive services: Furnished through a contract with supportive service providers to provide Supportive Services, appropriate for a particular special needs population, under a planned program of services. In the case of persons with disabilities or housing for older persons, such services may be designed to enable residents of a Housing Credit Development to remain independent and avoid placement in a hospital, nursing home, or intermediate-care facility.	Very PSH supportive services language
							Up to 5 points for setting aside additional % of units for households at <50% AMI	p. 38	same (2019)					
							5 points for serving special needs (including older adults); must have services and MOU; cannot take points for special needs and also serving resident populations with children (serving pop w/ children doesn't mention services)	p. 41	same (2019)	For SSN+SFMC, must have 1 from list of onsite amenities, which includes providing a computer room with updated systems and high speed internet, 1 computer per 50 units	p. 41			
							Up to 16 points for additional affordability beyond mandate with varying levels by type of (2050, 40, 60, income averaging)	p. 49	same (2019)					
							2-4 points for extending affordability to 35-45 yrs total	p. 70	2 pts for extending affordability to 35 years total (2019)					
							Up to 3 pts for residents with special needs (5% of units with additional 2% referred from Continuum of Care OR preference for low income veterans if meets requirements)	p. 56	same (2019)					
							13 points if at least 20% of units are affordable for ELL, if PSH sponsored by nonprofit.	p. 50	same (2019)	1 point for high speed wifi with coverage throughout clubhouse/ community building	p. 89			
							11 points for resident supportive services (see pgs. 92-94 for full list)	p. 51	same (2019)					
<a href="#">Utah (2021)</a>				5% of annual credit allocated to USDA developments	p. 34	same (2019)	26 points for supportive housing and meets requirements	p. 67	new	2 points for high speed wifi with coverage throughout the development	p. 89	30% boost for 100% PSH projects or for reserving 10% of units for ELL (p. 33)	Supportive services are intended to be provided by a qualified and reputable provider in the specified industry such that the experience and background of the provider demonstrates sufficient knowledge to be providing the service. In general, on-site leasing staff or property maintenance staff would not be considered a qualified provider. Where applicable, the services must be documented by a written agreement with the provider (p. 92)	Supportive housing definitions seems very PSH but then unclear about the points for supportive services/ if those are just for the supportive housing. They're under a section titled "Subchapter B - Site and Development Requirements and Restrictions" > "Development Requirement and Restrictions"
							3 points to developments in which at least 5% of the units are set aside for at or below 30% AMI	p. 69						
							8 points for various safety amenities	p. 87	same (2019)	2 pts for business center with workstations & internet access, 1 printer and at least one scanner; and either 2 computers/ laptops available for check-out	p. 88			
							Except for developments with 10% of units as PSH, application can receive points by providing high-quality Pre-K program and associated educational space (must commit to all items (a-c))	p. 85-86	same (2019)					
							Points for supportive services: 3.5 for daily-3x per week shuttle; 1 pt for monthly; 2-4 pts for high quality pre-k; 3.5 pts for 12 hr/week services for K-12; 3.5 pts for 4 hrs/week onsite ed opportunities; 1 pt for tax prep; 2 pts job training; 1 pt weekly substance abuse; 2 pts food pantry; 1 pt annual health fair; 2 pts weekly exercise class; 2 pts phys/occ therapy; 2 pts law enforcement partnership; 1 pt notary services; 1 pt RSC for 15 hrs weekly; 3 points for disabilities/supportive housing related services	p. 94	same (2019)	1 point for high speed internet service in all units (wired or wireless; required equipment must be provided)	p. 90			
	Must commit to extended use period of 35 yrs after end of compliance period	p. 27	same (2020)	30% PSH set aside - rents must be for <35% AMI and supported with an operating subsidy.	p. 20	same (2020)	PSH exempt from AMI targeting system, and granted full 5,000 points, 5,000 points for 100% of units for chronically homeless, including services. If homeless project not 100% then remaining units must follow AMI targeting system	p. 54	same (2020)	1 point for including a computer room, must have at least 2 computers, 1 printer and free internet	p. 59		PSH targets people, particularly the homeless or chronically homeless, with psychiatric disabilities, chronic health challenges, or other barriers to accessing or retaining stable housing, and provides robust supportive services to reduce instability in housing. All PSH units must be rent restricted at or below 35% AMI and be supported by operating subsidy. Must be 100% set-aside, MOU with service provider, budget for supportive services, 15 yr commitment of PBRA (p. 43)	
				5% set aside for non-profit homeownership projects	p. 20	new	20 max points for projects with 3 or 4 BR (excludes PSH), life skills classes, day care facility, dedicated wellness room,	p. 58	same (2020)					
							5 points for service provider experience (PSH only)	p. 63	same (2020)					
							Up to 10 points (2 points per unit, up to 5 units) for special needs and mobility limited above required %	p. 64	same (2020)					
<a href="#">Utah (2021)</a>	All MF required to have min. of 5% of units as fully accessible	p. 64	same (2020)	63% of annual Utah state credits for PSH	p. 70	same (2020)	Up to 5 points for 80-100% senior (55+) units (PSH not eligible)	p. 64	same (2020)	2 points for wireless or wired		Second tiebreaker is number of special needs units.	Life skills classes. A narrative must be submitted with the Application that describes the specific classes being offered and their frequency. Letters of support from third party agencies providing training must be provided. 1. Finance - banking, loans, budgeting, shopping smart 2. Consumer credit - repair 3. Employment - resources, expectations 4. Medical - hygiene, care, pregnancy, insurance 5. Insurance - auto, rental 6. Driver education 7. Computer literacy 8. Education	

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							Max 10 pts for MOU with PHA for unrestricted units	p. 66	same (2020)	data network in each unit with full internet service at no charge to tenants	p. 59		resources 4. Assistance - assist clients with grocery transportation 7. Community activity or community vocational, children, resources 9. Apartment living 10. Transportation - resources 11. Childcare - resources 12. Government assistance - resources 13. Health -diet, exercise 14. Home buyer counseling/education (p. 60)	
							1 point per percent of low-income units for special needs up to 10 points.	p. 65	same (2020)					
							1-2 points depending on project size per 2% of units up to 10% for homeless or chronically homeless	p. 65	same (2020)					
	Must submit report to Department of Housing that demonstrate efforts to comply with Gov. exec order on 15% of subsidized housing for homeless (if haven't met this goal, must have detailed explanation of steps to reach it)	p. 13	was a goal in 2019, compliance is new	Removed: 25% of tax credit ceiling set aside for senior housing with services.			4 points for 25% supportive housing for homeless or at-risk of homelessness	p. 19	same (2019)				SHE: A combination of housing and services intended to help residents to live healthier, stable, satisfying, and productive lives. Services provide the support and care residents need to maintain or improve their health and to live safely in the housing site. The best examples of ServiceEnriched Housing, such as the Vermont Blueprint for Health Support and Services at Home (SASH) program, address a range of health, social, and economic needs of residents. The other level of Service Enriched Housing would offer similar services, but at a lower staffing level, to a majority of the residents in the building. Professional support for residents aging in place or those with disabilities, information and referral, and wellness and social programming would be provided. (p. 36-37)	
	Projects that dedicate more than 30% of credit units as housing with services must demonstrate market need, appropriateness of project design, service capacity, access to rental assistance	p. 13	new				senior properties receive 1-3 points based on robustness of services, service-enriched housing (equivalent to SASH) = 3 points. Additional 2 pts for service plan with RSC and/or programming focused on housing retention	p. 18	RSC language new (2019)					
	Not a threshold but preference for projects that target min. 15% of units as housing with services to homeless or at risk of homelessness	p. 22	new				3 points for at least 25% units receive "new" PBRA, projects with 25% PBRA receive 1 point	p. 13	new					
	Universal design	p. 15	same (2019)				3 pts for Deeper affordability - can use PBRA to meet AMI goals	p. 19	3 points for at least 25% units receive "new" PBRA, projects with 25% PBRA receive 1 point (2019)			30% basis boost for projects that reserve 15% of units for supportive or service-enriched housing for clients of human service agency (p. 7)		Principle of Vermont Plan: link our homeless assistance activities with permanent housing through systems, practices, and initiatives that are informed by data and proven approaches.
							1 pt for eventual tenant ownership	p. 21	same (2019)				SH: Supportive housing is permanent housing with supportive services for persons who are Homeless or At Risk of Homelessness. (p. 28)	
Virgin Islands*							15 points for serving people experiencing homelessness; must include services.							
							5 pts for either 10% of units targeted to people with disabilities or 10-25% targeted for non-elderly disabled, youth aging out of foster care, exiting correctional facilities, homeless veterans, frail elderly, etc.							
	Must commit to leasing preference to households a) in target pop. identified in MOU b) with voucher or binding commitment for rental assistance c) leasing preference can't be applied to more than 10% of units	p. 21	same (2019)	10% of allocation for Accessible Supportive Housing Pool: 15%+ units; serving people with disabilities, supported with rental assistance for ELI, 504 accessible, demonstrated capacity for service-enriched housing (CORES certified)	p. 17	6% of annual credits (2019)	15 points for universal design in senior project, 15 points multiplied by the percent of units in non-senior projects	p. 17	same (2019)					
							10 points for existing section 8 or 236, Rural Development assistance	p. 33	same (2019)					
							10 pts for any development participating in RAD or other conversion program	p. 21	same (2019)					
							10 pts for restricting units to <30%/40% AMI, 50 for <30% AMI	p. 42	same (2019)	If the household pays any utilities (excluding telephone, cable television or internet), an appropriate utility allowance must be subtracted from the gross rent limit to determine the maximum net rent chargeable. T				
							40-50 pts for 10-20 year commitment beyond 30 yr extended use period	p. 52	same (2019)	10 points for free in-unit high speed access, 12 points if wireless (6 & 8 pts previously)		30% basis boost for PSH (p. 27)		
							Leasing preference to households with children (<20% units with 1BR), 15 points plus .75 pts multiplied for each % of units with 3BR+ for max 30 pts	p. 41	same (2019)	Must provide a resident internet education information, draft resident acknowledgment form, and internet security plan at time of application.	p. 37		PSH: housing consisting of units designated for individuals or families that are homeless, at-risk, or have multiple barriers to independent living (p. 22)	
							5 points for developments without PBRA that have preference for PHA/Section 8 waiting lists	p. 33	same (2019)					
							Effective Jan 1, 2023: 15 pts for MOU with certified resident service provider (CORES is option) OR provides licensed childcare onsite with preference and discount for residents	p. 3	new	must have free wifi access in community room restricted to residents - (previously incentive)				
							10 points for new PBR or USDA subsidy for 5 units or 10%	p. 34	same (2019)		p. 22			
							Effective Jan 1, 2023: 15 pts for providing residents with free on-call, telephonic or virtual health care services with licensed provider	p. 4	new	For rehabs, 1 point for each unit with high speed internet	p. 36			
							50 points to developments in which the greater of 5 units or 10% of units provide rental subsidies to extremely low-income persons, 504 accessible and are actively marketed to people with special needs, 20 pts for units without rental assistance	p. 39	60 points (2019)	Pre-wired internet outlets for all bedrooms, living rooms, family rooms, and dens (p. 9)				
							20 points for HUD 504 accessibility 5 or 10% of units	p. 16	30 points (2019)					

Housing Credit Agency	Supportive Housing Threshold Requirements	Cite	Previous Threshold Language	Supportive Housing Set-Asides	Cite	Previous Set-Aside Language	2022 Supportive Housing Focused Scoring Incentives	Cite	Previous Incentive Language	Internet	Cite	Other Resources	Definitions	CORES-related Notes
<a href="#">Blue Ridge (2011)</a>	PH waitlist	p. 31	same (2019)	Priority to projects that serve the lowest income tenants for longest period of time; priority for projects that serve special needs, elderly, disabled, individuals with children, leverage public resources	p. 36	same (2019)	<p>25 or 35 points for developments committing to set aside 25-75% of units for PSH (depending on county) OR 10 points each (can only select two) for 20% of total units for farmworkers, 20% for large households, 20% for disabilities, 20% for elderly</p> <p>50-60 points for committing additional units to low-income restrictions</p> <p>2 points (max. 44) for every year of additional low-income housing use period beyond compliance, up to 22 years</p> <p>35 points for 75% or more units to farmworkers</p> <p>2-4 points for 10%-50%+ of units for PBRA</p> <p>5, 6, or 10 pts (depending on geography) for projects in tribal areas (must have 20%+ of households below poverty level)</p> <p>5 points for nonprofit sponsor</p> <p>2 points for eventual tenant ownership</p> <p>10 points for developments committing to set aside 20% of total units for homeless (either permanent or transitional) (either this or the 25/35 points for 75/50% depending on county); must have service plan and funding strategy (2019)</p>	<p>pgs. 46-48</p> <p>same (2019)</p> <p>same (2019)</p> <p>same (2019)</p> <p>same (2019)</p> <p>same (2019)</p> <p>same (2019)</p> <p>only change is an option for 25 points in other metro counties (2019)</p>			Projects with over 50% of units dedicated to supportive housing may use next higher urban total development cost limits depending on location (p. 15)	Farmworker - household whose income is derived from farm work in an amount not less than \$1,000 per year.		
<a href="#">Blue Ridge (2017, 2022)</a>				50 points for Nonprofit set aside.	p. 18	same (2019)	<p>15 points for PBRA for 25-50% of units or 20 points for 50-75% of units or 25 points for 75%</p> <p>20 points for projects that have HUD financing for units (included but not limited to Section 515, HTF)</p> <p>Max 20 points new supply / 10 points existing for senior OR family property located in county with un-met housing need (up to 60% AMI)</p> <p>Max 20 points new supply / 10 points existing for between 24.4%-67.6% units available at 30% AMI</p> <p>3 points for supportive services provided by nonprofit, PHA, or gov / quasi-gov entity; must be provided at least once a month</p> <p>Max of 50 points for 3-23% of units for &lt;40% AMI (must have PBRA for these units if requesting soft financing) OR Max of 40 points for 5-25% of units at &lt;50% AMI</p> <p>20 points for two options: tenant populations with special housing needs (at least 25% of properties for homeless, displaced, elderly 62+, handicapped, disabled) OR tenant population of individuals with children (at least 25%)</p> <p>25 points for giving preference to PHA waiting list</p>	<p>p. 26</p> <p>p. 21</p> <p>p. 40</p> <p>p. 38</p> <p>p. 51</p> <p>p. 56-58</p> <p>p. 48</p> <p>p. 53</p>	<p>same (2019)</p> <p>same (2019)</p> <p>same (2019)</p> <p>20 points new supply / 10 points existing for between 31.7-68.9% units available at 30% AMI (2019)</p> <p>same (2019)</p> <p>same (2019)</p> <p>additional 5 points for 80-100% elderly (2019)</p> <p>same (2019)</p>	<p>10 points for high-speed internet access or security-enabled wi-fi to each rental unit and common areas; if hardwired, must be throughout each unit with jacks installed in a central location and each bedroom</p>	p. 67	Homeless: a person, family, or household who lacks a fixed, regular and adequate night time residence and has a primary night time residence which is (i) a supervised shelter, designed to provide temporary living accommodations; or (ii) an institution that provides a temporary residence for persons intended to be institutionalized; or (iii) a place not designed for or ordinarily used as a regular sleeping accommodation for human beings. (p. 48)		
<a href="#">Blue Ridge (2011, 2022)</a>				10 percent of State housing credit ceiling will be reserved for supportive housing, in at least 25% of units to serve homeless (including at-risk); must have rental subsidy	p. 7	50% units (2019)	<p>Up to 15 points for up to 25% of units of supportive housing outside of set-aside</p> <p>5 points for locating on tribal lands</p> <p>Up to 5 points for units to veterans with services (must have MOU, outside of supportive services set-aside)</p> <p>Max of 60 points for serving households at or below 50% AMI</p>	<p>Up to 15 pts, 5 bonus points for veterans (2019)</p> <p>same (2019)</p> <p>own category (2019)</p> <p>same (2019)</p>	<p>Require hard-wired high-speed internet service in each unit, wireless allowed for acquisition/rehab</p> <p>2 points for in-unit internet at no cost</p>	p. 2 of apdx M	25% of total eligible basis for portion of a building that is used as community service facility (may include childcare, workforce development, healthcare, and must be designed primarily to serve individuals whose income is 60% of the area's AMI (p. 35)	Housing for very low-income families and seniors, housing with services core objectives (under "increase supply of AH") Also, integrating resident services & PM, high quality supportive services design, partnerships and outcomes. P. 4		

Housing Credit Agency	Supportive Housing Threshold Requirements	Cite	Previous Threshold Language	Supportive Housing Set-Asides	Cite	Previous Set-Aside Language	2022 Supportive Housing Focused Scoring Incentives	Cite	Previous Incentive Language	Internet	Cite	Other Resources	Definitions	CORES-related Notes
				10% of credit for developments with incorporate innovative solutions	p. 8	new	1-5 points for 3BR+		same (2019)			see county rules (p. 52)		
							5 points for properties with community service facility included in eligible base		new					
							Up to 18 points for universal design (unit features need to be in min. 20% of units)		same (2019)					
							28 points for targeting income levels	p. 30	same (2017)					
							10 points for security cameras	p. 26	4 points (2020)					
								p. 27	new					
							<b>Removed:</b> 2 points for restricting 4% of units to transitioning homeless households (\$200 rent, utility assistance/not federal).	p. 25	same (2017)					
	Must give priority to PHA waiting list	p. 46	previously incentive (2020)							2 points for wired high speed internet in unit	p. 35	Priority target populations listed on p. 73		
Notes: ELL is limited to 30% of AMI														
† Not updated in this document														

## Summary Analysis of Supportive, Service-Enriched, and Special Needs Housing in 2022 Qualified Allocation Plans

**Overview:** This sheet provides a high-level analysis comparing ways housing finance agencies mandate and/or incentivize housing with services, categorizing thresholds, set-asides, and incentive points as either supportive, service-enriched, or special needs housing.

**Definitions:** **THRESHOLD** requirements are requirements for all projects receiving tax credits. They can be a percent, minimum, or maximum of specific types of units; services requirements for specific populations; or roles and responsibilities. **SET ASIDE** categories are a portion of the overall allocation pool, either in dollar amount or project number, that is reserved for certain types of housing. **INCENTIVES** are points assigned to characteristics of a project proposal. Most HFAs require a minimum number of points, but incentives are not required. For this sheet, **SUPPORTIVE HOUSING** refers to a specific model of affordable housing that targets the most vulnerable, includes wrap-around services and case management, and requires individual-level service plans. **SERVICE-ENRICHED HOUSING** refers to projects where services are provided to all tenants at the property and is not tied to a specific population. **SPECIAL NEEDS OR SPECIAL POPULATION** housing is the most amorphous and typically requires the HFA to define specific populations and may or may not specify services. HFA definitions are included for special needs, special populations, and supportive housing target populations when given. If there is no definition, the HFA does not provide one. **BASIS BOOST** is an HAF-discretionary percentage increase of the qualified basis beyond the Qualified Census Tract and Difficult to Develop Area boost authorized by HUD.

State	Threshold requirements for ALL projects		Allocation Set Aside for Categories of Projects		Services Incentive: if services are incentivized, what category of services does it fall under				Basis boost: for HFAs that opt to have an additional basis boost, what is it for and what percent	Other/notes	Internet			Definitions							
	What is mandated	What population			Supportive Housing	Service-Enriched	Special needs/pop	Special pop but no mention-requirement of services			incentive or mandate	where	details	Special Needs	Special Populations	Supportive Housing	McKinney-Vento	HUD Homeless			
Alabama								X			stated priorities: projects that promote healthy living & tenant quality of life through services; projects that, without credits, would not set aside LI units inclusive of homeless/tenants with disabilities	Incentive	community room	clubhouse with wireless or computer center with internet							
Alaska	Units	Special Needs			X			X			Use the term "service-enriched" but mean supportive housing	Mandate	units	all new/rehab must include broadband if use HOME or NHTF per HUD rule							
Arizona			% units	Supportive Housing	X			X				incentive	common areas & units	wifi in common areas and units - must be paid for by project owner		Homeless Families, PWA, HUD #1-4, substance use, serious mental illness/emotional disturbance			X		
Arkansas								X										Supportive "Disabled" Housing - use by persons with disabilities defined by federal law			
California	Units	Special needs	% allocation	Special Needs	X	X		X	30% basis boost for projects with at least 50% of special needs units		differentiates SH/SE	Incentive	unit	high speed internet services with a download speed of 25 Mbps available to each unit for 15 years, free of charge to tenants. If internet is selected as an option in application, must be provided even if not needed for points	physical/sensory disabilities, transitioning from hospitals, nursing homes, development centers, or other care facilities; level/mental health disabilities; DV survivors; homeless; chronic illness/PWA; families in the child welfare system; or another specific group determined by the Executive Director				X	X	
Colorado								X			5% of developer fee increase if at least 15% of units are homeless/ELI. Projects serving homeless and special needs pops are state priorities								X		
Connecticut						X						mandate	units	*notes connectivity benefits for property operations & energy efficiency *projects should consider FCC programs, IJA, ARP resources *projects should consider bulk purchasing and/or partnerships with ISPs, local gov't *projects should consider RSC to provide digital literacy				homelessness inc. chronic, intellectual disabilities, child welfare involved families			X
Delaware	Units	Special Populations			X	X		X	30	Special Needs	Require outcomes tracking	both	unit	individual internet service boxes must be identified for each unit and a dedicated outlet provided for each unit; 2 points: wifi for all units, can use operating expenses to cover monthly fee	As defined by DSHA	Veterans, PWA, literal or imminent homeless, DV survivors, disabilities inc mental illness, physical/intellectual disabilities, youth exiting foster system, people exiting state institutions, other special needs populations identified in DSHA Needs Assessment					X



Mississippi	Services	Service-enriched				X			30	Elderly, veterans, Olmstead	incentive points for FT/PT service coordinator, services beyond threshold, 3rd party service provider, targeting special needs populations	Incentive	Computer center & units	incentive for business center with internet, 1 computer/10 units; provide tenants access to internet via wi-fi available throughout units & outdoors	elderly, Olmstead, veterans				
Missouri			% allocation	Special Needs + Service-enriched		X		X	30	Special Needs + Service-enriched	Service-enriched must be for specific population, but very CORES-aligned; services escrow: must contribute 50% from developer fee if not grant funded	Mandate	unit	sufficient broadband for HUD "Narrowing Digital Divide"	physical, emotional, mental impaired; being treated for mental illness; develop. Disabled; OR vulnerable populations defined as HUD homeless				X
Montana							X				incentive category is for units for special needs tenants of which PSH is part of definition; does not differentiate if SN requires services	Mandate	unclear	Infrastructure installation is required for all New Construction and Substantial Rehabilitation - waiver request possible	individuals w children/large families, persons w disabilities, veterans, DV survivors, PSH			combines affordable housing with wrap-around services for people experiencing homelessness as well as other people with disabilities	
Nebraska			% allocation	Supportive Housing		X			15, 30	any, 30 for CRANE	Collaborative Resources Allocation for Nebraska (CRANE) Program: target specific long-term, interrelated and coordinated job creation/enhancement, economic growth, and joint housing and community development strategies.	Incentive	unit	broadband or high-speed internet access, owner-paid internet in unit, 1 additional point for fiber					
Nevada	Pool Categories	Special Needs + services				X		X	30	special needs	Goal to increase housing with supportive services; other categories include individuals < 55, families, seniors, SN pool includes SH; SE incentive inlc 10-20hr/week service coordinator	both	units & community room	required infrastructure for internet connection in units, incentive points for computer room with 1 computer/20 units and/or free individual internet access in unit	disabilities, mental illness, PSH for homeless, DV survivors, transitional, drug abuse, alzheimers			persons and families who are homeless	
New Hampshire	Services (CORES certification as an option)	Service-enriched				X		X			In lieu of submitting service coordination plan and budget, sponsors may opt to obtain the CORES certification	Both	Units & community room	all units must have broadband infrastructure, incentive for free Wifi in community room. Projects must provide access to internet when meeting with residents for service coordination (smart phone or tablet acceptable)					
New Jersey	Pool Categories	Supportive Housing				X		X			Supportive, family, and senior cycles all have incentives for services	Incentive	unit	Family cycle: listed as option for points allocated for unit amenities, high-speed internet					
New Mexico			% allocation	supportive housing		X		X			Incentives are divided into population pools: special needs, senior, families	mandate	unit	high speed access that adheres to HUD's Digital Divide requirements (exceptions for financial or infrastructure burden)	households experiencing homelessness, households with children, households with special needs				
New York			\$ allocation	Supportive Housing				X			cannot use capital operating reserves for services	Both	Both	Projects shall provide high-speed broadband in units for all residents at no cost to tenant (min. 100 mbps download speed, flexibility for tenant to enhance their service, wireless internet in common areas, bulk purchasing encouraged). Projects encouraged to retain ownership of infrastructure within the building and consider third-party managed system (p. 50, NYSHCR Design Guidelines)	preference for veterans		tenant preference for persons with special needs for at least 30% of units		
North Carolina	Units	Supportive Housing				X						Unclear	community room	computer room with minimum 2 computers; no mention of internet			persons with disabilities and homeless see appendix d p 5		
North Dakota						X			30	Special Needs or Supportive Housing		Mandate	both	must install broadband in all units & community rooms	chronic/persistent mental illness, chemical dependency, persons w disabilities, long-term/risk of long-term homeless, frail elderly (62+ and 1+ ADL)				
Ohio	Services	Service-enriched	\$ allocation	Supportive Housing		X		X	130	Supportive Housing	Senior only: 5 points for CORES certified entity' contracting with CORES third party entity OR on-site services for at least 15 minutes per unit per week	Mandate	Community room & Units	must install broadband in all units & community rooms, minimum speed of 25 mbps. Owners are not required to pay for tenants' service but must provide free access in all common areas through the Extended Use Period (does not apply to developments in areas that lack broadband service).	homeless, persons w/mental or physical disabilities, veterans, youth aging out of foster care		extremely low income households with serious and long-term disabilities		



Oklahoma								X				Mandate	unit	Provide internet connection in each unit that meets or exceeds 25/3 mbps. Also, Must choose 1 of: onsite computer workstations with internet access (min 2 computers for <60, 4 >60 units), wireless internet connection for development (no mention of charge), or security alarm in each unit								
Oregon	Services	Service-enriched			X	X			30	Supportive Housing				incentive points for either PSH or family sized units percent of units, incentives for integrated SN								
Pennsylvania	Services	Service-enriched	# projects	Supportive Housing, innovative approaches meeting social needs, serving pops. from correctional settings			X			30	Supportive Housing	Both	Community room & units	Broadband in line with HUD Digital Divide; incentive for committing to device sharing program for residents, providing free broadband/Wifi hotspots to enable internet access for residents and visitors in public areas; and providing free internet access to residents								
Puerto Rico																						
Rhode Island					X		X	X				Both	Community room & units	State committed to PSH so priority given to ELI, chronically homeless, special needs, family with children but no threshold/set aside; portion of building for PSH included in qualified basis, incentives for supportive services with outcomes tracking								
South Carolina			# project	1 application for innovation set-aside - must include narrative describing how the proposed development would be new or unique because of: • design elements, • populations served, • services provided, and/or • other characteristics.				X		30	all areas of state eligible	mandate	computer room & units	All units pre-wired for high speed internet hook-up with one centrally located connection port with connection ports in each bedroom or one centrally located port with wireless internet for each unit; Must have computer room with 2 computers with high speed internet; pre-wired in bedrooms + common rooms within units or wireless in unit				individuals with children, 55+, disabled and special needs				
South Dakota					X	X				30	Service-enriched housing	Mandate	Unspecified	Service Enriched Housing more similar to supportive housing - targeted populations of homeless, physical/mental/developmental disabilities, 62+, families with children (but not limited to these groups)					projects that provide services & assistance directly to residents upon request; may be provided by owner, management, or 3rd party; must be definable increase in dev costs or operating costs to cover additional costs of internet			
Tennessee							X					Both	Community room & units	Cannot receive incentives for both serving special needs and serving population with children; pop with children doesn't mention services				services designed to enable residents of Housing Credit developments to remain independent and avoid placement in a hospital, nursing home, or intermediate care facility				
Texas					X	X				30	Supportive Housing	Incentives	Units & business center	business center with internet and 2 computers/laptops for check out; high-speed in clubhouse; high-speed wifi throughout development; high speed internet within units (all equipment must be provided)				households in need of specialized and specific non-medical services in order to maintain independent living; primarily include homeless, at-risk homeless				
Utah			% allocation	Supportive Housing	X	X		X		30	Supportive housing	Incentives	Computer room & units	# of special needs units is tie-breaker. Incentive for "Life skills classes" for non-PSH projects				computer room with 2 computers and free internet; wireless or wired network in each unit with full internet services at no charge to residents		people, particularly homeless or chronically homeless, with psychiatric disabilities, chronic health challenges, or other barriers to accessing/retaining stable housing; must be 35% AMI and 100% of units		

Vermont					X	X			30	Supportive or Service-enriched Housing	goal of VT's plan: link homeless assistance activities with permanent housing through systems, practices, and initiatives that are informed by data and proven approaches; Service-enriched housing = SASH						homeless or at risk of homelessness		
Virginia			% allocation	Supportive Housing		X			30	Supportive Housing	Adopted CORES	Both	Community room & units	each unit high speed internet/broadband; free broadband; free wifi access in common room			individuals or families that are homeless/at-risk or have multiple barriers to independent living		
Washington					X		X				Priority to projects that serve lowest income for longest time, serve special needs; can use higher total development costs if over 75% units SH; incentives for SN w/i King County don't mention services								X
West Virginia						X	X				Incentives for SN units, separate incentives for services; must be provided at least 1/month	Incentives	Common areas & units	incentive to properties that are hard wired for high speed access or providing wifi in each unit and in common areas			homeless: household who lacks fixed, regular night time residence		
Wisconsin			% allocation	Supportive Housing, projects with innovative solutions	X						Housing for very low-income families and seniors, housing with services core objectives (under "increase supply of AH") Also, integrating resident services & PM, high quality supportive services design, partnerships and outcomes.	Both	units	hard-wired high speed in unit, wireless allowed for acq/rehab; incentive for free service					
Wyoming											incentive for ELI and transitioning homeless households but no mention of services	Incentive	unit	wired high-speed in unit					