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Nevada Housing Division

## DRAFT Supportive Housing Development Fund Program

### Background

Assembly Bill 310 of the 2023 Legislative Session was signed into law by Governor Joe Lombardo on June 15, 2023, and subject to the availability of funds appropriated for such a purpose, creates the Nevada Supportive Housing Development Fund (SHDF). The SHDF establishes a supportive housing development grant program for the purpose of awarding grants for the development of supportive housing and the provision of supportive housing services administered by the Nevada Housing Division.

In Nevada, the critical need for supportive housing to address homelessness is underscored by a complex interplay of social, economic, and systemic factors. The shortage of affordable housing and rising housing costs correlates to a rise in homelessness which necessitates innovative and comprehensive solutions. Supportive housing is one solution to this pressing issue considering its combination of affordable living spaces and on-site services, supportive housing provides a necessary foundation by offering a sustainable housing solution with services for those with complex needs.

### SHDF Goal and Objectives

**Overall SHDF Goal:** Increase the supply of supportive housing, build the capacity of the supportive housing industry to reduce homelessness and inappropriate institutionalization, and evaluate the effectiveness of the intervention in Nevada.

**Objective 1:** Increase the number of supportive housing units throughout the state that meet quality standards of supportive housing by funding supportive housing projects. (**Supportive Housing Development Program \$30 million**)

**Objective 2:** Train and build the capacity of government personnel, funders, and practitioners of supportive housing (developers, service providers, and property managers) to develop and operate quality supportive housing. (**Supportive Housing Training and Capacity Building Program \$1.5 million**)

**Objective 3:** Develop performance criteria and analyze the progress of the Nevada Supportive Housing Development Fund. (**SHDF Program Measurement and Evaluation \$700,000**)

### Overall SHDF Eligibility Requirements

#### Entity Eligibility:

- A. A public or private nonprofit charitable organization that is registered and in good standing with the Secretary of State. As used in this section, “private nonprofit charitable organization” means a nonprofit organization formed for educational or charitable purposes pursuant to the law of this State.
- B. A housing authority; or
- C. Local government.

## **Tenant Eligibility:**

- A. **Eligibility for Supportive Housing**- To be eligible to live in the “Division”-funded supportive housing, tenants must have incomes at or below 30% of the Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD) median family income for the specified geographic area.
- B. **Eligibility for Support Services** - To be eligible for the “Division”-funded support services, a person must meet one of the following four eligibility criteria:
  - 1. Be a homeless person with a long-continuing or indefinite physical condition requiring improvement, stabilization, or prevention of deterioration of functioning, including the ability to live independently without support and have at least one of the following five risk factors:
    - a. Be a homeless person at the time of the eligibility determination for the program and have been homeless for 12 months prior to the eligibility determination; or
    - b. Have been a homeless person on at least four separate occasions in the three years prior to the eligibility determination for the program, as long as the combined occasions equal at least twelve months; or
    - c. Have a history of frequent or lengthy institutional contact, including contact at institutional care facilities such as jails, substance use disorder or mental health treatment facilities, hospitals, or skilled nursing facilities; or
    - d. Have a history of frequent stays at adult residential care facilities or residential treatment facilities.
  - 2. Be assessed as likely eligible for, but not yet enrolled in, a medical assistance program to the severity of behavioral health symptom acuity level which creates barriers to accessing and receiving conventional services.
  - 3. Be assessed by a licensed behavioral health agency to have a behavioral health need which is defined as meeting one or both of the following criteria:
    - a. Having mental health needs, including a need for improvement, stabilization, or prevention of deterioration of functioning resulting from the presence of a mental illness.
    - b. Having substance use disorder needs indicating the need for outpatient substance use disorder treatment which may be determined by an assessment using the American society of addiction medicine criteria or a similar assessment tool approved by the authority.
    - c. Be assessed by the Department of Health and Human Services (DHHS) as needing either assistance with at least three activities of daily living or hands-on assistance with at least one activity of daily living and have the preliminary determination confirmed by the DHHS through an in-person assessment conducted by DHHS.
  - 4. Have frequent turnover of in-home caregivers as where within the last twelve months the tenant utilized three or more different in-home caregiver providers and the current placement is not appropriate for the tenant.
  - 5. Meet the definition of at-risk of homelessness as defined in this program, and including an individual or family, that:
    - a. has income below 30% of AMI for the geographic area;
    - b. has insufficient resources immediately available to attain housing stability; and
    - c. Meets one or more of the following criteria:

- i. has moved frequently because of economic reasons;
- ii. is living in the home of another because of economic hardship;
- iii. has been notified that their right to occupy their current housing or living situation will be terminated;
- iv. currently living in a hotel or motel;
- v. currently living in severely overcrowded housing;
- vi. is exiting an institution or system of care; or
- vii. otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

**Criteria to be Evaluated:** The Housing Division will evaluate each application for a grant in accordance with the following criteria:

- 2. *experience of the applicant in supportive housing, affordable housing, or*
- 3. *the delivery of support services;*
- 4. *the types of support services provided;*
- 5. *the demographic of the tenants being served;*
- 6. *the costs of providing the support services;*
- 7. *the projected tenant outcomes related to housing stability;*
- 8. *the need of the geographic location for housing targeted at individuals below 30% of the area median income for the county;*
- 9. *the sustainability of the support services or the operational strength of the entity;*
- 10. *the amount of other funds being leveraged; and*
- 11. *any other criteria the Division determines applicable.*

## GRANT PROGRAMS SUPPORTED BY SHDF

### 1. SHDF Support Services Only Grants

**Amount Available:** \$15 Million

**Maximum Number of Awards:** 10

**Maximum Amount of Award:** \$2,000,000

**Duration of Funds:** 2025 – 2029 5 yrs.

### 2. SHDF Operating and Services Grants

**Amount Available:** \$15 Million

**Maximum Number of Awards:** 5

**Maximum Amount of Award:** \$5,000,000

**Duration:** 2025 – 2029 5 yrs.

### 3. SHDF Organization/Project Capacity Building

**Maximum Number of Awards:** 5

**Maximum Amount of Award:** \$300,000

**Duration:** 2025-2029

### 4. SHDF Statewide Training and Capacity Building

**Maximum Number of Awards:** 1

**Maximum Amount of Award:** \$200,000

**Duration:** One-Time

5. Supportive Housing Project Planning Grant

**Maximum Number of Awards:** 5

**Maximum Amount of Award:** \$75,000

**Duration:** One-Time

6. SHDF Program Measurement and Evaluation

**Maximum Number of Awards:** 1

**Maximum Amount of Award:** \$700,000

**Duration:** One-Time

***SUPPORTIVE HOUSING DEVELOPMENT PROGRAM, \$30 million***

The Supportive Housing Development Program has two (2) different types of eligible awards: Support Services Only and Operating and Support Services.

**OPEN:** July 1, 2024

**CLOSE:** August 1, 2024

**AWARD:** September 1, 2024

**Other Requirements for Eligibility:** In addition to being an eligible entity serving an eligible tenant base as described for the overall program, grantee must own or master lease multifamily or scattered-site rental housing units. For new development programs, the grantee must have received capital funding from the Division or from another public capital funding source. Supportive services may be provided by the grantee, or a third-party non-profit service provider, provided the grantee and third-party service provider can demonstrate they are operating under an executed Memorandum of Understanding. Grantee must provide a minimum 12-month lease with opportunity for renewal in the lease. Grantee must identify a team that includes a developer, service provider, and property manager working collaboratively to develop quality supportive housing.

**Additional Criteria to be Evaluated:** The Housing Division will evaluate each application for a grant in accordance with the overall program criteria, and including:

- a. *the number of supportive housing units supported;*
- b. *the number of individuals supported.*

***SHDF Support Services Only Grants***

**Amount Available:** \$15 Million

**Maximum Number of Awards:** 10

**Maximum Amount of Award:** \$2,000,000

**Duration of Funds:** 2025 – 2029 5 yrs.

**Overview:** The Supportive Housing Development Supportive Services Only Grants are designated to enhance new and existing subsidized housing programs by funding support service resources on site. These enhanced services are intended to provide additional support service resources to lower caseloads, and prevent homelessness for at-risk populations in urban, rural, frontier and Tribal communities by providing comprehensive onsite supportive services to individuals and families who may be at-risk of homelessness. The selected providers will oversee the day-to-day operations of supportive housing developments or scattered-site housing and deliver high-quality supportive services to residents. The ideal applicant is an owner/operator of affordable housing, public housing, or scattered site tenant based rental

assistance programs and looking to serve a higher need population with services or leverage existing resources with additional services.

#### *SHDF Operating and Services Grants*

**Amount Available:** \$15 Million

**Maximum Number of Awards:** 5

**Maximum Amount of Award:** \$5,000,000

**Duration:** 2025 – 2029 5 yrs.

**Overview:** The Supportive Housing Development Operating and Services Grants are designated for new development and must demonstrate that all capital financing sources are secured and that at least a portion of the capital funding is coming from the Division or from another public capital funding source. Pro forma must reflect an operating and/or supportive service financing gap to serve populations below 30% AMI. The project must be scheduled to break ground prior to January 1, 2026. In line with the overall objectives of the SHDF, this program aims to address the need for deeply affordable housing with whole person care services in housing in urban, rural, frontier and Tribal communities. The selected supportive housing program will oversee the day-to-day operations of supportive housing developments or scattered-site housing and deliver high-quality supportive services to residents.

#### *SUPPORTIVE HOUSING TRAINING AND CAPACITY BUILDING GRANT PROGRAM, \$1.5 million*

The Supportive Housing Training and Capacity Building Grant program has three (3) different types of eligible awards: Organization/Project Capacity Building, Statewide Training and Capacity Building and Project Planning.

**Amount Available:** \$1,500,000

##### *Organization/Project Capacity Building*

**Maximum Number of Awards:** 5

**Maximum Amount of Award:** \$300,000

**Duration:** 2025-2029

Eligible entities may apply to build internal capacity for their existing Supportive Housing qualified project that may include, but is not limited to, these eligible uses: increasing the number of staff, increasing/expanding the supportive service skills and associated compensation accordingly, internal training by expert consultants for the development and/or operating team that includes developers, case managers, property managers and/or other relevant team members.

##### *Statewide Training and Capacity Building*

**Maximum Number of Awards:** 1

**Maximum Amount of Award:** \$200,000

**Duration:** One-Time

Eligible entities may apply with a scope of work that includes, but is not limited to, the statewide training of Division leadership and staff, cross-sector partners (in and out-of Nevada state agencies) on quality supportive housing, supportive housing standards, and how to evaluate, score and rank supportive housing applications for funding. Connect the Division with peer-to-peer learning opportunities to share experiences with similarly sized Housing Finance Agencies administering supportive housing programs.

##### *Supportive Housing Project Planning Grant*

**Maximum Number of Awards:** 5

**Maximum Amount of Award:** \$75,000

**Duration:** One-Time

Eligible entities may apply to support the project initiation and planning process to create new units of supportive housing. The Division is seeking collaborative teams of developers, service providers, property managers, and tenants interested in working together to plan for the development of new supportive housing programs. The ideal applicant is a team of interested stakeholders looking to create new units of supportive housing or an existing program looking to change or retool its current program model to provide quality supportive housing.

### ***SHDF PROGRAM MEASUREMENT AND EVALUATION, \$700,000***

This is a one-time award with a maximum amount of \$700,000 and only one award available. The SHDF Measurement and Evaluation program will support the Division to assess the effective use of the SHDF across its various programs. In order to create lasting capacity, this would include collaboration with the Division Grants Team and Division Economist. Effective use includes, first and foremost, the successful outcomes of the tenants served by supportive housing in this program, and secondly, the increase in both quantity and quality of supportive housing units available. The Division is seeking a comprehensive proposal that includes, but is not limited to, the following:

- Development of performance criteria and analysis of the progress of the Nevada Supportive Housing Development Fund. This should inform and support the Division's required annual reports per AB213 and must contain, among SHDF performance measures, 1) information on and feedback from grant recipients and 2) information on the use of grant money and participation in the supportive housing grant program.
- Development of a quality assurance and quality improvement program to assess supportive housing applications, require standards as conditions of contract awards and monitor for quality standards during performance reviews.
- Identification of current funding for support services for existing supportive housing and current funding that could be utilized for support services but is not currently prioritizing housing stability as an outcome.
- Assessment of Nevada's current inventory of supportive housing as defined by AB310 with a breakdown geographically by region. This breakdown will also include the identification of household incomes served and support services provided. The assessment will also include the identification of the active partners developing, managing and servicing this supportive housing.
- Recommendations for the continuation of all, or some of the SHDF programs, including the identification of gap program needs and funding resources.

## **Key Definitions**

**Support Services:** Are Tenancy Support Services which help people obtain housing and remain stably housed. Quality services provide active search and promotion of access to, and choice of safe and affordable housing that is appropriate to the tenants' age, culture, and needs and ongoing supports to assure ongoing successful tenancy. These services can include:

1. Conducting a functional needs assessment to identify the tenant's preferences related to housing (type, location, living alone or with someone else, identifying a roommate, accommodations needed, or other important preferences), and to identify the tenants' needs for support to maintain community integration. This includes what type of setting works best for the tenant,

assistance in budgeting for housing and living expenses, assistance in connecting the tenant with social services to assist with filling out applications and submitting appropriate documentation to obtain sources of income necessary for community living and establishing credit, and in understanding rights and requirements of tenancy.

2. Assisting tenants with connecting to social services to help with finding and applying for housing necessary to support the tenant in meeting their medical care needs.
3. Developing an individualized community integration plan based upon the assessment as part of the overall person-centered plan.
4. Identifying and establishing short and long-term measurable goal(s) and establishing how goals will be achieved and how concerns will be addressed.
5. Supports and interventions according to the person-centered plan.
6. Service planning support and participating in person-centered plan meetings at redetermination and revision plan meetings as needed.
7. Coordinating and linking the tenant to ancillary services including:
  - a. Primary care and health homes.
  - b. Substance use disorder treatment.
  - c. Mental health treatment.
  - d. Medical, vision, nutritional and dental providers.
  - e. Vocational, education, employment, and volunteer support.
  - f. Hospitals and emergency rooms.
  - g. Probation and parole.
  - h. Crisis services.
  - i. End of life planning.
  - j. Other support groups and natural support.
8. Entitlement assistance includes assisting tenants with obtaining documentation, navigating, and monitoring application processes and coordinating with the entitlement agency. Certifying in and leveraging tools like the SSI, SSDI, Access, Outreach and Recovery (SOAR) process.
9. Assistance with accessing supports to preserve the most independent living, including skills coaching, financing counseling, anger management, individual and family counseling, support groups, and natural supports.
10. Providing supports to assist the tenant with communicating with the landlord and/or property manager regarding the tenant's disability (if authorized and appropriate), detailing accommodations needed, and addressing components of emergency procedures involving the landlord and/or property manager.
11. Coordinating with the tenant to review, update and modify their housing support and crisis plan on a regular basis to reflect current needs and address existing or recurring housing retention barriers.
12. Connecting the tenant with training and resources that will assist the tenant with being a good tenant and lease compliance, including ongoing support with activities related to household management.

Community support services must be provided in an integrated setting of the tenant's choice; and in a manner that ensures the tenant's individual rights of privacy, dignity, respect, and freedom from coercion and restraint.

**Ancillary Services:** Tenancy support service providers often link their tenants to ancillary services such as nursing care, personal care, substance use disorder, and behavioral health services, which may or may not be provided in the housing community where the person lives. The Fund does not pay for ancillary services unless there is sufficient justification for a temporary need which requires prior authorization. Resources for ancillary services are not requested through this RFP process, nor are they considered sources of tenancy support services funding.

**Housing Operations:** All costs associated with the day-to-day operation of housing. These include, but are not limited to:

1. Administrative costs, utilities, maintenance, security, taxes, and insurance expenses as well as personnel costs, which can be designated as on-site and/or off-site property management and maintenance services.
2. Front desk, 24/7 staffing, and milieu services that are provided on behalf of all tenants in a building are housing operating costs. While providers might employ individuals with services backgrounds in these roles, these costs are clearly distinguished as those in support of managing an apartment building.

**At-Risk of Homelessness:** An individual or family, that:

1. has income below 30% of area median income for the geographic area as defined by HUD;
2. has insufficient resources immediately available to attain housing stability; and
3. Meets one or more of the following criteria:
  - a. has moved frequently because of economic reasons;
  - b. is living in the home of another because of economic hardship;
  - c. has been notified that their right to occupy their current housing or living situation will be terminated;
  - d. lives in a hotel or motel;
  - e. lives in severely overcrowded housing;
  - f. is exiting an institution or system of care; or
  - g. otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.