



Community Supports Professional Interest Section Meeting

October 20, 2022

- Welcome
- Upcoming Events
- Indiana Housing and Community Development
- Governor's Council for People with Disabilities
- Section Discussion – Environmental Scan

Professional Interest Section Meetings / Professional Development:

- November 9 - Pieces to the Group Home Puzzle (10 AM-2 PM)
- November 10 - Human Resources (12:30-2:30 PM)
- November 17 - Child & Family Services (10 AM-Noon)

Upcoming Member Forum and Board of Directors Meetings:

- October 28 - Member Forum / Board of Directors Meeting
- November 18 - Board of Directors Meeting / No Member Forum
- December 16 - Member Forum / Board of Directors Meeting



Registration opens 3 weeks in advance. To register for open events, scan the QR code or go to <https://web.inarf.org/events>

Alicia M. Boyd, CPA
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CPAs / ADVISORS
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 **Bradley** Associates
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Community Supports

Indiana Housing and Community Development Authority

Rich Harcourt, CFO

Stephen Enz, Real Estate Policy & Data Manager

IHCDA

Building for People with Disabilities

2023-24 Qualified Allocation Plan:
Accessibility Requirements,
Visitability Mandate,
Community Integration Set-Aside

RENTAL HOUSING TAX CREDITS AND THE QUALIFIED ALLOCATION PLAN

Section 42 of the Internal Revenue Service Tax Code, enacted in 1986, provides tax credits to investors who build affordable rental housing.

Indiana currently has over 700 projects totaling more than 50,000 affordable rental units which were funded under this program.

IHCDA administers these tax credits for the State of Indiana, according to the QAP. The QAP sets forth:

- IHCDA's role in the administration of the program
- The state's development goals based on housing needs
- Set-aside categories for allocation of the tax credits
- Minimum requirements for all applicants and developments
- Evaluation factors used to score applications
- Procedures for ongoing compliance with the program

IHCDA SET-ASIDES

IHCDA divides its annual credit ceiling into 8 “set-asides” to promote different project types and locations.

IHCDA Set-Asides 2023-2024 QAP	
Qualified Nonprofit (15%)	Large City (15%)
Community Integration (10%)	Small City (15%)
Preservation (10%)	Rural (15%)
Housing First (10%)	IHCDA General (10%)

MINIMUM DEVELOPMENT STANDARDS

Minimum Equipment and Accessibility Requirements:

At least 5% of the total units in rehabilitation/adaptive reuse projects or 6% of the total units in new construction projects must be accessible or adaptable.

Minimum Design Requirements:

All new construction Developments must be built in accordance with the accessibility requirements of the Fair Housing Amendments Act of 1988.

Developments receiving federal funds (including HUD funding) must be designed and built in accordance with the accessibility requirements of Section 504.

MINIMUM DEVELOPMENT STANDARDS

Specific Accessibility Requirements for Age-Restricted Developments and Housing First Set-aside

For New Construction developments:

- All common areas must be accessible.
- 100% of units must be Type A or Type B (accessible or adaptable).
- Elevators must be installed for access to all units not on ground floor.

For Rehabilitation or Adaptive Reuse developments:

- All common areas on the main floor must be accessible.
- 100% of ground floor units must be Type A or Type B.

For Rehabilitation or Adaptive Reuse with existing elevators:

- Elevators/lifts must be maintained.
- All common areas must be accessible.
- 100% of units must be Type A or Type B.

ADDITIONAL ACCESSIBLE OR ADAPTABLE UNITS

IHCDA encourages the inclusion of additional accessible and adaptable units. Applications exceeding the minimum threshold requirements will receive additional point according to the table below.

Accessible and Adaptable Unit Points			
	1 Point	3 Points	5 Points
Non-Age-Restricted Developments			
Percents below are the percentage of total proposed units classified as accessible or adaptable.			
Rehab/Adaptive Reuse	7.0 - 7.9%	8.0 - 8.9%	9.0% or greater
New Construction	8.0 - 9.9%	10.0 - 11.9%	12.0% or greater
Age-Restricted Developments or Housing First Set-aside			
Percents below are the percentage of total proposed units classified as accessible or adaptable.			
Rehab/Adaptive Reuse (without existing elevator)	8.0 - 8.9%	9.0 - 9.9%	10.0% or greater
New Construction or Rehab/Adaptive Reuse (with existing elevator)			100%

VISITABILITY MANDATE

“Visitability” was first codified (in Atlanta, GA) in 1992. It was adopted by the International Code Council in 2003, but this portion of the code was excluded from Indiana’s building code.

IHCDA created the Visitability Mandate and included it first in the 2016-17 QAP. It continues to be included as follows:

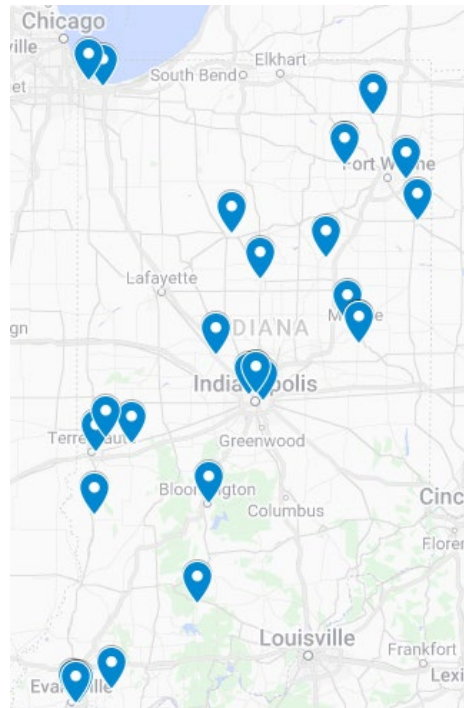
Any Development involving new construction of single-family homes, duplexes, triplexes, or townhomes must meet the visitability mandate.

Visitability is defined as design that allows persons with mobility impairments to enter and stay, but not necessarily live, in a residence.

Visitability features include, but are not limited to, zero-step entrances, proper door width, and an accessible bathroom on the main level. VISIBLE units must comply with the Type C unit criteria in ICC A117.1 Section 1005.

VISITABILITY MANDATE – 2023-24 QAP

Since the mandate was included in the QAP, approximately 30 developments which include scattered site homes have been placed in service around the state.



COMMUNITY INTEGRATION SET-ASIDE PURPOSE

To fund developments that “commit to serving individuals with intellectual or developmental disabilities (“I/DD”) by providing affordable housing in an integrated setting”

Set-aside added in 2018

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - INTEGRATION

- 20-25% of total development units reserved for occupancy by a household in which at least 1 member is a person with an I/DD or traumatic brain injury (“TBI”)
 - Qualifying household member does NOT have to be head or co-head
 - I/DD definition per State Code
 - Onset prior to age 22 (except in case of TBI)
 - Condition expected to continue indefinitely
 - Results in functional limitations to major life activities
- Cannot reserve more than 25%
 - However, for Fair Housing compliance cannot turn away additional individuals.
- Units must be spread throughout the property/building
 - No designated units/floors/wings/buildings/etc.
 - Units will float.

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - NARRATIVE

As part of its LIHTC application, the applicant must include a narrative that addresses how:

- the developer will seek input from persons with disabilities
- the development will provide a housing setting that assists in integrating persons with disabilities into the community
- residents will access necessary supportive services and transportation

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - MOU

- As part of its LIHTC application, the applicant must include a MOU with at least one provider that serves persons with I/DD
- MOU must cover the following:
 - Agreement to refer eligible clients to housing
 - Agreement to connect residents with appropriate supportive services, onsite or in the community
 - Does not mean provider must directly provide all services
 - Participation in services must be voluntary for residents

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS – PROOF OF DISABILITY

Proof of a qualifying disability can be established by any of the following:

1. Referral from:

- The identified MOU provider
- One of the independent I/DD case management organizations contracted by the Division of Disability and Rehabilitative Services (“DDRS”)
- Another qualified I/DD service provider who has documented the individual’s diagnosis

2. Home and Community Based Service Waiver

- Current recipient or on waitlist through DDRS
- Third-party verification following the Fair Housing Act requirements
 - Cannot inquire into the nature of the disability or ask for medical records
 - Third-party can be any reliable entity such as a medical professional, service agency, etc.

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS – PROOF OF DISABILITY

Proof of a qualifying disability can be established by any of the following:

3. If individual with I/DD or TBI is a student, documentation from the school / educational system demonstrating the student is eligible for special education services related to Autism Spectrum Disorder, Intellectual Disability, Developmental Delay, Multiple Disabilities, Specific Learning Disability, and/or Traumatic Brain Injury
4. Third-party verification following the Fair Housing Act requirements
 - Cannot inquire into the nature of the disability or ask for medical records
 - Third-party can be any reliable entity such as a medical professional, service agency, etc.

COMMUNITY INTEGRATION SET-ASIDE RESULTS

Development Name	City	County	Reserved for IDD
Retreat @ the Switchyard	Bloomington	Monroe	10
Southern Knoll	Bloomington	Monroe	7
North End Apartments	Carmel	Hamilton	40
Neighborhood Homes & Apartments	Columbia City/Fort Wayne	Whitley/Allen	12
Governor Park	Ellettsville	Monroe	18
Erie Pointe	Evansville	Vanderburgh	8
Evansville Townhomes III	Evansville	Vanderburgh	13
SouthPointe Village	Fishers	Hamilton	13
Electric Works	Fort Wayne	Allen	15
Isabelle Gardens	Fort Wayne	Allen	14
Slocum Pointe	Fort Wayne	Allen	9
Garfield Parkside Townhomes	Indianapolis	Marion	9
Line Lofts	Indianapolis	Marion	13
Parkside at Tarkington	Indianapolis	Marion	12
Passage	Indianapolis	Marion	8
Claire Gardens	LaGrange	LaGrange	7
34 East	Marion	Grant	9
Otterbein Commons	Otterbein	Tippecanoe	7
St. Mary's Senior Housing	Saint Mary-of-the-Woods Campus	Vigo	13
Historic Walnut Square	Terre Haute	Vigo	8

2023 application round: 9 of 33 applications competing as CI (27%)

FINDING AFFORDABLE HOUSING

IndianaHousingNow.org is a website devoted to helping people find available or waitlist properties. All tax credit developments in Indiana are required to use this site to market their available units. We are happy to offer a demonstration of the website.

IHCDA also administers voucher programs that subsidize a tenant's rental payment which greatly increases an individual's choice in housing.

- Housing Choice Vouchers are commonly known as Section 8.
- Mainstream Vouchers are part of a new federal program which assists non-elderly people with disabilities.

We are happy also to offer a more detailed description of these programs.

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Community Supports

Governor's Council for People with Disabilities

Kate Barrow, Executive Director



Section Discussion – Environment Scan

Jeff Frady, Benchmark Human Services

Yolanda Kincaid, Janus Developmental Services, Inc.

Jacque Pulling, The Columbus Organization

Your participation in the brief 2-minute survey is requested.





INARF PAC



Your contributions to the INARF PAC are a critical part of INARF's legislative advocacy efforts. They are used to support elected officials who serve as champions of the provider community. Please consider supporting the INARF PAC today.

For more information and to contribute, scan the QR code or visit: www.INARF.org/INARF-PAC

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Thank you!

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