

This resource document provides answers to frequently asked questions raised during the December webinar specific to the Supportive Housing Institute. Questions not addressed in this document can be emailed to [Wisconsin.Institute@csh.org](mailto:Wisconsin.Institute@csh.org).

## Supportive Housing Institute Team Format

### **Q: How many teams are you accepting into the Institute?**

**A:** The Institute will provide four to seven new and experienced development teams from across the state with over 80 hours of targeted training and technical assistance. Teams will be made up of a developer, a supportive service provider and a property management partner.

### **Q: Will you decide on the four to seven teams based on strength of applications or number of applicants?**

**A:** The number of teams will be decided based on strength of application, geographic range and team experience level.

### **Q: Can one agency/company provide all roles on the team? If not, when you say “up to five people” can you clarify this statement?**

**A:** Yes, one agency/company can make up all roles on a team. It is asked that you have three different representatives filling the roles under development, property management and supportive services.

### **Q: Does the Institute team mix have to be the team that implements the project plan?**

**A:** Yes, CSH would like to have the property manager, service provider and developer Institute team to implement the project plan beginning to end. The teams should stay consistent in its membership throughout the development project. New members could be added but the original members should remain a constant.

### **Q: Will teams be required to have racial/lived experienced balance (leadership) or is it just recommended?**

**A:** This is not a requirement but is recommended. A five-member team offers the chance to include a team member with lived experience. If your organization doesn't have the capacity to bring on someone for this project with lived experience, CSH recommends using focus groups, surveys, etc. to help gain real insight from the target audience your team is creating housing for.

**Q: What if the agency is newer but the staff has extensive experience with identified roles?**

**A:** This depends on what role your organization/agency will be fulfilling on the team. If identified as a potential team member, CSH invites the opportunity for teams to reach out to determine the best options to provide a competitive application.

**Q: I am new to the independent service provision role, but I have over 25 years of experience. I am extremely interested in connecting with a team at some point in the process. Any idea on how I can connect?**

**A:** If a project team is working in your area, CSH and/or WHEDA could get you connected with them to see if there's any possibility to partner and work together.

**Q: Will there be any training for teams/partners focusing on race, racism, classism, power and privilege?**

**A:** Yes, these topics will be offered in specific sessions as well as woven into the rest of the Institute.

**Q. Will the property manager need to be WHEDA approved even if housing tax credits are not a consideration for the project?**

**A.** No, WHEDA approval for property management is not required unless the proposed project will use housing tax credits (HTC). There will be an opportunity for new agents to request approval from WHEDA ahead of the HTC application deadline for any new property managers that want to participate in the HTC application process.

A goal of the Institute is to help supportive housing partners learn how to navigate the often-complex process of developing housing with supportive services, and organizations/housing professionals with different experience levels and certifications are encouraged to apply.

## **Financing/Fees Associated with the Supportive Housing Institute**

**Q: If selected, is there fee associated to participate?**

**A:** No, there is no fee to participate in the Institute. WHEDA is funding the cost for all teams accepted.

**Q: What does a financial audit mean as a requirement of application?**

**A:** Nonprofit organizations are required to undergo a financial audit and CSH and WHEDA are requesting to see your most recent 2020 audited financial statements and your year-to-date financials for 2021.

**Q: What if your nonprofit is so young it does not have an audit?**

**A:** Depending on what role your nonprofit plans to take within the Institute team, you may need/want to partner with another organization for additional support.

**Q: Can you provide an idea of the range of housing tax credit funding a project might expect?**

**A:** This will be discussed in greater detail as part of the Institute. In preparation, applicants can review information about housing tax credits and the allocation process from wheda.com here: [Housing Tax Credits | WHEDA](#).

**Q. Is a WHEDA tax credit application the ultimate vehicle for implementation of this type of housing development? And if so, will there be set-aside or special tax credit round or points for these supportive housing developments? In addition, do you foresee the HTC 2022 QAP developer point section change much from 2021?**

**A:** Housing Tax Credits are a primary funding source for affordable housing in Wisconsin and nationwide and will be a focus of the Institute. Participants are expected to gain a greater knowledge of how to put together a competitive WHEDA Housing Tax Credit application.

In the Supportive Housing Set-Aside in the most recent Qualified Allocation Plan, WHEDA reduced the threshold from 50% of the units designated as supportive to 25%, thereby making it possible for more projects to qualify. Any changes to the 2023-24 QAP will be made following input from a broad group of diverse stakeholders.

## **Application Acceptance Criteria and Process**

**Q: Can the participant population be one that is at risk of homelessness, or must all target participants meet the HUD definition of chronic homelessness?**

**A:** CSH and WHEDA are focused on projects centered around chronic homelessness for this Institute. Projects which fall under this category will be prioritized as part of the application process.

**Q: Will you accept projects from new nonprofits that were founded specifically for supportive housing?**

**A:** Yes, if your team doesn't have a lot of experience, CSH encourages partnering with another organization to gain insight and support.

**Q: Will you only accept housing tax credit applications with supportive housing from projects who attend the Supportive Housing Institute?**

**A:** No, housing tax credits are awarded based on the Qualified Allocation Plan, or QAP. You can learn more about WHEDA's allocation of housing tax credits from wheda.com here: [Allocating | WHEDA](#)

**Q: Will you accept manufactured housing projects?**

**A:** Yes, if the manufactured housing project is eligible for housing tax credits, is focused on serving those experiencing chronic homelessness, and it makes contextual sense on where the project is being placed in the community.

**Q: Is there a minimum number of units in the proposed supportive housing projects?**

**A:** CSH does not have a required minimum number of total units. However, housing project proposals for the Institute must include supportive housing units that are between 15-25% of the total units in the development.

**Q: Will a blend of market rate and supportive housing units be eligible? Or 100% supportive/affordable units?**

**A:** Yes, a blend of market rate and supportive housing units will be eligible; this category is considered integrated supportive housing. If your organization is doing a market rate project, CSH and WHEDA are requiring that 15% to 25% of the units are supportive housing units for those experiencing chronic homelessness. Integrated supportive housing can include market rate housing, supportive housing and affordable housing units.

**Q: Will the review team receive anti bias training before deciding?**

**A:** All applications will be reviewed jointly by CSH and WHEDA and will be judged based on the criteria in the RFA. CSH provides anti bias training to its staff. WHEDA provides equity, diversity and inclusion training to its staff.

**Q: Are tax credit applications considered to be part of the funding mix in consideration and training for this initiative, or will other funding sources be targeted?**

**A:** For this initiative, CSH and WHEDA are mainly interested in projects that will be applying for housing tax credits; although, developers typically seek additional funding resources to bring their project to market.

**Q:** Would other types of projects besides those intended to create supportive housing for chronically homeless be eligible if we can demonstrate a community need?

**A:** This Institute has a main focus on chronic homelessness.

## General Supportive Housing Institute Inquiries

**Q:** Is this Institute only for 2022, or are there plans for future Institutes?

**A:** Currently this is the only Institute planned for 2022, but CSH and WHEDA will monitor this inaugural Institute with hopes to offer more opportunities to advance supportive housing developments.

**Q:** For the final presentation during the Institute, will there be target funders to bring?

**A:** CSH will work with each team individually to help them think about who they'd like to invite.

**Q:** Has the Supportive Housing Institute been offered in other states and what was its impact?

**A:** The Supportive Housing Institute has been offered in California, Illinois, Indiana, Missouri, Ohio, and Oregon. The Institute's greatest assets are building greater capacity and pipelines for supportive housing. With the Institute, states can fund developments that address their greatest supportive housing needs and work to end chronic homelessness in their communities.