

State of Connecticut
Department of Housing

Housing Innovations: Supportive Housing for Homeless Youth and other Populations

November 2016: FAQs Round 2

1. Q: Does DOH have a preference not to pay for acquisition costs?
A: While acquisition is an eligible expense under this NOFA, DOH prefers applicants to use non-DOH funding to avoid the additional process expenses that are triggered when using DOH funding for this purpose (e.g. the cost of a second appraisal if the property costs more than \$100,000).
2. Q: Under selection criteria, what is meant by DOH will consider “an equitable distribution of geographic funding provided under this NOFA?”
A: This means that if DOH can only fund three homeless youth projects under this NOFA, they will not all be located in the same CAN region. DOH is working with its partners to create options along the housing continuum for young adults experiencing homelessness in statewide based on need.
3. Q: Is there a specific Memorandum of Understanding (MOU) form that DOH prefers partners to utilize?
A: No. As noted in section D (12) of the NOFA, this MOU must clearly delineate the respective roles and responsibilities of each party with regard to the proposed project.
4. Q: Do the DOH procurement requirements pertain to the projects under this NOFA (architect, general contractor)?
A: Yes.
5. Q: Can a single agency apply under this NOFA as both the developer and the qualified service provider? Or must these be two different agencies working in partnership?
A: Yes, a single agency can apply as both the developer and the qualified service provider.
6. Q: Can a single agency apply under this NOFA as both the property manager and the qualified service provider?
A: Yes, a single agency under this NOFA can apply as both the property manager and the qualified service provider.
7. Q: Can applicants use capital funding under this NOFA to pay for furnishings?
A: Yes, under this NOFA, DOH capital funding can be used to pay for fixtures and furnishings that will remain with the property on a long-term basis.

8. Q: What are the square footage requirements for the youth housing project efficiency units?

A: DOH recommends applicants design units to be within 300-500 sq. ft. They must include a bathroom and a compact kitchen. The living/sleeping/eating areas must be one large simple – shaped space, which at a minimum must accommodate a 39” x 80” Twin XL bed; an 18” x 52” dresser (for clothing and television placement); an 18” x 18” nightstand; a closet with five lineal feet of hanging rod; and a table for two.

9. Q: Do applicants for the youth supportive housing projects need to be DMHAS eligible?

A: No.

10. Q: Should an applicant hire a full-time clinician for the youth supportive housing project?

A: These youth housing projects are not intended to be treatment facilities. Case management staff should connect residents to community resources to meet the individual needs of each resident.

11. Q: Is the Corporation for Supportive Housing providing technical assistance for the homeless youth projects?

A: Yes, they can help match service providers with developers and also can share information on successful youth supportive housing projects in other communities.

12. Q: Who is responsible for paying the utilities for the youth supportive housing projects?

A: The landlord must pay utility expenses (not including cable and internet access for each apartment unless desired) and may charge each tenant up to 30% of his/her monthly adjusted income for rent and utilities.

13. Q: Can applicants use HTCC funding as a leveraged capital funding source?

A: No. The 2017 HTCC applications are due in February with anticipated award announcements to be made in April. Funding that remains subject to a competitive process cannot be included in the funding sources. Failure to have a soft support letter for any funding source is grounds for immediate rejection of the application.

14. Q: How should applicants for youth supportive housing projects under this NOFA handle underwriting the projects for 20 years when the operating subsidies expire after 10 years?

A: The ConApp will automatically assume these subsidies are sustained for 20 years. Given the resources currently anticipated to be available, DOH-funded operating subsidies expire after a 10 year period, but if these programs are successful and there is an ongoing need, DOH expects to consider renewing these operating resources based on funding availability.