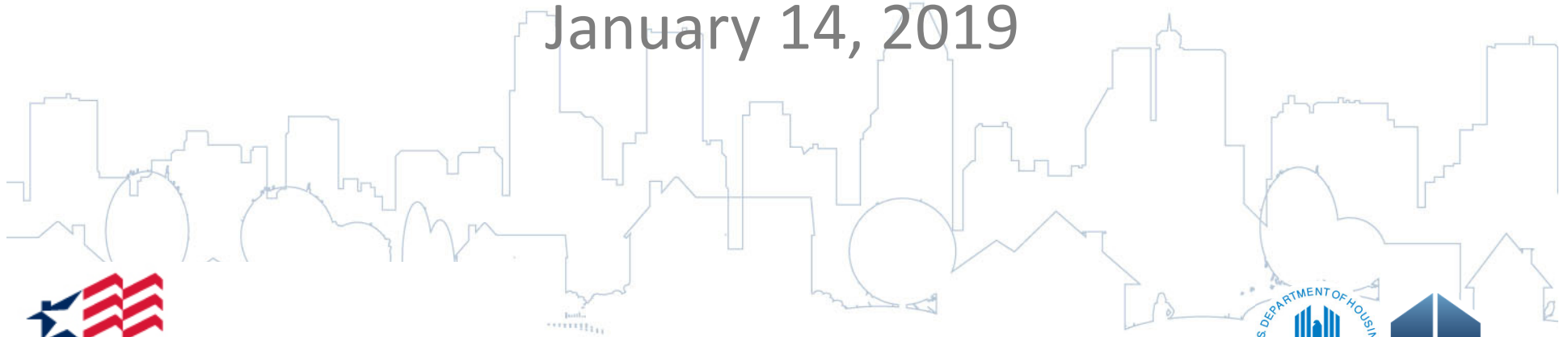

THE HFA INSTITUTE

HOME & HTF for Special Populations

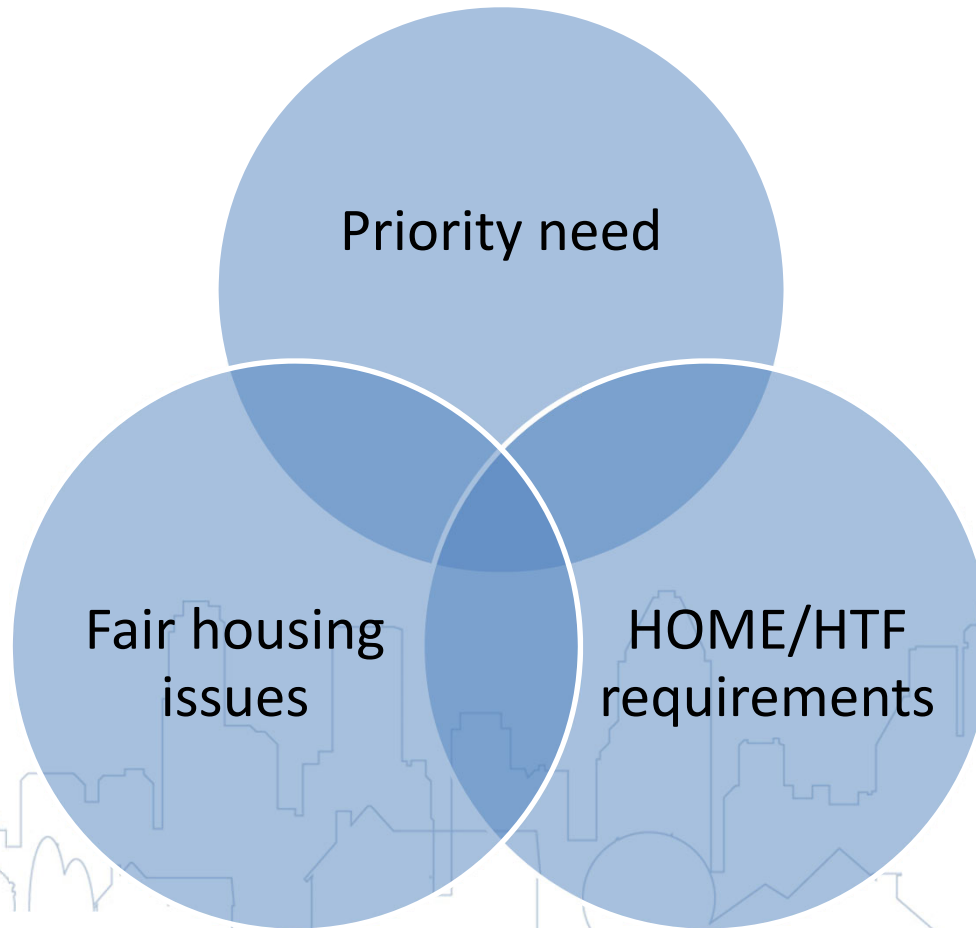
January 14, 2019



National Council of
State Housing Agencies



Using HOME/HTF for Special Populations



Housing v. Facility

- Housing (92.2/93.2)
 - Transitional (HOME) or permanent (HOME/HTF)
 - Does not include shelters or facilities (nursing, convalescent, hospitals, residential treatment, correctional, halfway houses, housing for students, or dormitories)
 - Leases (92.253(a)/93.303(a))
 - Rent limits



National Council of
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Services

- Services – non-mandatory, non-exclusive
 - 92.253(d)(3)/93.303(d)(3)
 - Prohibited lease terms 92.253(b)(9)/93.303(b)(9)
- IRS Revenue Ruling 98-47: not housing if “continual or frequent” nursing, medical, or psychiatric services

Marketing & Selection

- Marketing – affirmative 92.351(a)/93.350(b)
- Preferences – 92.253(d)/9.303(d)
 - Limits/preferences in wr. agreement & materials
 - Limits to disability not discriminatory if:
 - Permitted by federal program OR
 - Disability affects access to housing and need supportive services not available in integrated setting
 - Open to all disabilities who may benefit
- Occupancy of accessible units: 8.27

Discussion

- What types of projects for special populations are you doing? Considering? Rejected?
- What has been successful?
- What challenges have you encountered?
 - Project eligibility?
 - Services plan/delivery?
 - Occupancy issues/monitoring?

