

Non-Project Based Supportive Housing Notice of Opportunity

The Department of Developmental Services (DDS) is accepting proposals on a rolling basis from DDS qualified providers currently providing Individualized Home Supports (IHS) to establish non-project-based Supportive Housing for individuals supported by DDS. Proposals will be accepted for review on a first come-first eligible basis and this opportunity will extend until the limited funds are committed.

Non-project-based Supportive Housing is defined as multiple apartments in an existing apartment complex set aside for DDS supported individuals. Rental assistance will be available in the form of DOH Rental Assistance Program (RAP) vouchers that are purchased by DDS and can be used for assisting low-income individuals with intellectual disability to afford appropriate, safe, and sanitary housing in the private residential market. The intent of this NOO is to expand availability of integrated, affordable, non-project-based Supportive Housing for individuals supported by DDS.

Background

DDS defines Supportive Housing as housing that is not time-limited and has a primary purpose of assisting DDS supported individuals to live independently in the community and meet the obligations of tenancy.

Supportive Housing combines suitable, safe, and affordable housing with individualized support services. All residents of this housing must have access to flexible, individualized services for as long as they are needed to achieve and retain permanent housing. Residents of Supportive Housing should also receive support to assist with increasing their life skills and achieve greater choice and independence.

Supportive Housing settings are mixed-income affordable housing complexes that partner with local DDS qualified service providers to identify a minimum of 2 units throughout the development for DDS supported individuals identified and supported by the partner provider agency. These providers are responsible for identifying individuals who are well suited to the Supportive Housing model and to continue supporting these individuals after relocation to this more independent living situation.

The general elements of a non-project-based Supportive Housing setting are as follows:

a. Affordability – Units set aside for Supportive Housing should be made affordable to households with incomes less than 50% of the Area Mean Income (AMI), as defined in the Department of Housing (DOH) Rent and Income Limits Guidelines Combined Income Limits guidance document published on the Department of Housing website here , either through a non-project-based rental subsidy or some other mechanism. When using Rental Assistance Program certificates (RAPs), it is anticipated that such household would pay no more than 30% of the tenant's current adjusted income, which may include Supplemental Security Income (SSI) benefits. Rental limits are defined by DOH in the Maximum Allowable Rent (MAR) schedule, which determines limits an individual or family may pay towards rent.

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b. Services –

1. The provider must have a Service Plan approved by DDS. The Service Plan must be designed to meet the needs of individuals identified for participation in Supportive Housing. The Service Plan should ensure access to the nonclinical and clinical services necessary to achieve and retain permanent housing and increase independent living skills. The Service Plan should be clear and concise and updated at least annually in collaboration with the planning and support teams of each DDS individual supported. The Service Plan shall:
 - a. Reflect the importance and value of connecting individuals with other residents in the complex, mainstream resources, federal and state entitlement programs, and healthcare programs. The Service Plan should describe existing and planned linkages with vocational, educational, and healthcare providers. Whenever possible services should be accessed in the community where the individual will live or a proximate as reasonably possible. Barriers such as transportation must be mitigated in the Plan.
 - b. Incorporate natural support (family, peers, faith communities, etc.).
 - c. Ensure that services are available for as long as is needed by the individual; and
 - d. Articulate under what circumstances, if any, an individual would be "discharged" from Services provided as components of Supportive Housing.
2. The qualified provider must be available to provide direct face to face support in accordance with the individual's Person-Centered Individual Plan (IP) within no more than 20 minutes from when an individual requests assistance.
3. The qualified provider is responsible for supporting the individuals in the coordination of community based and provider delivered services.
4. Providers must be qualified for Individualized Home Supports (IHS).
5. Providers will make social activities available to all individuals that reside in the apartment complex.
6. Assistive technology will be available and utilized, as appropriate, to ensure each individual has the opportunity to live as independently as possible.
7. Individuals may choose to share an apartment with a roommate or have their own apartment unit. Individuals make this determination with the assistance of their personal support system (family, guardian, etc.) and their DDS planning and support team.
8. Provider assures that a combination of 24-hour on-site and on-call supports are available to all DDS funded individuals participating in Supportive Housing.

c. Setting Requirements –

1. A housing complex consisting of multiple individualized apartments owned by a third-party owner with a management company that oversees the apartment rentals and facilities management.
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2. No more than 25% of the units in the development can be designated as subsidized for special populations (i.e.: DDS; DSS; Veterans; etc.)
3. The owner or management company has an executed contract with a DDS qualified provider that outlines the responsibilities of the owner and responsibilities of the provider.
4. There is a working partnership that includes ongoing communication between the Supportive services provider, property owner, and property management entity.
5. Individuals supported by DDS hold the leases to their apartment.
6. If the individual follows the terms of the lease, the length of stay is not limited and is determined by the individual and their planning Support Team.
7. The individual's use of services or programs is not a condition of tenancy.
8. Portability to another provider while maintaining rental assistance and residence is allowed. However, this may impact individual's ability to be considered part of the IHS Cluster program in the complex. The individual may hire an agency or staff of their choosing to meet their residential support needs.

Funding Opportunity

The department will select non-project based Supportive Housing settings across the state on a first come first eligible rolling basis. Priority will be given to geographical areas that do not currently have project-based Supportive Housing settings available or in process (see Appendix A for a map of locations of existing Supportive Housing sites).

Each non-project based Supportive Housing setting must support a minimum of three individuals currently supported by DDS in two or more separate apartment units, with a plan to expand the number of individuals within the complex over the first 18 months of operation. No more than 25% of the units in the complex can be used for special populations (i.e.: DDS; DSS; Veterans; etc.) targeted subsidy.

Participants can live in single bedroom units or may consider a two-bedroom roommate arrangement providing their combined income does not exceed the maximum allowed income for a subsidized unit.

Providers whose application is accepted will receive the following:

1. A payment equaling \$ 50,000 to assist with recruitment, administrative, and legal costs associated with the development of a non-project-based Supportive Housing setting. The payment will be paid in two installments:
 - A. \$25,000 will be paid at the outset of the award as a development payment.
 - B. The second installment will be made when the final approved participant moves into the setting as an outcome payment.
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The second payment must occur by the conclusion of the funding period (December 2024). Providers that do not meet the identified outcome of the number of individuals placed into the setting may receive a pro-rated amount based on the review of the region and whether the provider experienced circumstances that were not under their control.

2. Providers may include in their plan staff dedicated to coordinate the development and oversight of the non-project Supportive Housing setting. DDS will also reimburse actual costs up to \$100,000 for wages and benefits. No staff can be dually funded by DDS for the support awarded for in this NOO.

3. Providers will be funded for security deposits that are needed by the individuals moving into the non-project based Supportive Housing setting. Any security deposit repaid to the individuals during the award period will be deducted from any other expenses requested to be reimbursed by DDS.

4. Providers will receive a one-time award based on actual costs of assistive technology and smart home technology or appliances needed to increase a person's independence within the identified apartments in the non-project-based setting.

5. Providers will receive a commitment for the number of Rental Assistance Program (RAP) Vouchers of the approved participants in the proposal.

Current I.H.S. Providers interested in this opportunity should submit a proposal to Kyle Fishbein at Kyle.Fishbein@ct.gov.

Non-Project Based Supportive Housing PROPOSAL SUBMISSION

Provider Name:

Contact Phone #:

Provider Contact Name:

Contact Email:

City/Town Where NPSH Located:

This is a fillable form. Please write the submission details requested in the provided boxes below each item request. The boxes will expand to accommodate your replies. If you have any difficulty with the form, please contact Elba Caraballo at 863-255-0183. This is a mobile phone so texting or calling are possible.

1. Brief Summary of the proposed Supportive Housing arrangement and the agency's experience in providing similar supports (i.e., Individualized Housing Supports, Clustered supports, etc.).

2. Briefly describe the outreach that has occurred with the owner/property manager regarding available units.

3. Setting description: Property management entity should demonstrate a commitment to rent to a diverse population that is inclusive of individuals and families supported by DDS (attach letter of commitment to proposal submission).

a. Physical Address

e. Number of Units in Complex

b. Property Management Entity

f. Number of Units Designated for DDS Supported Individuals

c. Property Mgmt. Contact Person Name

g. Number of Accessible Unites Designated for DDS Supported Individuals

d. Phone Number (s)

h. Description of Amenities and Common/Community Space

Non-Project Based Supportive Housing PROPOSAL SUBMISSION

Provider:

Contact Name:

4. Describe potential, if any, for additional units in the future.

5. Description of Community

a. Access to Transportation

b. Access to Community Amenities (i.e. Grocery Store, Restaurants, Parks, etc.)

c. Safety/Security (Building & Community)

6. Description of Services to Be Provided

a. Support Services

b. On-Site Staff

c. Community Engagement

d. Other (Please Specify)

Non-Project Based Supportive Housing PROPOSAL SUBMISSION

Provider:

Contact Name:

7. Apartment and Rental Requirements - Describe Details

a. Lease

b. Rental Deposit

c. Security Deposit

d. Utilities

e. References

f. Other (Please Specify)

8. Tenant Selection Plan

a. How will prospective DDS supported tenants be identified?

b. How will they be supported in deciding on and pursuing Supportive Housing?

Non-Project Based Supportive Housing PROPOSAL SUBMISSION

Provider:

Contact Name:

9. Identified Interest

a. How many individuals have you identified who are currently supported in other locations (CLA, CRS, CCH, alternate IHS setting) that may be interested in this opportunity?

NOTE: If individuals are moving from 24-hour congregate settings, additional ARPA transformation incentives may also apply

b. How many individuals have you identified who are currently seeking services (on the portal) who may be interested in this clustered support model?

c. Other (Please Specify)

10. Budget – Please use the template provided in Appendix B.

- a. Budget should include administrative costs associated with the non-project-based apartments, and projected supports based on the timeline.
- b. Revenue according to the DDS funding guidelines for individuals who will be living in the non-project based Supportive Housing setting should be included in the budget.
- c. Budget narrative: Please explain your budget.

Non-Project Based Supportive Housing PROPOSAL SUBMISSION

Provider:

Contact Name:

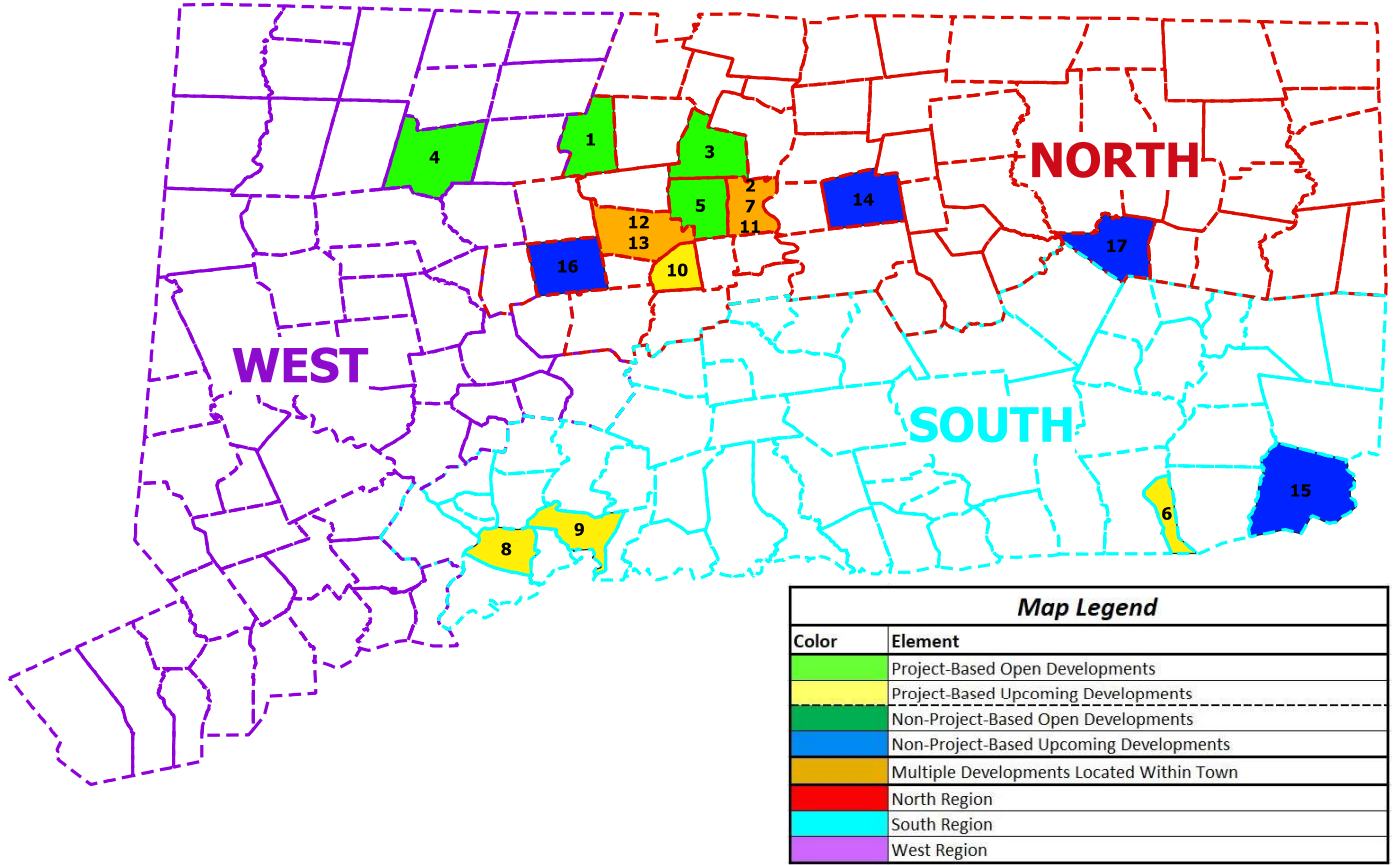
11. Timeline – Please include a timeline from the start of the award through December 31, 2024.

Appendix A: Existing and Future Supportive Housing Sites

Appendix B: Non-Project Based Supportive Housing Budget Template (Excel Sheet Attached)

Non-Project Based Supportive Housing APPENDIX A

Supportive Housing Developments 12-6-2023



Project-Based Supportive Housing Developments						
New Housing Developments						
Map Code	Region	Development	Town	Developer	Provider	Project Opening
1	North	Bear Woods	Canton	Regan	Favarh	2/1/2021
2	North	Clover Gardens	Hartford	Chrysalis	HARC	12/1/2021
3	North	Lavender Fields	Bloomfield	Regan	Favarh	8/30/2022
4	West	Riverfront	Torrington	Pennrose	ARC of Litchfield County	9/30/2022
5	North	Trout Brook	West Hartford	Trout Brook	CRI	10/1/2022
6	South	Bayonet St I	New London	ECHO	ARC of Eastern CT	1/1/2024
7	North	Village at Park River V	Hartford	Pennrose	Turning Leaf	4/1/2024
8	South	LaScana of Orange	Orange	Gyroscope	Midstate ARC	7/1/2024
9	South	West Ridge	New Haven	Giordano	Midstate ARC	1/1/2025
10	North	Ellis	New Britain	Winn	ARC of Central CT	2/1/2025
11	North	Village at Park River VI	Hartford	Pennrose	Turning Leaf	4/1/2025
12	North	South Rd	Farmington	80 South Rd LLC	Favarh	12/1/2025

Non-Project-Based Supportive Housing Developments				
Existing Apartment Complexes				
Map Code	Region	Town	Provider	Project Opening
13	North	Farmington	Favarh	6/1/2023
14	North	Greater Manchester	MARC Manchester	TBD
15	South	Pawcatuck	ARC ECT	TBD
16	North	Bristol	Whole Life	TBD
17	North	Willimantic	Dungarvin	TBD