

Low Income Housing Tax Credit

2018 Special Housing Need Set Aside

Request for Proposals

The Idaho Housing and Finance Association (the “Association”) has established a statewide set-aside pursuant to Section 5.2 of the Low Income Housing Tax Credit Allocation Plan (QAP) to provide permanent supportive housing for homeless veterans. The set-aside will allow for up to 10% of the annual tax credit to be requested.

Project applications must meet all QAP requirements, with the addition of the following:

- Homeless veterans will be defined as those: 1) whose length of service meets statutory requirements, and who served in the active military, naval, or air service, was discharged or released under conditions other than dishonorable and is eligible for VA health services; and 2) who are homeless (as defined in subsection (a) or (b) of Section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302)). The project will prioritize potential tenants according to the recommendation of the VA’s Healthcare for Homeless Veterans Program, oftentimes first prioritizing those who are chronically homeless (as defined by S. 896 The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, 24 CFR 91.5) when a homeless veteran in such a circumstance is identified.
- Homeless veterans must be eligible for VA health care services, participate in regularly required case management offered by the VA’s Healthcare for Homeless Veterans Program, and be offered participation in all appropriate services made available by the VA. The project’s services program must follow requirements established by the VA’s Healthcare for Homeless Veterans Program. The project is not required to select and make available services listed under Section 6.4 (16)(3) of the QAP.

Project applications will be scored on QAP scoring requirements, unless otherwise detailed in this request for proposals (RFP). The requirement detailed in Section 4.9.1: Market Study Threshold will be waived for this SHN Set-Aside. Note that the restrictions on the use of IHFA administered HOME or IHFA administered Housing Trust Fund monies set forth in Section 6.4.16 of the QAP, due to requirements of IHFA’s Consolidated Plan, are not meant to apply to HOME or HTF monies administered by a jurisdiction or entity other than IHFA.

Technical questions regarding this RFP or programs/resources related to the target population should be directed to Brady Ellis by phone at 208-331-4839 or via email at bradye@ihfa.org. Questions concerning the QAP should be directed to Cory Phelps by phone at 208-331-4725 or via email at coryp@ihfa.org.

The Association recognizes that additional recourses for construction and operating costs must be secured to ensure the project’s financial feasibility.

Should qualified applications not be received for the set-aside, the tax credit reserved for this RFP will be made available to other qualified non-targeted applications.