



## Intellectual and Developmental Disabilities Housing Access Pilot Program (IHAPP)

### Frequently Asked Questions Version 2.0

Updated 1/16/2026

The following Frequently Asked Questions (FAQs) and Answers are for informational purposes only. Applicants should refer to the RFP Submission Instructions and other documents on [the IHAPP webpage](#) for additional information. If needed, a third round of FAQs will be released around February 5th. Additional questions can be sent to [IDDHousing@chninc.net](mailto:IDDHousing@chninc.net).

**\*\*\*Please note that the submission deadline for the IHAPP program has been revised to February 19, 2026. Award announcements will now be made by April 24, 2026.\*\*\***

#### PROGRAM DESIGN

1. **For rental projects, does the 10-year deed restriction become effective at the time of closing or at construction completion?**
  - A. **(UPDATED)** The deed restriction periods will begin with the initial occupancy of a unit
  
2. **For projects over 20 units, is there a minimum number of IDD units required, or is that driven by the cap of \$100,000 per unit maximum amount? For example, if an application is for \$500,000, is 5 units the minimum?**
  - A. There is no minimum number of units for a project. The funding amount would be driven by the maximum of \$100,000 per unit for development activities or \$50,000 per unit for Downpayment Assistance
  
3. **Can this funding be used for acquisition and repairs?**
  - A. Yes, IHAPP funding can be used for acquisition and rehab as long as the unit will be for rent or sold to a person with intellectual and developmental disabilities meeting the income qualifications.
  
4. **How much leverage is required to get the full 5 bonus points?**
  - A. **(UPDATED)** The review team has discretion to allocate the 5 points. The target leverage amount that MSHDA is expecting from the program overall is 5:1. To receive the maximum 5 points, a project would need to meet a minimum of a 10:1 ratio leveraging other funding sources. Scoring will be pro rated for leverage amounts below the 10:1 ratio. To get 1 point, a minimum of a 2:1 ratio would be necessary.

- 5. Can an applicant carve out a 10 unit building from a larger project for IHAPP, and then apply the income limits to those IDD units, not to the whole project?**
- A. Yes, this is possible, but will need a case-by-case review by the IHAPP team to ensure eligibility. Factors the team will use includes overall affordability, total number of units, site plan, timing, inclusion in the community, target population of other phases, and other items. Potential projects with phases are encouraged to reach out for consultation before submission.
- 6. Is there an expected deadline for when the estimated program goal of 30 IDD units need to come online for lease up?**
- A. **(UPDATED)** MSHDA has not set deadlines for completion and occupancy but there is a goal of committing funds to shovel-ready projects which is incentivized in the scoring process. The scoring team will be evaluating timelines submitted against reasonable expectations for completion of a project of a similar type (renovation or new construction, number of units, for-sale or rental).
- 7. Are unlicensed group homes ineligible?**
- A. Unlicensed settings are eligible, provided they support independent living, each individual has their own lease, their own room, and the arrangement follows the spirit of the Home and Community-Based Services (HCBS) settings rule. Only licensed group homes are ineligible.
- 8. Is preservation of existing IDD units eligible?**
- A. Preservation of existing IDD units would be eligible under one of three circumstances: 1) Affordability is extended beyond current restrictions; 2) Rents of the existing units will be reduced to meet the IHAPP affordability guidelines; 3) Existing units will be converted to IDD units meeting IHAPP program requirements
- 9. Can IHAPP funding be used to provide supportive services to IDD persons?**
- A. **(NEW)** No, the IHAPP funding originates from MSHDA's Housing and Community Development Fund which only allows the funds to be used to cover construction, acquisition, and project related soft costs
- 10. Do units financed with IHAPP have to be marketed through any particular channels?**
- A. **(NEW)** IHAPP units must be listed on the Michigan [Affordable Rental Housing Directory \(ARHD\)](#)
- If there are equivalent local housing locators in the region, such as the [Detroit Home Connect](#) site, they should be utilized as well

## ELIGIBILITY

### **11. What verification is needed to confirm eligibility of a renter or homebuyer for an IDD unit?**

- A. We will need disability verification such as below:
- Professional third-party verification
  - Proof of eligibility for a disability-based public benefit
  - Verification from a CMH or disability service provider
  - Educational documentation for lifelong IDD (with affirmation)
  - We also need to have a clear statement that no diagnosis disclosure is required, just confirmation of disability that meets the IDD definition.

### **12. What documentation is required to demonstrate the building condition and scope of work for a renovation or preservation project?**

- A. **(NEW)** A Capital Needs Assessment (CNA) will NOT be required. If an applicant already has a recent one, it should be submitted.

In place of a CNA, it would be acceptable to have an assessment completed by an architect, plus other professionals such as an engineer, as needed. We would be seeking information that would help us understand the current conditions of the building, and the timing of when renovations and replacements for building systems and apartments would need to take place.

## DESIGN AND GREEN STANDARDS

### **13. Is there a description of the Universal Design standards? Sometimes architects can have different ideas of what's included**

- A. The Design Standard section in the RFP on page 16 provides information about Universal Design and several other design standards. There are links in the section to more detail and examples about those standards. We will look into making other examples available for Universal Design and making that information available in the next release of FAQ's. The expectation for applicants is to use these design standards as best practices. The submission should include a description of how the applicant determined what design standards to include to support the needs of the IDD person who will be residing in the unit.

### **14. Must a project only use Enterprise Green Standards, or are other Green Standards eligible?**

- A. Enterprise Green Standards is listed in the RFP as an example to be met to

comply with IHAPP. Other Green Standards are eligible. We suggest connecting with the IHAPP team to discuss other standards.

**15. Do all units need to meet Enterprise Green Standards, or only those designated for IDD individuals and funded by IHAPP?**

- A. Typically a green certification would apply to an entire development. If there is a way for the developer to only get the units funded through IHAPP certified, we suggest reaching out to the IHAPP team to discuss if that was acceptable.

**16. Can IHAPP be used to update existing IDD units in a current project to meet Green Standards?**

- A. IHAPP is primarily designed to create new IDD units. However, if the project meets one of the Preservation goals listed in a separate FAQ, IHAPP funding could be used to help existing IDD units meet Green Standards. Otherwise, other sources of funding would be needed to achieve Green Standards for existing IDD housing.

**SPECIAL NEEDS TRUSTS**

**17. For home ownership, does the home asset sit inside the Special Needs Trust or in the name of the owner directly?**

- A. The home may be owned directly or by an SNT, as long as the SNT trustee certifies it will accept the asset and the beneficiary is clearly defined. We recommend consulting with your attorney for the best option.

**HOMEOWNERSHIP**

**18. Can a family with a minor IDD child acquire a house utilizing IHAPP down payment assistance?**

- A. Yes, this is an eligible activity subject to the program submission requirements including income targets.

**AFFORDABILITY**

**19. Does the entire project need to meet the IHAP affordability requirements of 75% of units at 30% AMI and 25% of units at 60% AMI, or just the IHAPP-funded units?**

- A. Only the IHAPP-funded units must meet these affordability requirements, not the entire project.

## MARKET DATA

### **20. Are there data sources you would suggest an applicant use to establish the market demand and need for IDD units in a particular region?**

A. Suggested sources for data would include the following. This is not an exhaustive list:

- IDD Institute at Wayne State University
- Autism Alliance
- Michigan Disability Rights Council
- Community Mental Health Services (CMHS)
- Local provider alliances
- Michigan Developmental Disabilities Council
- Other disability rights organizations

Applicants' ability to find data beyond the examples above to substantiate local need for affordable IDD housing is welcome.

## RESOURCES AND FUNDING

### **21. Are there funding sources available to support a 20+ unit project dedicating 100% of the units towards IDD individuals?**

A. We are not familiar with any specific sources dedicated for a project of this size focused on the IDD population. Many other typical real estate financing sources for affordable housing would be able to help with this type of project, such as Low Income Housing Tax Credits, HOME program, Federal Home Loan Bank, HUD 221(d) and others We will update this information with the next FAQ if we are able to identify additional funding sources for consideration.

## COMMUNITY INCLUSION & SUPPORTIVE SERVICES PLAN

### **22. How are projects expected to follow the framework of the HCBS (Home and Community-Based Services)? HCBS is a federal regulation that ensures individuals receiving Medicaid services have access to community living and supports in integrated settings, rather than in institutions. It promotes autonomy, choice, and the right to participate in community life for people with disabilities.**

A. **(NEW)** While IHAPP-supported housing may not be subject to formal HCBS licensure or waiver requirements, the program is intentionally designed to align

with the *spirit and principles* of Michigan’s approved HCBS framework. This means prioritizing community-integrated, non-institutional housing that supports individual autonomy, privacy, and self-determination. Residents must have control over their living environment, including choice of service providers, freedom from provider-imposed house rules, privacy with lockable doors, and full access to community life. The goal is to ensure housing upholds dignity, inclusion, and civil rights, regardless of whether residents receive Medicaid-funded services.

## REHABILITATION

### **23. What documentation is required to demonstrate the building condition and scope of work for a renovation or preservation project?**

- A. **(NEW)** A Capital Needs Assessment (CNA) will NOT be required. If an applicant already has a recent one, it should be submitted.

In place of a CNA, it would be acceptable to have an assessment completed by an architect, plus other professionals such as an engineer, as needed. We would be seeking information that would help us understand the current conditions of the building, and the timing of when renovations and replacements for building systems and apartments would need to take place.

## COMMUNITY INPUT

### **24. Are there requirements for the applicants to engage with the local IDD population to seek their input and partnership in their proposal?**

- A. **(NEW)** A best practice by developers targeting a population with special needs is to seek input from people with lived experience. Another way of obtaining input is to consult with advocacy organizations and service providers that support the IDD population.