IDD HOUSING ACCESS PILOT PROGRAM (IHAPP) Year 2 OVERVIEW

Community Housing Network and

Red Maple Resources



AGENDA

I. Welcome
II. Speaker and Chat Introductions
III. Pilot Program and Year 1 Accomplishments
IV. Definitions
V. RFP Overview & Award Process
VI. Questions and Answers
VII. Wrap Up

SPEAKER INTRODUCTIONS



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TEAMS CHAT INTRODUCTIONS

Please briefly share in the Teams chat:

- Your name
- Your organization (if applicable)
- The region of Michigan you represent or work in



ABOUT IHAPP

The IDD Housing Access Pilot Program (IHAPP) was a new statewide pilot program launched by Community Housing Network (CHN) and funded by the Michigan State Housing Development Authority (MSHDA) through Housing Community Development Funds in 2025. Now entering Year 2, the program expands access to affordable, inclusive rental and homeownership opportunities for individuals with intellectual and developmental disabilities (IDD) across Michigan.

This program supports disability forward community-integrated housing opportunities, with a focus on equity and economic need. IHAPP will provide funding for units designated for IDD individuals integrated with a neuro-typical population for a project and within the larger community.

YEAR 1 IHAPP ACCOMPLISHMENTS

- Created 10 units of new affordable rental housing designated for households with IDD
- Created 34 units of new affordable homeownership housing designated for households with IDD
- 36 (75%) of the total units supported by IHAPP in Year 1 are targeted towards households at or below 30% AMI, with the remaining 8 available up to 60% AMI.
- Supported 4 mixed-income, mixed-ability developments across Michigan
- Diverse project types - LIHTC, occupied multi-family, single-family and condos, new construction and rehab
- Projects included different legal entities for grantees and ownership - nonprofit and for profit grantees; LDHA LP, LLC

GOALS AND DELIVERABLES OF YEAR 2

- Create at least 30 new affordable housing units designated for households with IDD
- Ensure at least 75% of program funds must support households at or below 30% AMI, with the remaining 25% available up to 60% AMI.
- Support a minimum of 3 mixed-income, mixed-ability developments across Michigan
- Require long-term affordability for all funded projects:
  - Minimum 10-year deed restriction for rental and homeownership projects accessing IHAPP funding for development activities
  - Minimum 5-year deed restriction for for-sale projects accessing IHAPP funding for developer provided down payment assistance of up to $50,000 per unit
- Expanding geographic diversity of awards

DEFINITIONS

- Disability-forward developments
  - Center accessibility from the start, using inclusive design beyond basic code requirements. Integrate residents into the broader community to reduce segregation and foster mutual support.
- Non-IDD / neurotypical
  - People who do not have an intellectual or developmental disability.

- IDD (Intellectual and Developmental Disabilities)

Disabilities that begin before age 22 and significantly limit intellectual, adaptive, physical, or other major life functions. Examples include autism spectrum disorder, Down syndrome, and cerebral palsy.

For this application: IDD must be recognized by the Social Security Administration.

DEFINITIONS continued

How an IDD diagnosis can be substantiated

- Verification from a CMH or disability service provider
- Disability-based public-benefit eligibility
- Professional third-party verification
- Educational documentation for lifelong IDD, with affirmation

- **Universal Design:**
  - A design philosophy that ensures buildings, products, and environments are inherently accessible to all people, regardless of age, ability, or status, without the need for later adaptation. Universal Design principles emphasize equitable use, flexibility, simplicity, perceptible information, tolerance for error, low physical effort, and appropriate space for approach and use.

- **Neuro-Inclusive**
  - An approach to housing and community design that recognizes and accommodates the full spectrum of neurological differences, including individuals with intellectual and developmental disabilities, and those who have neuro-differences. Neuro-inclusive environments are intentionally structured to reduce barriers and promote participation, autonomy, and belonging for all individuals

- **Qualifying Special Needs Trust (SNT):**
  - These trusts are established for the benefit of a person with a disability that allows them to preserve eligibility for means-tested public benefits such as Medicaid or Supplemental Security Income (SSI) while holding assets for their supplemental needs. These can be a first or third-party special needs trust.

RFP OVERVIEW

Mitchel Blum-Alexander, Red Maple Resources

Vic Abla, Red Maple Resources

ELIGIBLE APPLICANTS

1. Only eligible organizations seeking to develop projects that include IHAPP units can apply
2. Individuals cannot directly apply for assistance.
3. An eligible entity for a developer submitting an application can be:
    - Nonprofit Organization 501(c)(3)
    - Unit of General Local Government includes a city, village, township, county, or any local agency or authority including Tribal Nations
    - For-Profit Developers must be working in Michigan and have articles of incorporation filed with LARA, an IRS Employer Identification Number (EIN), and a Sam.gov Unique Entity ID (UEI).

4. Year 1 Grantees are eligible to apply for funding for any new projects. Funding requests will not be accepted that would add funding to Year 1 awards.

TYPES OF FUNDING PROVIDED

A total of **$1,800,000** has been committed to IHAPP in Year 2 for development activities. CHN is targeting to allocate and invest:

- **$900,000** is dedicated to multifamily rental projects for development activities
- **$900,000** is dedicated to homeownership projects for development activities, or for developer provided down payment assistance for the acquisition of a unit by an IDD person or persons

CHN reserves the right to adjust targets and award amounts.

FUNDING FOR DEVELOPMENT ACTIVITIES AND DEVELOPER PROVIDED DPA

For each funding target, there is a maximum per-project limit of **$500,000 for experienced developers** and **$300,000 for emerging developers**. Eligible funding includes:

- Development activities up to **$100,000 per IDD-designated unit** for developers undertaking a multifamily rental or condominium project.
- Development activities up to **$100,000 per house designated** for developers undertaking a for-sale project.
- Developer-provided down payment assistance up to **$50,000 per unit for IDD individuals** or **Qualified Special Needs Trusts** seeking homeownership.

INTEGRATION CAPS FOR IDD UNITS

- Greater than 20 total units, 25% of units is max for IDD
- Between 5 and 20 units, there is flexibility on the % of IDD units
- For one to four units, having all units occupied by IDD individuals is acceptable

IS IT A GRANT?
IS IT A LOAN?
IS IT EQUITY?

All funding is in the form of grants

Exception: loan in lieu of grant for LIHTC projects

One grant per project, for either development activity or Developer Provided Down Payment Assistance (DPA)

FLEXIBILITY

- **Costs**: New construction, rehab, hard costs, soft costs, acquisition, developer provided down payment assistance (DPA)
- **Good Faith Partner**: Working with the requirements of other sources of funding
- **Applicants**: Experienced or Emerging Developers/Nonprofit or For-Profit developers or Units of Local Government including Tribal Nations
- **Leverage**: Can leverage with many other funding sources (DPA too)

Flexibility- HOUSING TYPES

- Buildings and condo developments with over four (4) total apartment units with a portion of these units designated for persons with IDD
- Duplex, Triplex, or Quadraplex buildings with all or a portion of these units designated for persons with IDD
- Other smaller independent living rentals
- Traditionally-designed single-family homes
- Single-family homes with separate bedrooms individually-leased to IDD persons and with other shared living spaces such as living rooms, kitchens, basements, outdoor areas, etc. Bathrooms could be shared or attached to the bedrooms which have separate leases. The maximum number of IDD units per a single-family house would be 4 (four).

New construction, rehab of occupied structures, and renovation of vacant buildings are all eligible activities in each category above.

EXPERIENCED AND EMERGING DEVELOPER DEFINITIONS

Experienced Developer -

Three or more projects completed of a similar housing type

AND

At least one project that includes units designated for IDD or PSH

Emerging Developer -

Less than three projects completed of a similar housing type

OR

Has not completed a PSH or IDD housing project



RESTRICTIONS

- Since the IHAPP funding is coming through MSHDA's HCDF, any projects with other HCDF sources, including MI Neighborhoods, will be ineligible for this program.
- Only one grant provided per project
- The initiative will not fund licensed group homes



RESTRICTIONS Pt. 2

- For rental and homeownership projects using the IHAPP funding for development activities, deed restrictions will be placed on properties for a minimum of 10 years.
  - Full repayment for a unit out of compliance will be in effect for all 10 years
- A deed restriction for a minimum of 5 years will be placed on all projects accessing IHAPP funding for developer provided DPA.
- If home is sold before 5 years, IHAPP down payment assistance must be repaid on a **pro-rated basis (20% per year)**.

COMMUNITY INCLUSION AND SUPPORTIVE SERVICES (CISS) PLAN

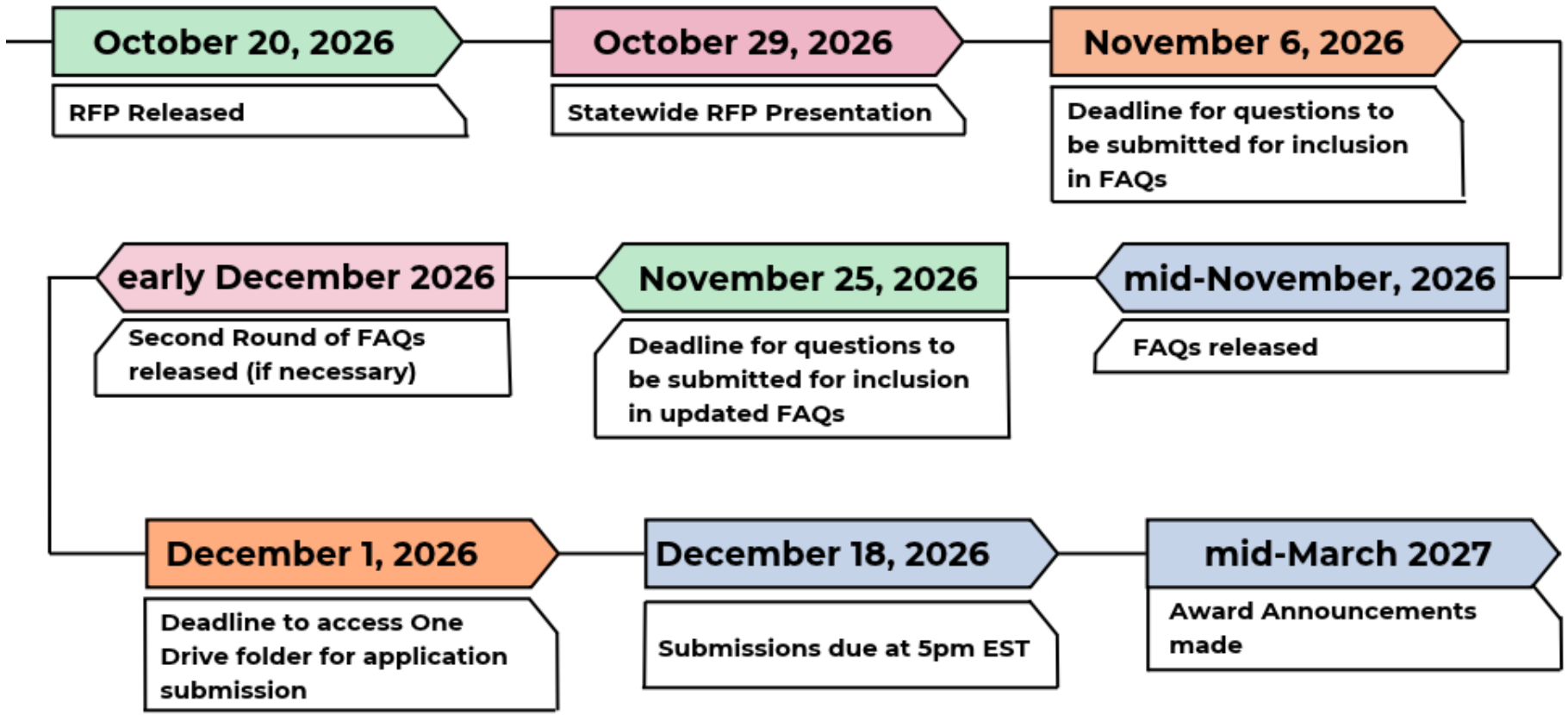
All applicants must submit an Inclusion Plan outlining how the proposed project will promote integration, choice, and inclusion for residents with IDD.

Inclusion Plans will be scored on the following criteria:

- Setting Type and Location
- Integration of IDD and Non-IDD residents
- Service Model
- Referral, Eligibility, and Tenant Selection
- Neuro-Inclusive and Universal Design Features
- Transportation and Community Access
- Property Management and Tenant Rights (for rental projects only)

CISS plan must demonstrate evidence of peoples with lived experience with IDD having provided input into the plan. Grantees will also be required to adhere to feedback provided by the IHAPP team after the plan is reviewed.A prorated scoring rubric for the Inclusion Plan will be incorporated into the overall RFP scoring framework.

Project **Timeline**



PROJECT SUBMISSION COMPLETENESS

- Project readiness milestones that can't be demonstrated as complete will be grounds for a threshold rejection. A threshold rejection means the full application will not be evaluated or scored.

- An emphasis on detailed responses is emphasized for all narrative parts of the submission. Applications that provide only summary or overviews for information requested may not meet threshold or will have lower scores in line with the lack of information provided.

PROJECT READINESS

Project Readiness: Project must be "shovel ready" with the following project milestones completed:

- Site control – owning the property or having a signed agreement to purchase the property
- Development team assembled already, especially an architect, general contractor or construction manager in place that have affordable housing development experience
- All funding sources identified, with a commitment or letter of interest for each
- Appropriate zoning, Site Plan, and other approvals in place
- Design of the project ensures inclusion for the IDD residents: appropriate supports (i.e., social services, transportation, nearby amenities available to residents) and integration into the larger community
- Complete and detailed CISS plan has been submitted per guidelines included in Addendum A
- Project meets IHAPP requirements for income affordability
- Conformity with any public or neighborhood plans and/or community engagement processes, and any other approvals required by a local authority
- Timeline demonstrates construction will start in October 2027 or earlier

COMMON SUBMISSION REQUIREMENTS

Project narrative must include at a minimum:

- Comprehensive and detailed project summary
- Discussion of the developers' experience
- Listing of the development team members along with detailed qualifications
- Description of project affordability meeting the guidelines established in this RFP
- Demonstration of site control
- Explanation of the need and demand for units designated for IDD persons
- Anticipated project timeline including milestones related to predevelopment activities, entitlement approvals, securing financing sources, construction schedule, and initial lease-up and operations

A Cover Sheet template will be provided and must be completed in full with basic organizational and project information.

COMMON SUBMISSION REQUIREMENTS cont.

- **Debarment:** All developers and key development team members must certify they are not debarred or suspended from federal, state, or local programs (Attestation Form provided and required). Additionally, debarment searches for other subcontractors will be required on sam.gov or letters provided by each subcontractor
- **Experience/Capacity:** Developers must address, for comparable projects, the topics of how design and construction met the housing needs of residents, working with and addressing the service needs of the target populations, and integration of community members within the project and larger community.
- **Financial Capacity:** Current Ratio ≥ 1.2:1, healthy working capital, Debt/Net Assets ≤ 4:1, and sufficient Net Worth concerns.

COMMON SUBMISSION REQUIREMENTS cont.

- **Attachments for Description of Property:**
  - Site Map with parcels identified
  - Map of City, Village or Township with site identified
  - Photos of the site and, if applicable, existing buildings.
- **Financing Commitments:**
  - Evidence of secured or pending financing:
    - Letter of Interest (LOI) or term sheet from lead lender.
    - LIHTC reservation (if applicable).
    - Syndicator commitment letter.
    - LOIs for all other debt/equity/soft sources.

COMMON SUBMISSION REQUIREMENTS cont.

- **Feasibility**
  - Must show alignment with Michigan Statewide Housing Plan and Regional Housing Partnership (RHP) plan.
    - Include a support letter from the RHP confirming alignment with regional + statewide goals.
  - Letters of Support from other organizations nearby or servicing the project
  - Overall project timeline will be assessed for reasonableness
- **Demand & Need**
  - Market study **not** required.
  - Brief marketing plan indicating how units will draw IDD persons as tenants or buyers
  - Must provide data showing local demand for proposed IDD units—suggested sources included in RFP

COMMON SUBMISSION REQUIREMENTS cont.

- **Community Inclusion & Supportive Services Plan**
  - Must demonstrate adherence to:
    - HCBS Settings Rule.
    - All 7 requirements in Addendum A.
  - Project team (architect, GC, property manager, service provider) must understand and design around inclusion requirements.

RENTAL PROJECTS – FEASIBILITY REQUIREMENTS

- Complete development budget
  - All approved or anticipated funding sources (with terms) and all uses.
  - IHAPP investment clearly identified
  - Full budget including acquisition and/or predevelopment sources and uses
- 10-year pro forma showing:
  - Revenue and expenses
  - Rent levels for each unit meeting affordability requirements
- Use current affordability limits (Income Limits Effective May 1, 2026)
  - Include chart of affordability levels for project's location

FOR-SALE DEVELOPMENT – FEASIBILITY REQUIREMENTS

- Complete development budget with all sources (approved or anticipated) and all uses.
- Detailed project information including:
  - Proposed sales price
  - Projected holding costs
  - Estimated closing costs
  - Affordability level
  - Expected annual property taxes (and any abatements)
  - All DPA sources available including non-IHAPP ones
  - Anticipated buyer mortgage terms
- Monthly schedule for horizontal and vertical construction must be included.

TECHNICAL ASSISTANCE (TA)

CHN offered **general technical assistance** to help expand access for small-scale, nonprofit, rural, and emerging developers.

TA supports preparation for this RFP and future IHAPP funding rounds.

Recorded TA sessions are available of IHAPP website

Office Hours:

- Monthly office hours were held throughout **2026**
- Focused on high-level development basics and common questions.
- Recordings are available on IHAPP website

- **What CHN <u>WILL</u> Provide:**
  - Limited one-on-one support and answers to general questions
  - Guidance on development basics (through recorded office hour sessions)
  - Pointing applicants towards other resources
- **What CHN <u>WILL NOT</u> Do:**
  - Act as a developer, consultant, or part of any team
  - Draft/review grant agreements or legal documents
  - Represent applicants in municipal processes or negotiations
  - Provide detailed financing or application consulting

DESIGN STANDARDS

Projects should incorporate design features that maximize accessibility, independence, and inclusion for people with IDD. Applicants are encouraged to consider:

- **Universal Design principles** (City of San Antonio ordinance as example)
- **Inclusive Design Standards** (The Kelsey Center)
- **Disability Advocates of Kent County** offers standards and resources on Inclusive Design at Inclusive Design Education|Disability Advocates Kent County
- **Section 504 Accessibility Requirements** (UFAS or stricter)
- **Neuro-inclusive Design** (Autism Housing Network's *A Place in the World*)
- **Green & Energy-Efficient Design** (Enterprise Green Communities)
- **North Carolina State University's Center for Universal Design** has information on design principles at the Center for Universal Design|Design Center

Applicants must describe how their design approach supports the needs of the IDD individuals and families their project intends to serve. Links to the above Design resources are included in the RFP.

SUBMISSION PROCESS

- Submissions are due **December 18, 2026, by 5pm**
- To gain access to submission portal, complete the RFP Application Interest Form found on the IHAPP webpage by December 1, 2026: https://communityhousingnetwork.org/idd-housing-access-pilot-program/
- FAQs will be updated two times, in mid-November and mid-December
- Each application with be reviewed for completion

RFP EVALUATION AND SCORING CRITERIA

Experience/Capacity	Developer, Development Team Members, Development Consultant (if engaged), Financial Capacity	20 points
Project Readiness	Site Control, Local Approvals, Entitlements, Environmental Report, Community Support, All sources of financing identified	25 points
Financing Commitments	Sources, LOI/term sheets	15 points
Feasibility	DCR, NOI, pro forma analysis, Reserves	20 points
Community Inclusion and Supportive Services Plan	Scoring rubric included in addendum will be pro-rated to 25 points	25 points
Design & Construction	Design Standards, Assisted Technology, Accessibility, Green/EE	20 points
TOTAL		125

BONUS SCORING CRITERIA

Bonus	1) Amount of leverage of other sources	Up to 5 points total each
	2) Affordability commitments extending beyond minimum levels required	
	3) Housing Choice Vouchers, 811 vouchers or other rental assistance will be provided to eligible IHAPP tenants	
	4) Project located outside of a County receiving Year 1 IHAPP awards (i.e. outside of Muskegon, Kent, and Oakland Counties)	

A detailed scoring matrix for the CISS Plan can be found in the RFP. A prorated scoring rubric for the Inclusion Plan will be incorporated into the overall RFP scoring framework.

IHAPP SUBMISSION CHECKLIST – HIGH-LEVEL OVERVIEW

- **Project Overview**
  – Cover sheet, project narrative, need/demand summary
- **Developer Qualifications**
  – Team experience + required financial statements
- **Financing & Feasibility**
  – Sources/uses, 10-year pro forma or sales schedule, financing commitments
- **Project Readiness**
  – Zoning evidence, site control, environmental review
- **Community & Program Requirements**
  – RHP support letter, Community Inclusion & Supportive Services Plan, required acknowledgements

Full checklist available in the RFP.

GRANT AGREEMENT CHECKLIST – ALL PROJECTS

1. Organizational & Legal Documents

- Updated organizational docs, partnership agreements, development agreements

2. Financing & Feasibility Updates

- Updated commitment letters
- Updated sources & uses
- Updated pro forma
- Recent developer financials

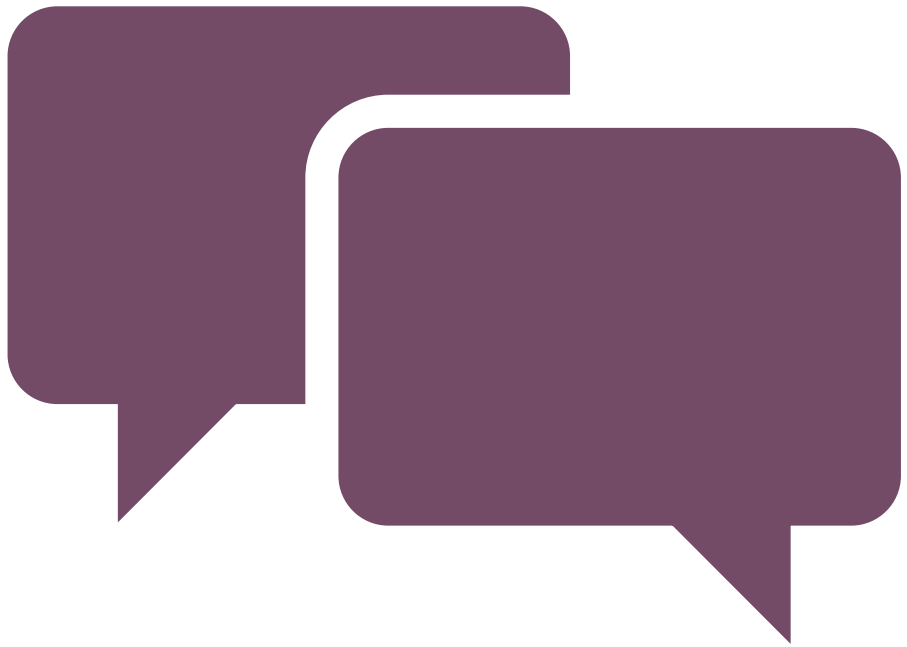
3. Site & Environmental Readiness

- Updated Phase I
- Phase II if required
- Required permits

4. Additional Required Updates

- Appraisal (within 6 months)
- Any other changes since application

Full checklist is provided in the RFP.



QUESTIONS & ANSWERS

THANK YOU!

If you have any future questions, please reach out to:
IDDHousing@chninc.net

Or visit our webpage at:
https://communityhousingnetwork.org/idd-housing-access-pilot-program/

