

**State Bond Resources 2004
Housing for Persons with Disabilities
Program Overview**

| | Facilities Consolidation Fund | Housing Innovations Fund | Community Based Housing |
|---------------------------|--|--|---|
| | FCF | HIF | CBH |
| Amount of Bond bill | \$100,000,000 | \$50,000,000 | 25,000,000 |
| FY06 proposed bond cap | \$7.5m | \$10m | \$2.5m |
| Type of Housing | All housing developed must adhere to principles of smart growth and sustainable development | | |
| | Community-based housing for consumers of services of the Departments of Mental Health and Mental Retardation. Range of housing types, preference for housing integrated into other affordable housing models | Preference to projects that provide transitional and permanent housing for homeless persons and families and disabled persons. Other permitted uses include cooperatives, “alternative forms of housing”, employer-assisted housing, housing in receivership, lease-to-purchase housing, housing in college communities; | Community-based, small scale, scattered site, integrated housing. Accessible or adaptable for persons with disabilities |
| Eligible Residents | Current and former residents of DMR or DMH institutions; individuals eligible for services; persons with mental illness who are homeless or living in a shelter. | Flexible within eligible housing program categories above. | People with disabilities who are not eligible for FCF funding. Priority population is people with disabilities, including elders who are living in nursing facilities or institutions or are at risk of institutionalization. Variety of physical and neurological disabilities to be served. |
| Amounts per project, unit | May fund up to 50% of the Total Development Cost (TDC) of an eligible unit. DHCD will set per project limits as appropriate. | | |
| Developer Eligibility | Non-profit developers organized under Chapter 180 of MGLs; partnerships where the NP developer has at least 51% controlling interest. | Non-profit or limited equity cooperative, community based Housing Organizations; partnerships where the NP developer has at least 51% controlling interest. | Non-profit developers organized under Chapter 180 of MGLs; partnerships where the NP developer has at least 51% controlling interest. |

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| Income Restrictions | Not income restricted housing by statute, but must be clients of DMR and DMH. Most clients are SSI eligible. | 50% of units for households below 80% of median income, including 25% for households below 30% of median income; no fewer than 3 units must be for low-income households. | Not income restricted housing by statute, but households must be disabled. Most potential residents are low or extremely low income; guidelines likely to limit to 80% AMI |
| Affordability Restrictions | FCF projects are subject to a recorded Land Use Restriction (LUR) requiring that the land be used for the purpose of providing community-based housing for the mentally ill, or mentally retarded, and related uses. The land use restriction has a number of provisions unique to the FCF program. Developers should direct their attorneys to review the form of restriction by requesting a copy of a sample land use restriction from CEDAC. | Recorded land use restriction, incorporating right of first refusal and purchase option; term co-equal with term of HIF loan; per DHCD policy, LUR is junior only to first-priority lender's mortgage and security documents | Regulations have not been promulgated but likely to be similar to FCF; a "right of first refusal" option may be granted to DHCD. |
| Rent Requirements | To be determined depending on program guidelines of other subsidy sources or of DMR/DMH. | No more than 35% of 80% area median income for low-income tenant; no more than 35% of 30% area median income for extremely low-income tenant | To be determined but will conform to requirements of other subsidy sources in the project. |
| Loan Term | Deferred Payment Loan (DPL) up to 30 years | | |
| Interest Rate | 0% | 0% | Tbd likely 0% |
| Administering Agency | DHCD-CEDAC will underwrite and make recommendations. | | |
| Application Process | Rolling application if FCF is only state source. If combined with other state sources, must apply during twice yearly rounds. Pre-application required and available on CEDAC website. Seek project certification letter from DMH or DMR. | Apply with One-Stop during twice yearly state rounds. | Tbd but likely to be rolling application if CBH is only state source. If combined with other state sources, must apply during twice yearly rounds. |