

# Service Enriched and Set-aside Housing Priorities

# Housing Priorities at a Glance

## Special Needs Priority

person who has a physical, mental, or emotional impairment

person who is experiencing, or being treated for, or has a diagnosis or a history of mental illness

person who has a developmental disability

those qualifying for the Independence Enabling Housing Units priority

## Vulnerable Populations Priority

person who is homeless as defined by HUD (including survivors of domestic violence and human or sex trafficking)

youth transitioning out of foster care

## Service-Enriched Housing Priority

(example populations, but not limited to)

senior households

individuals with children

formerly homeless individuals and families

individuals diagnosed with a mental illness

individuals with physical impairment and/or developmental disability

children of tenants

those qualifying for the Veterans Housing priority

### Set-aside Preference

The Set-aside preference is an incentive for developers to develop housing that is safe, decent, affordable, and targeted to identified individuals and families at high risk of housing instability.

Service-Enriched Housing enhances the connection between affordable housing and supportive services.



For more information and detailed descriptions of each priority please refer to the MHDC Developer's Guide.



# Service Enriched Housing Priority

- Service-Enriched Housing enhances the connection between affordable housing and supportive services. MHDC recognizes the advantages of supportive housing to individuals, communities and on public resources. To encourage more comprehensive housing environments for vulnerable populations, proposals offering significant services tailored to the tenant population will receive a preference in funding (“Service-Enriched Priority”).

# Veterans Housing Priority

- Applicants developing Service-Enriched Housing targeting Veterans are eligible for this priority. Developments must offer significant services tailored to the Veteran tenant population. Provided services should enhance Veteran tenant housing stability and independence. A substance abuse program must be included in the proposal.

# Service Enriched Priority



Detailed Supportive Service Plan



Letters of Intent



Service Coordinator Job Description

# Set-aside Preference/Vulnerable

- The Set-aside Preferences shall consist of two separate and distinct priorities: Special Needs and Vulnerable Persons, as defined and set forth in more detail below. Developments applying under the Set-aside Preferences must select either the Special Needs Priority or the Vulnerable Persons Priority, but not both.
- Proposals committing to a set-aside of at least 15% of total units will receive a preference in funding (“Set-aside Preference”).

# Marketing Plan Exhibit

Describe how the development will be affirmatively marketed to all special needs populations:

Describe how the Lead Referral Agency will market to special needs populations outside of the target population:

Define the screening criteria that will be used for potential special needs residents:

Describe how the parties will negotiate reasonable accommodations to facilitate the admittance of persons with impairments into the development:

\* Must be included in the Set-aside application\*

# Well rounded, Robust, and Competitive Applications include:

Services and service coordination that are relevant to the population and community that you serve including hours and quality of services

Commitments that are fully executed per the Developers Guide

Lead Referral Agencies should be experts in the field of the Special Needs and Vulnerable populations per the D.G.

Proper Planning Prevents Poor Proposals





 **Missouri Housing**  
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Questions?

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