



**Missouri Housing**  
Development Commission

**Set-aside Preference:  
Permanent Supportive Housing,  
Vulnerable Housing,  
Independence Enabling Housing Units**

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# Agenda

- Reviewing the 2023-2024 language as it pertains to the Developer's Guide.
- Gain an understanding of the expectation and guidance of the Set-aside Preference.

# Defining Set-aside Preferences

The Set-aside Preferences shall consist of two separate and distinct priorities: **Permanent Supportive Housing** and **Vulnerable Persons**, as defined and set forth in more detail below.

Developments applying under the Set-aside Preferences must select either the Permanent Supportive Housing Priority or the Vulnerable Persons Priority, but not both.

# Defining 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 with the partnership of an experienced Lead Referral Agent.
- This is accomplished by providing housing options, combined with social services to stabilize them once in place. The desired outcomes of the Set-aside Preference are for tenants to stay housed, have social and community connections, improve their physical and mental health, increase their income and employment, and to be satisfied with the services and housing.

# Defining Set-aside Preferences

- Developments providing housing opportunities for persons in need of permanent supportive housing or vulnerable persons are strongly encouraged. Proposals committing to a set-aside of at least 15 % of total units will receive a preference in funding (“Set-aside Preference”).

# Housing Priorities at a Glance



## Housing Priorities

### Permanent Supportive Housing

Person who has a physical, mental or emotional impairment.

Person who is experiencing, or being treated for, or has diagnosis or 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

Senior Households

Individuals with children

Formerly homeless individuals and families

Individuals diagnosed with mental illness

Individuals with physical impairment and 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.



# Lead Referral Agency

- For purposes of the Set-aside Preference, a “Lead Referral Agency” is a service provider agency that will provide tenants and services to the community through the later of (i) the completion of the Compliance Period, or (ii) the completion of the affordability period connected to any MHDC loan on the development. The Lead Referral Agency should demonstrate the ability to serve identified populations.
- The Lead Referral Agency must be an agency that coordinates with a range of local social service agencies to develop a collective process for referring and making their services available to qualified residents. A Lead Referral Agency acts as the point of contact with property management.

# Lead Referral Agency cont'd

- Applicants must submit documentation demonstrating they have obtained commitments from a Lead Referral Agency which will refer set-aside preference households qualified to lease identified units and from local service agencies which will provide a network of services capable of assisting each type of Set-aside Preference population.
- Set-aside Preference households must be referred to the property by the Lead Referral Agency to be eligible to be qualified for an identified unit. Such persons must have a relationship with the Lead Referral Agency at the time they apply for housing.



## Independence Enabling Housing Units (IEH)

- **Independence Enabling Housing Unit applicants must apply under the Permanent Supportive Housing Priority.**
- Independence Enabling Housing (“IEH”) units are developed to serve persons in need of permanent supportive housing who wish to live independently, but who may need additional assistance from a caregiver who resides in a Companion Living (“CL”) unit. CL units must be associated with a specific IEH unit.
- Types of IEH residences may include, but are not limited to, attached duplexes, multifamily unit designs, condominiums, townhomes, or properties with attached or nearby units. Each IEH unit and CL unit must independently support the needs of a tenant (e.g., have its own living room, bath, kitchen, bedroom, and other necessary facilities).
- Developers must provide a detailed IEH/CL unit model plan.

# Application Requirements

**Draft Referral and Support Agreement**

**Marketing Plan Exhibit**

**IEH/CL unit model plan \*Only needed for the IEH/CL applications**

**Rental Assistance documentation**



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**Questions?**

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