

AFFORDABLE ASSISTED LIVING GUIDANCE

The 2019-2020 Qualified Allocation Plan (QAP) incorporates a scoring item for Affordable Assisted Living (AAL) developments in Section B.3 of the Scoring Criteria. The intent of this scoring item is to incentivize AAL developments that are being structured in accordance with AAL best practices. In order to accomplish this, an AAL Steering Committee composed of industry experts in different key areas that impact AAL developments has been assembled with the objective of reviewing AAL development proposals prior to the LIHTC Funding Rounds in order to determine whether they are acceptable to receive the points in Section B.3 as referenced above. Applicants proposing an AAL development with questions are encouraged to contact MSHDA staff at any time to receive guidance. The purpose of this memorandum is to better outline the pre-funding round AAL review process and provide applicants with further clarification.

Prior to each LIHTC Funding Round, applicants submitting AAL proposals will need to submit the following items to MSHDA for review by the AAL Steering Committee no later than the due date that is outlined in the 2019-2020 QAP. Submissions should be e-mailed to JT Johnson at Johnstonjt@michigan.gov and Chad Benson at bensonc@michigan.gov.

1. A complete list of the development team members involved in the project and explaining their prior experience with LIHTC development, AAL development, and/or providing care services to AAL populations. This should include any care providers and Medicaid waiver agents.
2. The location of the development, how it will serve a need for AAL housing, a map of the site, and any other noteworthy site details such as aging-in-place amenities, etc.
3. Project specific information such as number of units, projected unit sizes, projected rent levels, funding sources, etc.
4. Most recent version of the LIHTC Program Application and the Direct Lending Proforma so the Steering Committee can see how the development is projected to operate.
5. Licensure designation (whether or not the development will be licensed).