

**Michigan's Low Income Tax Credit
Qualified Allocation Plan**

**Underserved Populations Target Percentage – Affordable Assisted Living
General Requirements
Rev. April 7, 2010**

Affordable Assisted Living Projects must meet the following requirements:

Project Specifications:

- All residential units must include both kitchen and bath facilities;
- All projects must have a minimum of 20% of the units affordable to households at 50% of area median income, and 10% of units affordable to households at 30% of area median income;
- Rent, meals, and services must be billed separately;
- Affordable Assisted Living developments may be licensed or unlicensed;
- Nursing homes and retirement homes are ineligible;
- Operating costs must be pre-approved by MSHDA;
- Proposed locations must meet MSHDA's Direct Lending Site Selection Criteria for Elderly Developments, and be in proximity to long-term care options (i.e., range of medical and/or social services such as senior centers, medical facilities, nursing homes, etc.). Long-term care linkages may be provided in any of the following ways: on-site, nearby (within 5 miles), or be linked to or part of a larger Continuing Care Retirement Community model of living;
- AAL proposals automatically meet the 10% Supportive Housing leasing priority threshold requirement;

Service Requirements:

- An MOU between the owner and the local Area Agency on Aging and/or the local MiChoice Waiver Agent outlining roles & responsibilities must be approved by the AAL Steering Committee (state interagency review team).
- Individual tenant Service Plans must be developed through "Person Centered Planning" (PCP) process;
- Proposals must offer residents the provision of three meals per day on site;
- Service Providers must meet Medicaid provider standards;
- Tenants must be afforded a choice of service providers; There shall be no prohibition against outside entities providing services in the development;
- A minimum level of optional services must be offered including: assistance with activities of daily living, housekeeping, linen and/or laundry service, transportation assistance, and coordination of daily medical needs.

Evidence of Community Support:

- Project must demonstrate involvement in the planning process by local senior citizens, senior citizen advocacy groups, aging network and community service organizations, disability network, the local Area Agency on Aging, and/or MiChoice Waiver Agent.

General Requirements:

In addition to the requirements above, all projects applying with the intent to qualify for the Underserved Populations Target Percentage as an Affordable Assisted Living project will be held to the requirements and provisions contained in the Qualified Allocation Plan and its supporting documentation including, but not limited to Addendum I, the Policy Bulletins, and the Primary Application. The project must also provide:

- Completion of an Assisted Living Housing Market Study that indicates the housing needs of low-income individuals who are elderly and have special needs in the area to be served by the project and that is completed in accordance with the Authority's guidelines.

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