

# Project Design and Population Mix Considerations

## ***Project Feasibility Assessment***

- Before moving forward, projects need alignment of funding, referral source, population mix matches community needs, and unit sizes based on local data.
- Referral source can identify: household size, acuity levels, service needs, population demographics (single, family, TAY, etc.)
- Operations and services leadership review and approval is critical before development project moves forward.
- Referral source commits to considering applicant match with building design, service level, and expertise.
- Housing developer should be informed and opportunity to vet county selected service provider.

## ***Recommended PSH Percentage Set-Aside***

- 25%-35%
- 40% - 100% - possible if sufficient intensive services and operation supports provided.

## ***Compatible Population Mixes***

- TAY with tax credit families
- I/DD with tax credit senior, families, or 100% if building size less than 50 units
- CH PSH/ VASH (senior, single, families) with corresponding population according to recommended set-aside percentages (senior with seniors, and multi-family with multi-family).

## ***Incompatible Population Mixes***

I/DD and Chronically Homeless Households (senior, single, family)

## ***Target population mixing is greatly influenced by:***

- Neighborhood and proximity of amenities
- Service levels on site
- Resident acuity levels
- Percent of residents with high acuity
- Stability and expertise of services (on-site team and 3<sup>rd</sup> provider)
- On-site presence/office
- Job Descriptions and hire accordingly
- Staff training (MT, PM, Services)
- Housing First