



Permanent Supportive Housing Development

The Technical Assistance Collaborative, Inc.

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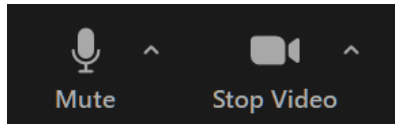
Logistics

- All callers are muted upon entry
- If you need help or have a question, please put it in the Chat box and we will triage as we go through the presentation
- If you need help and the chat box is not working for you, please email Ari Rogers at arogers@tacinc.org.

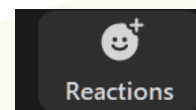
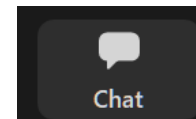
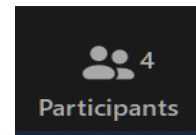
Zoom Controls on Zoom Panel

Typically on the bottom of the screen

- Mute and Stop Video – gives you control of sound and picture



- Participants – see your peers on the call
- Chat – talk with your peers on the call
- Reactions – emojis to respond to questions





About TAC

Technical Assistance Collaborative (TAC)

The Technical Assistance Collaborative is a nonprofit organization dedicated to helping our nation's human services, health care, homelessness, and affordable housing systems implement policies and practices that empower people to live healthy, independent lives in the communities they choose.

POLL #1 QUESTION



Q1: What is your current role?

Q2: What stakeholder group do you represent?

Q3: Have you developed, owned, or managed housing that prioritizes people experiencing homelessness for vacant units?



Goals of the Training

- Increase knowledge of the benefits of Permanent Support Housing (PSH) and its role in a comprehensive homeless response system
- Increase knowledge about what PSH is, and the types of funding available to develop permanent supportive housing options
- Increase awareness of different PSH models and the housing development process



Permanent Supportive Housing (PSH)

Defining PSH

Permanent, affordable, community-based housing with access to built-in voluntary services for households where one person has a disability and long histories of homelessness.

Emphasis on: Choice – Affordability – Quality - Tenant Control - Normal and integrated housing settings (apartments)



Defining Affordable Housing in PSH

Decent, safe, and affordable community-based housing that provides tenants with housing cost assistance, without length of stay caps, that carries the rights of tenancy under state/local landlord tenant laws



Defining Voluntary Services in PSH

Voluntary, flexible support services for individuals and families with disabilities that are designed to meet tenants' needs and preferences.



Principles of PSH

- Housing costs must be affordable to the tenants
 - ▶ Paying 30% of income towards housing (*rent and utilities*)
- Choice and control over one's environment is essential
- Rapid and streamlined entry into housing
- Housing must be permanent as defined by tenant/landlord law
- Services available to tenants but not mandatory
- Belief that all people can achieve housing stability in permanent housing
- Integration, personal control, and autonomy are key

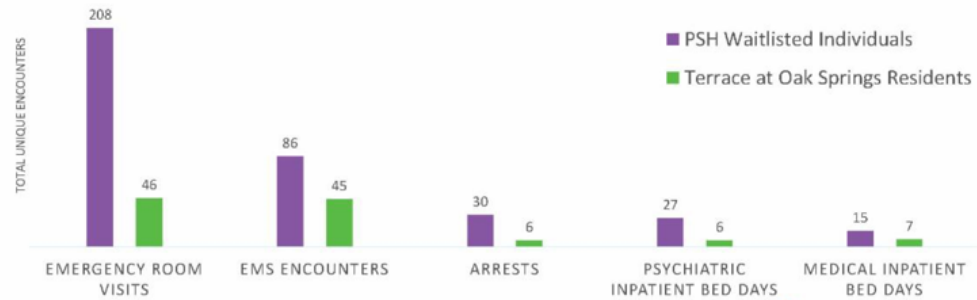
PSH Data



We also compared the individuals living in Terrace with the next 50 individuals who are waiting for permanent supportive housing. In the graph below, the individuals waiting for housing are purple and the people living in Terrace are green.

Post Housing Utilization Rates: Comparison

TOTAL ENCOUNTERS IN 6 MONTHS: 50 TERRACE RESIDENTS VERSUS TOP 50 ON PSH WAITLIST



*N= 50 clients housed at Terrace Oak Springs as of July 2020. Encounters in the 6 months following move-in date.
N= Top 50 clients on the PSH waitlist as of July 2020. Provided by ECHO. Encounters during the same 6 month period.*



PSH Data

Pre and Post Utilization Costs

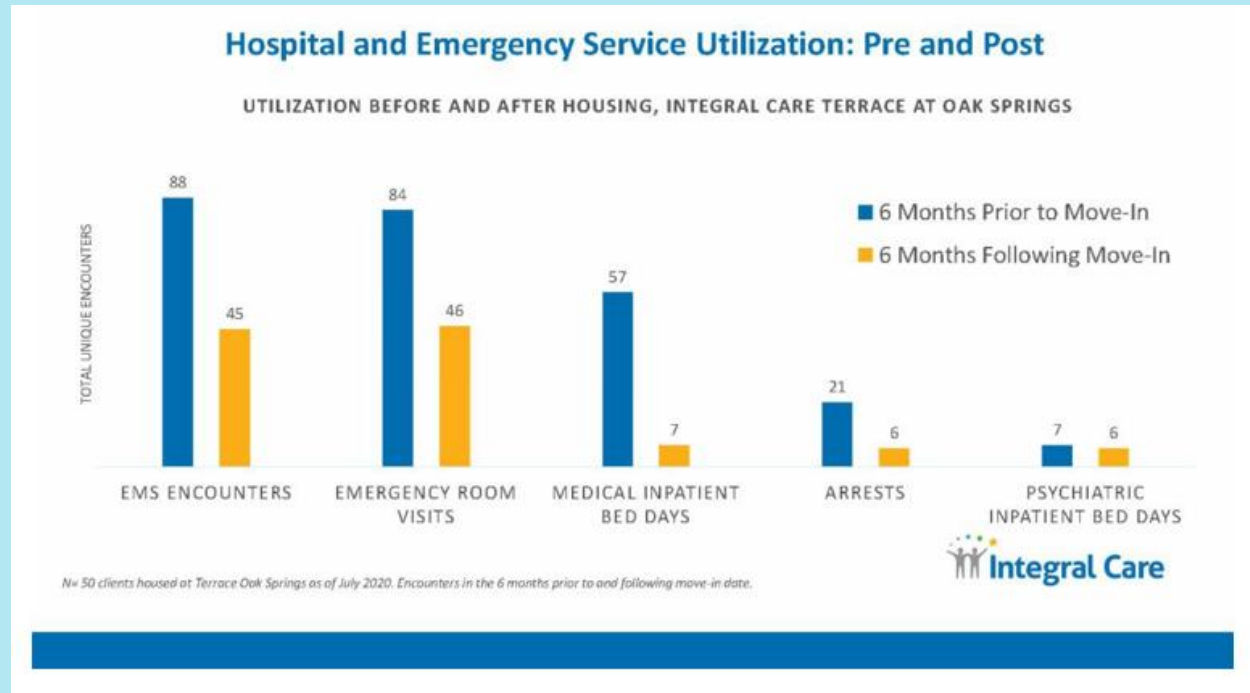
PRE AND POST UTILIZATION COSTS FOR TERRACE AT OAK SPRINGS RESIDENTS

Category of Costs	Baseline (6 Months Prior to Move-In)	Intervention (6 Months Post Move-In)
Arrests/Bookings	\$ 4,431.00	\$ 1,266.00
Forensic Inpatient Bed Days	\$ -	\$ -
Private Inpatient Psychiatric Bed Days	\$ 15,044.75	\$ 12,895.50
EMS Encounters	\$ 77,088.00	\$ 39,420.00
Emergency Room Visits	\$ 117,600.00	\$ 64,400.00
Inpatient Medical Bed Days	\$ 273,600.00	\$ 33,600.00
Total Costs	\$ 487,763.75	\$ 151,581.50

Total 6 Months Savings \$336,182.25
Per Participant Savings \$6,723.65



PSH Data



Low Barrier and Customization

- Everyone is “housing ready”
- Few/no programmatic prerequisites - remove barriers to entry such as sobriety requirements, mandatory treatment, or service participation
- Flexibility to mitigate typical tenant screening challenges such as poor rental history, criminal record, disability related challenges
- Housing /Services based on individual needs and preferences



Preserving Tenancy

- Housing /Services based on individual needs & preferences
- Supportive services are voluntary, but can and should be used to persistently engage tenants to ensure housing stability
- Tenants have full rights, responsibilities, legal protections
- Practices/Policies to prevent lease violations and evictions
- Termination/Eviction would only happen for the normal tenancy rules and not for lack participation in supportive services, or slow progress on service plan



Permanent Supportive Housing Models

- **Single-site**
In single-site supportive housing, buildings have a majority of units dedicated to supportive housing tenants. Services are often right on-site in the supportive housing building, often with offices on the ground floor.
- **Scattered-site**
In scattered-site supportive housing, units are usually rented from private market-rate landlords that are paid with money from a source of rental support funding, such as housing vouchers. Supportive services help the tenant stay housed and can be provided in the household's unit or off-site in the community
- **Integrated/clustered**
In integrated/clustered properties, units are set-aside for people who want supportive housing. These properties provide supportive and mainstream affordable housing units in a single property. Services can be delivered in the integrated housing building, as well as off-site at the service provider's offices.

Creating PSH – What Does it Take?

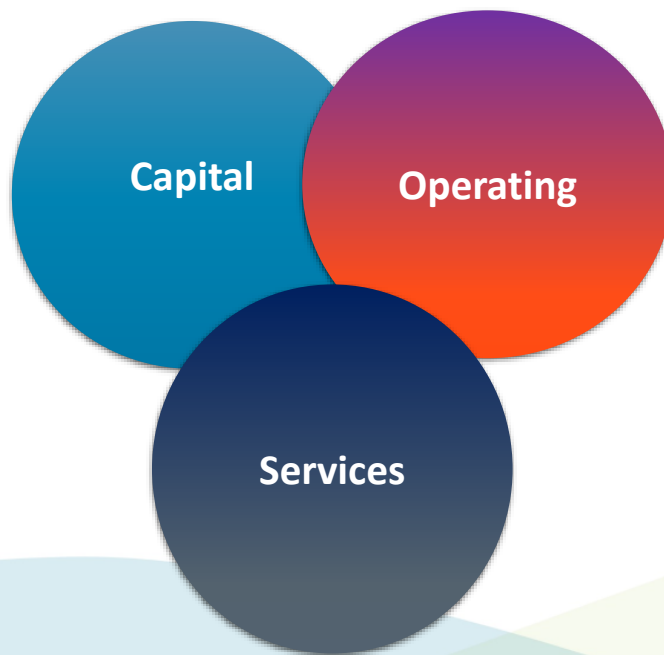
- **Affordable Housing Funding Resources & Policies**
 - ▶ Capital
 - ▶ Rental Assistance
- **Service Supports Resources and Policies**
 - ▶ Community-based Services
 - ▶ Tenancy Supports
- **Infrastructure/Coordination Resources and Policies**
 - ▶ Staffing
 - ▶ Referral System
 - ▶ Training and Technical Assistance





PSH FINANCING

Financing PSH



- Address the affordability gap
- Align housing and services funding

POLL #2 QUESTION



Considering your community and its unique strengths and needs....

What resource do you think will be the most challenging to fund for a permanent supportive housing project?



Single Site Core Components

Capital

- Use of Public Capital helps to create affordability and long-term set aside of housing for use as PSH by reducing cost of developments that need to be financed
- Applicable as part of development efforts
- Often need multiple sources

Resources

- Local affordable housing bond
- [Low-Income Housing Tax Credits \(LIHTC\)](#)
- [Housing Trust Funds \(HTF\)](#)
- [Community Development Block Grant \(CDBG\)](#)
- [State and Local HTF](#)
- State or Local government
- Private foundation
- Local Housing Finance Authorities and [Community Development Financial Institutions \(CDFI\)](#)
- [Federal Home Loan Banks](#)
- [HOME funds](#)
- [USDA Multi-Family Housing Direct Loans](#)



Single Site Core Components

Operating/Rent Subsidies

- Refers to rental or operating subsidies made available to help create affordability for PSH units while allowing developer to cover operating costs and in some cases, cost of debt.
- Subsidies supplement rent reductions created through capital on development projects and help make existing units in the open market affordable
- Affordable meaning < 30% of participant's income to rent

Resources

- [Housing Choice Voucher Program \(HCV\)](#)
 - ▶ Project- or tenant-based (aka Section 8)
 - ▶ [PHA Homeless Preferences](#)
- [HUD Section 811](#)
- [HUD-VASH \(Tenant & Project-Based\)](#)
- [Continuum of Care Program \(CoC\) funding](#)
Rental Assistance or Leasing
- [Housing Opportunities for Persons with AIDS \(HOPWA\)](#)
- State and local government general funds/bonds



Single Site Core Components

Supportive Services

- Availability of customized, flexible supportive services is a key to making the model work
- Supportive services helps to ensure success of tenancy

Resources

- State-funded services
- [Continuum of Care \(CoC\) supportive services](#)
- Veteran Administration – HUD-VASH
- [Community Development Block Grant \(CDBG\)](#)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Healthcare Agencies
- Medicaid Financed Services
- Medicaid services



Housing Development Finance

- **Capital Sources** - funding for both the hard and soft costs of new construction and rehabilitation (e.g. land acquisition, construction costs, architectural services).
- **Operating Sources** - provide subsidies to cover the gap between the costs of operating the building (e.g., utilities, maintenance, etc.) and what the tenants can afford to pay in rent.
- **Services Sources** - cover the costs of supportive services for tenants (e.g. case management, mental health services).



TAILORING YOUR PROJECT



Best and Emerging Practices

Design Considerations

Property Management Considerations

Public/Private Partnership Opportunities

Design Considerations

- Rehabilitation Projects in High Cost Markets
- Target Population
- Location
- Community Space
- Accessibility
- Safety



Property Management Considerations

- Staffing – internal or external
- Planning for property maintenance
- Coordination with support services
- Tenancy Screening and Retention Policies



Public/Private Partnership Opportunities

- Property Development
- Service Provision and Coordination
 - ▶ Case Management
 - ▶ Mental Health Services
 - ▶ Substance Abuse Services
 - ▶ Healthcare
 - ▶ Benefit Connection
- Move-on or Move-up Strategy

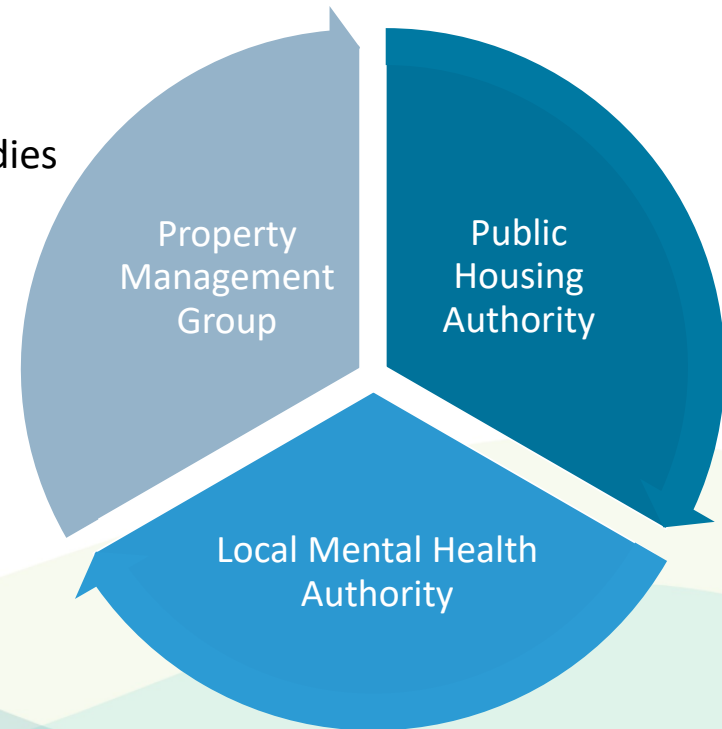




Partnership in Action

Terrace at Oak Springs

- 25 HUD VASH subsidies
- 25 HCV Homeless Preference subsidies
- Onsite behavioral health clinic
- Onsite PSH supportive services
- Experienced property management



Question & Answer





Thank you for attending!