



Entry Form 2018 Annual Awards for Program Excellence

Entry Deadline: Friday, June 15, 2018, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Permanent Supportive Housing Development Program

Category: Special Needs Housing

Subcategory: Housing for Persons with Special Needs

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

A capacity-building loan program supports smaller developments and a

range of supportive housing options.

HFA: Illinois Housing Development Authority

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Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF? Yes No

Payment:

- My HFA is mailing a check to NCSHA.
- My HFA is emailing the credit card authorization form to awards@ncsha.org.

Illinois Housing Development Authority
Permanent Supportive Housing Development Program
Special Needs Housing – Housing for Persons with Special Needs

Overview:

The housing and service needs of persons with disabilities, homeless households and households at risk of homelessness are diverse and require wide-ranging solutions based on individual levels of need and the preferences of residents. To be sure that the housing stock meets the needs of persons with disabilities, a variety of supportive housing models – including integrated housing, scattered-site units and single-site developments – found in diverse locations and neighborhoods is necessary. While the Low-Income Housing Tax Credit program is an effective tool for financing integrated supportive housing, where PSH units are blended within larger developments that also provide conventional affordable or mixed-income units, tax credit financing is not the best fit for smaller developments. These developments can be vital assets offering crucial options to underserved communities. However, due to the high fixed costs and complexity of the LIHTC program, as well as the ongoing compliance requirements in tax credit properties, these proposals are often unable to compete in the LIHTC application process.

Permanent Supportive Housing Development Program

Despite their small scale, these developments are essential to provide a true range of housing options in the community, and IHDA recognized the need for alternative financing options to meet this unmet demand. The result was the creation of the Permanent Supportive Housing Development Program – a statewide effort that coordinates multiple funding sources with the goal of creating a balanced range of supportive housing options. The program funds developments containing 25 units or less for persons with disabilities, the homeless and those at risk of homelessness. Developments with an allocation of LIHTC or contemplating the use of LIHTC are not eligible to apply. While IHDA welcomes creative models that will help meet the diverse array of PSH needs, the program is tailored for single-site PSH projects offering on-site services and links to community-based services. By cobbling together every available resource for financing and rental assistance, the PSH Development Program has effectively created an alternate and innovative financing round to ensure these smaller but vital projects were able to secure the financing they required.

New Partnerships

In addition to meeting a critical need for community-based housing not met by the LIHTC program, the PSH Development Program serves as a unique capacity-building opportunity for the smaller service providers and housing developers working throughout Illinois. As every Housing Finance Agency knows, the high level of experience, financial assets and capacity required to compete for an award of tax credits makes it difficult for smaller sponsors to participate. Without the capacity of a larger development team, sponsors can be overwhelmed by the due diligence and financial conditions required for LIHTC development. As a result, we tend to see familiar names and organizations during each allocation round. While the PSH Development Program requires a level of knowledge and skill-sets to be considered an eligible applicant, IHDA acknowledged that development teams may have less exposure to the development process and structured the program to offer considerable hands-on support and technical assistance during the application and closing processes. In future funding rounds, sponsors will participate in application and closing workshops as a condition of their participation.

Effective Use of Resources

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Funding for the PSH Development Program comes from an array of state and federal resources, including the Illinois Affordable Housing Trust Fund Program, Illinois State Donation Tax Credits, the Federal Adjustment Factor Program, the HOME Investment Partnerships Program and Illinois' first-ever National Housing Trust Fund allocation. The PSH Development Program is an especially effective use of National Housing Trust Fund resources, which must be used to benefit extremely low-income households earning no more than 30 percent of the area median income. In fact, IHDA dedicated its entire NHTF award to support PSH development under the program.

Rather than ask potential developers to tailor a PSH project to the requirements of a specific funding source, IHDA evaluates the viability of each project and then determines which IHDA-administered funding source is most appropriate. Rental assistance from IHDA's Long-Term Operating Support and Section 811 Programs, as well as outside rental support from Public Housing Authorities was committed wherever possible to maintain positive cash flow, a difficult task for smaller developments that serve extremely low-income households.

Success

By coordinating the use of existing, new and one-time resources, IHDA's PSH Development program has made valuable headway to expand the options available to supportive housing populations. These community-based developments are valuable options that ensure residents know their neighbors, their property manager and benefit from a more supportive and personal environment. It provides them with choice and a wider range of housing options to choose from. At the same time, the program creates an entry point into affordable housing that allows our mission-based partners to serve vulnerable populations in their communities, whether they are working to help those at risk of homelessness, persons with disabilities or those transitioning into community-based living from institutional settings. To date, the PSH Development Program has seen success in bringing more than 120 units of supportive housing to seven of our communities while building the capacity of the housing and service providers across the state.

- Pearl Street Apartments – a new construction development bringing 25 units of supportive housing to a county where 625 people experience homelessness annually. Located in a thriving downtown with easy connections to public transit, the development received wide support from local stakeholders.
- New Moms Oak Park – sponsors will demolish an existing building and build a new four-story, 18-unit building serving single parents and their children. The first floor will be reserved for office and program space, day care, and services designed to help residents achieve a successful career and parenthood.
- Trinity Park Vista – a 13-unit development in western Cook County providing extensive case management and mental health services onsite. Built on a site donated by the city of Northlake, the development is steps away from groceries, public services, and public transportation.
- Evanston PSH – a three-story, 16-unit supportive housing development located just north of Chicago. The sponsor and property manager has a track record of helping families dealing with housing insecurity and homelessness by providing the supportive services needed to achieve self-sufficiency.

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- Rogers Park PSH – the rehabilitation of two buildings, each of which are approximately 100 years old, containing 13 units in Chicago’s Rogers Park neighborhood. During the reconstruction, the existing units will be made accessible to people with physical disabilities, and lifts will be installed.
- Arboretum West – rehabilitation of an existing 11-unit building that was formerly used as a group home for persons with disabilities in the Chicago suburbs. When the previous owner was unable to continue operating the building, it was sold to the current sponsor who will rehab the built to provide 14 fully accessible studio apartments.
- Lincoln Park Community Shelter – new construction of 20 percent supportive housing units built in an affluent Chicago neighborhood. The development is located adjacent to the future home of the sponsors Interim Housing Program, allowing permanent residents to benefit from the social services provide on-site to the interim program guests.

The Permanent Supportive Housing Development Program has proved to be a valuable initiative that empowers IHDA’s partners to help people live stable, successful lives regardless of the challenges they face. It offers a cost-effective solution to address the housing needs of persons experiencing homelessness or those living with disabilities. Moreover, it builds healthy neighborhoods that offer a range of supportive housing models that reflect the diversity of our communities.