

NCSHA: Developing Supportive Housing

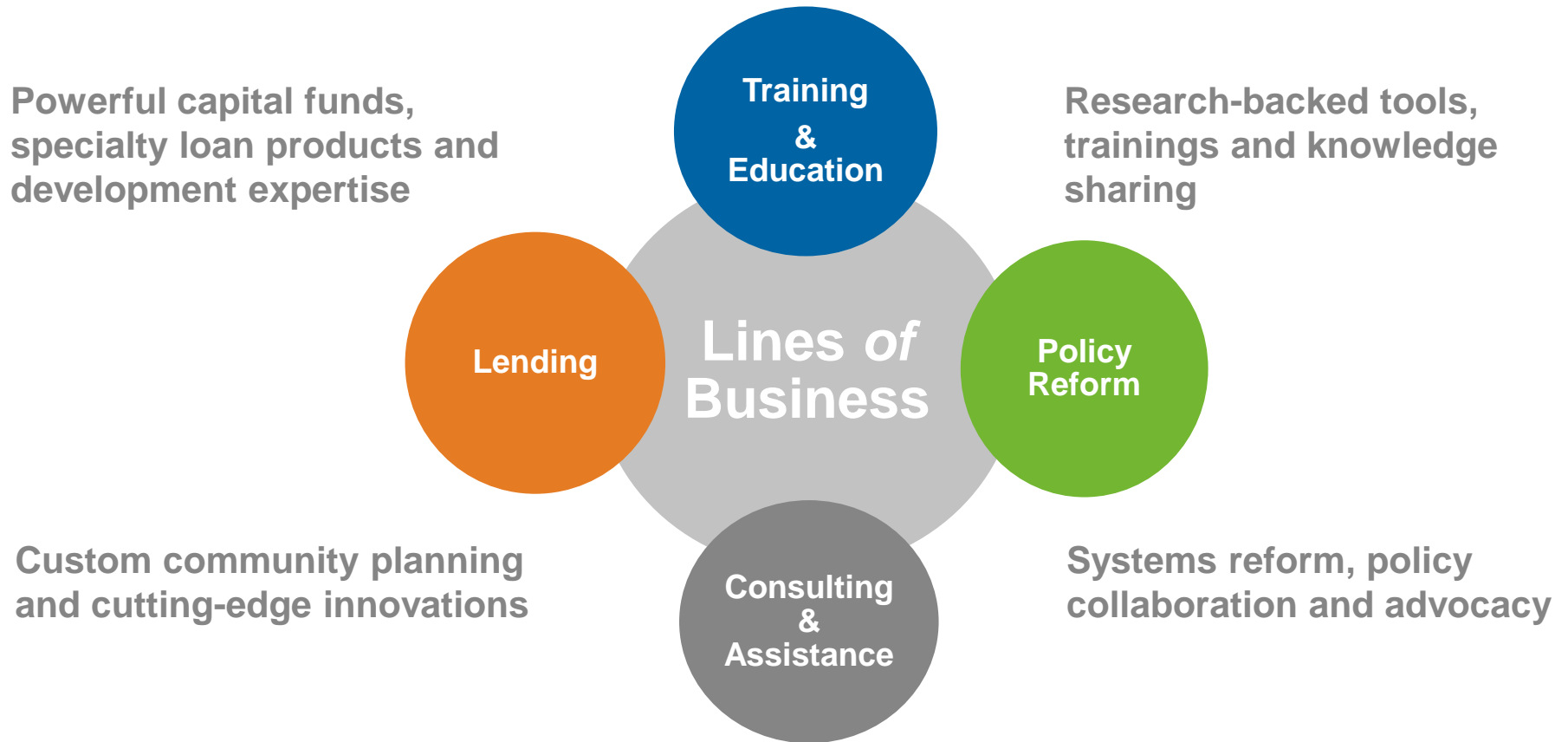
Jen Trepinski, Director of Loan Originations

@jentrep @CSHinfo



What We Do

CSH is a touchstone for new ideas and best practices, a collaborative and pragmatic community partner, and an influential advocate for supportive housing.



Annual QAP Report



\$700 Million In Loans & Grants



207,000
Homes
Created



40,500
Families
Housed



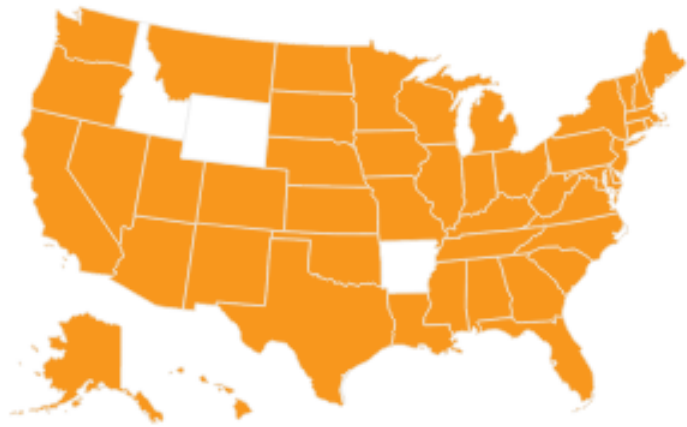
124,000
Jobs
Created



Lowered costs &
improved health
outcomes for fragile
individuals & families

Economic Impact

\$46B



1225 Loans
3030 Grants
300 Communities



Supportive Housing TRAINING CENTER

Your Source for Professional Development



Webinars



**Self-Paced
Online Classes**



Workshops



**Customized
Solutions**

csh.org/training

CSH SUBSCRIPTION SERVICE

New Resources for You



**PROFESSIONAL
DEVELOPMENT**

**ACCESS ALL
CSH TRAININGS**

**CONNECT WITH
PEERS & EXPERTS**



[CSH.ORG/TRAINING](https://www.csh.org/training)

How do we:

1. Save **Public Resources**
2. Underwrite **Quality Supportive Housing**
3. **Fund Services**
4. **Integrate** Supportive into Affordable and Market Housing

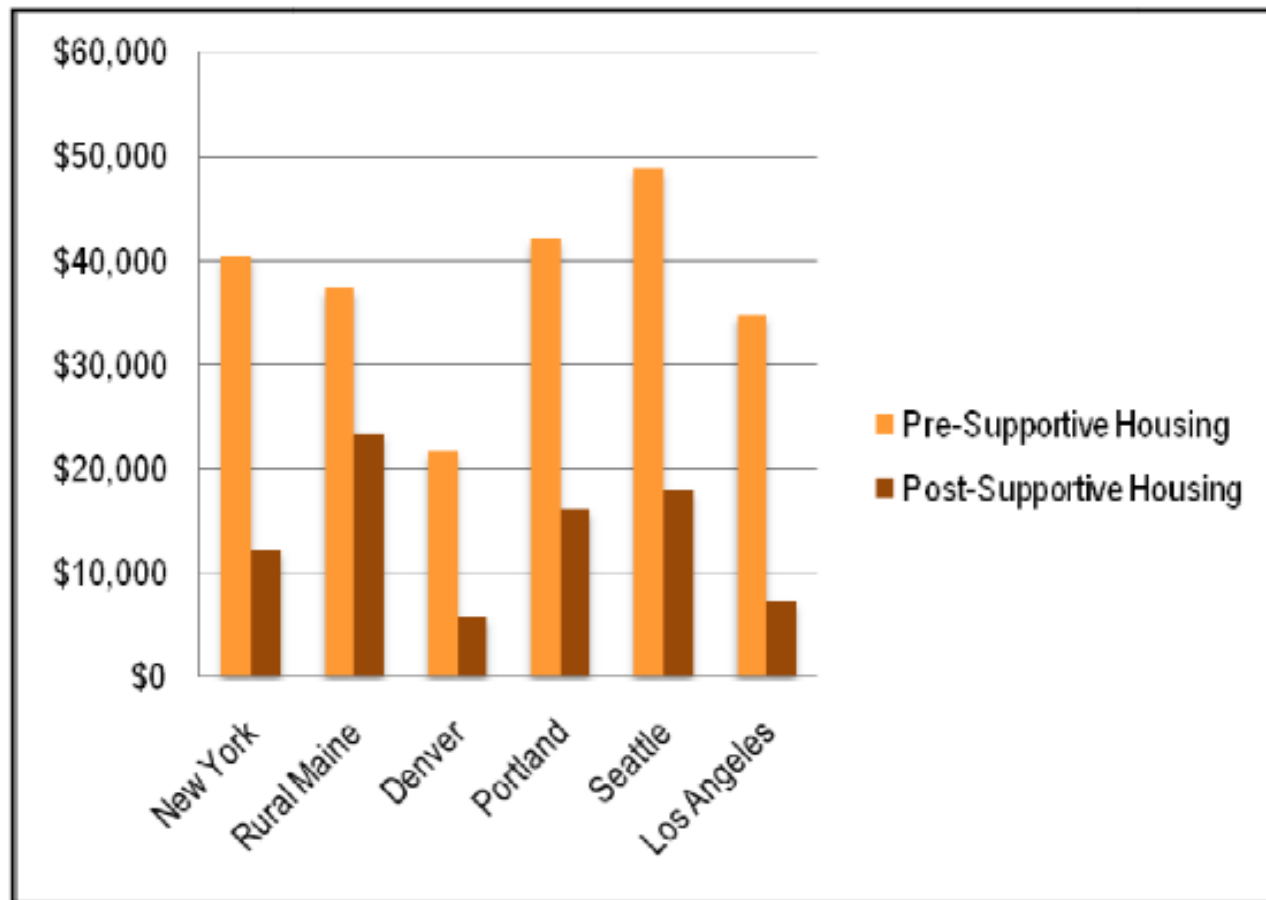
Maximizing Public Resources

CSH collaborates with communities to introduce housing solutions that promote integration among public service systems, leading to strengthened partnerships and maximized resources.



Cost studies in six different states and cities found that supportive housing results in tenants' decreased use of expensive homeless shelters, hospitals, emergency rooms, jails and prisons.

Supportive Housing Outcomes



Per-Person Annualized Cost of Public Services Before and After Entering Supportive Housing

Supportive Housing Outcomes

Direct
public
system
savings

Emergency room visits decline
by **57%** ↓

Use of emergency detoxification
services decline by **87%** ↓

The rate of incarceration
declines by **52%** ↓

More than **83%** ↑ stay housed
for at least one year

High Quality Supportive Housing

A variety of housing models exist with common factors including:



Located in within safe neighborhoods with close proximity to:

- **Transportation**
- **Employment opportunities**
- **Services**
- **shopping, recreation and socialization.**



Tenants have a lease identical to those of tenants who are not in supportive housing.

Services are voluntary and consumer-driven. They focus on ensuring that tenants can obtain and thrive in stable housing, regardless of barriers they may face.



The housing and its tenants are good neighbors, contributing to meeting community needs and goals whenever possible.



Where to begin

Learn more at:
www.csh.org/quality



PROJECT COMPONENTS

● Project Design and Administration
■ Property and Housing Management
◆ Supportive Services
▲ Community

Tenant-Centered	Tenants play an active role in planning the supportive housing project, and all partners share a common commitment to helping tenants thrive.	Staff educate tenants on their rights and responsibilities as leaseholders, actively soliciting tenant feedback.	Services are voluntary, customized and comprehensive, reflecting the needs of all household members.	Tenants have meaningful opportunities for leadership through avenues such as tenant associations and board positions.
Accessible	The housing is affordable, in a location that meets tenants' needs and accommodates persons with special needs.	Tenants move into housing quickly, and the process accommodates their varying backgrounds and cultural needs.	Staff actively works to ensure that tenants are aware of available services, which are at convenient hours and locations.	The housing application and screening process is part of a larger community strategy to coordinate access to housing.
Coordinated	Roles, responsibilities and communication strategies are clearly established among the supportive housing partners, codified in written agreements and revisited regularly.	Staff works closely with service providers and landlords to ensure stable housing.	The primary service provider has established connections to mainstream and community-based resources.	Tenants who have high service needs or who are high utilizers of existing systems are given priority for available units.
Integrated	The supportive housing project meets or exceeds community standards and the partners actively engage in community dialogue.	All tenants are offered a choice of housing unit and have a lease identical to tenants not in supportive housing.	Staff supports tenants in developing and strengthening connections to their community.	There is an overall strategy promoting the ability of tenants to choose from a variety of housing models and neighborhoods.
Sustainable	The supportive housing project has funding that is adequate for its ongoing operations and allows it to target its intended tenants.	While respecting tenant rights and privacy, staff regularly checks to ensure that the unit remains in good condition and receive any needed maintenance.	The supportive housing project has funding that is sufficient to provide services to tenants on an ongoing basis and flexible enough to address changing tenant needs.	Goals outlined in community planning efforts, such as 10-year plans to end homelessness and coordinated plans, are fulfilled as a result of this supportive housing.

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 summary
 matrix

Dimensions of Quality
 Supportive Housing Guidebook



Ensuring Quality from Day One of Planning

www.csh.org/certification



Service Funding Strategies

#1 Coordinated Funding Strategies

- Link multiple capital, service and operating resources

#2 Seed Funding

- Flexible/multi-year funding from government and philanthropy

#3 Attract New Investors

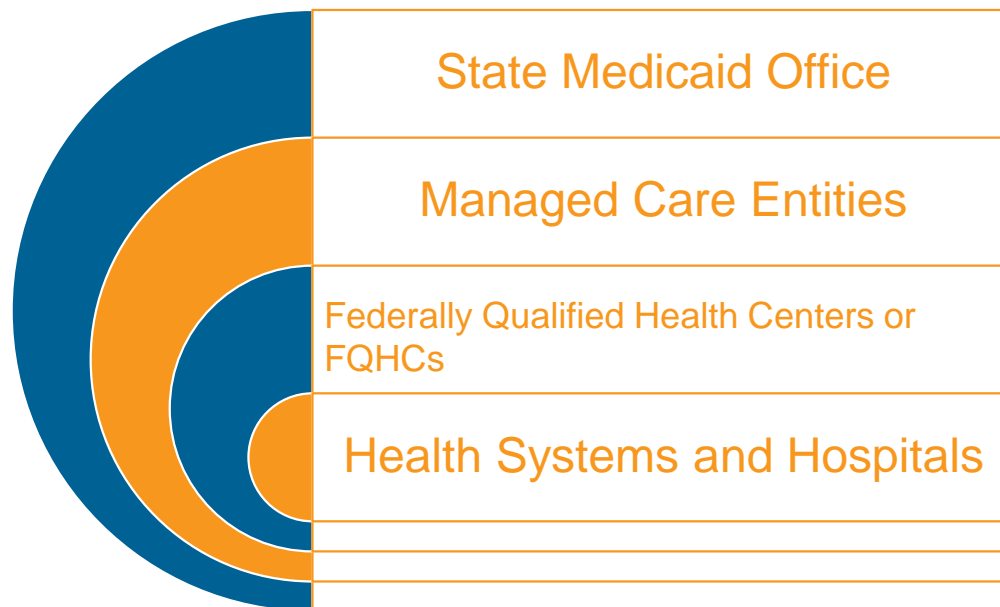
- Medicaid and health systems have vested interest in outcomes
- Social Impact Investing: new investors and new funding structure

#4 Connect with Broad Constituencies

- Building partnerships, public forums and voter referendum

Health and Housing

The Health Care Players



New Courtland Elder Services LIFE Center at St. Bartholomew-Philadelphia, PA



Total Project Cost- \$12,600,000
CSH NMTC Allocation - \$11,000,000
Chase New Markets Allocation - \$1,400,000

Community Demographics:

- ❑ 32.5% Poverty Rate
- ❑ Median Family Income: 49% of AMI
- ❑ Unemployment Rate 14.6%

Type of Organization:

Healthcare and Housing Provider

Project Basics:

- ❑ 15,000 SF LIFE Center for Seniors, based on National PACE Model:
 - Primary Care
 - Specialist Care
 - Physical, Occupational, and Speech Therapy
 - Pharmacy and Prescriptions
 - Home Modifications (if needed)
 - Health Insurance

Health/Housing Partnership:

- ❑ Co-Located with 42 LIHTC units for seniors, all targeted at or below 30% of AMI with RAD
- ❑ 101 additional units planned
- ❑ Support Services: meals, adult day care, transportation, home health care
- ❑ Serving 200 nursing home eligible seniors/year

Supportive Housing Models

Single Site Supportive Housing

Scattered Site Supportive Housing

Mixed Affordability

Leased

Ownership

SH & Affordable
Housing

SH & Existing
Affordable
Housing

SH & Market
Rate

CSH SH Institutes

Ohio, Indiana, Los
Angeles, etc.



- In coordination with housing agencies and funding

Integrated SH Toolkit

Supportive Housing Integrated Models Toolkit

In 2015, in partnership with the Illinois Housing Development Authority, CSH created the [Supportive Housing Integrated Models Matrix](#), [Expanded Project Profiles](#), and now the **Supportive Housing Integrated Models Toolkit**. All three are designed to build knowledge and confidence within the development community to create quality supportive housing and incorporate it into a variety of housing models that can adapt to community assets. Click on a model in the chart below to see the FAQ's, sample answers and download the complete overview.



[INTRODUCTION TO THE TOOLKIT](#)

[SUPPORTIVE HOUSING BASICS](#)

THANK YOU!



stay connected



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