

Developing and Sustaining Permanent Supportive Housing

July 30, 2014

Richard Cho, USICH





Panelists

- **Richard Cho, Senior Policy Director, U.S. Interagency Council on Homelessness**
- **Dana Trujillo, Housing Development Director, Skid Row Housing Trust**
- **Marc Tousignant, Senior Program Director, Southern California, Enterprise Community Partners, Inc.**



Overview

- Overview of permanent supportive housing development strategies
- Policies and practices to “unit set-aside” approaches
- Supportive housing development challenges and opportunities
- Sustaining and refinancing permanent supportive housing

Roles of USICH



Coordinates
the Federal
response to
homelessness



Maximizes
effectiveness of
19 Federal
agency
partners



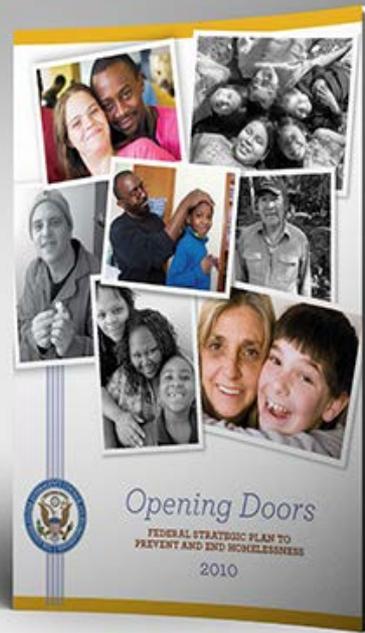
Shares best
practices



Drives
collaborative
solutions

Opening Doors: Federal Strategic Plan to Prevent and End Homelessness

No one should experience homelessness and no one should be without a safe, stable place to call home.



1. Finish the job of ending chronic homelessness by **2016**.
2. Prevent and end homelessness among Veterans by 2015.
3. Prevent and end homelessness) for families, youth and children by 2020.
4. Set a path to end all types of homelessness.



Opening Doors

1. Increase leadership, collaboration, and civic engagement
2. Increase access to stable and affordable housing
3. Increase economic security
4. Improve health and stability
5. Retool the homeless crisis response system

UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS
Federal Strategic Plan to Prevent and End Homelessness

VISION *No one should experience homelessness—no one should be without a safe, stable place to call home.*

GOALS

- ▶ Finish the job of ending chronic homelessness in 5 years
- ▶ Prevent and end homelessness among Veterans in 5 years
- ▶ Prevent and end homelessness for families, youth, and children in 10 years
- ▶ Set a path to ending all types of homelessness

THEMES

Increase Leadership, Collaboration, and Civic Engagement

OBJECTIVE 1: Provide and promote collaborative leadership at all levels of government and across all sectors to inspire and energize Americans to commit to preventing and ending homelessness

OBJECTIVE 2: Strengthen the capacity of public and private organizations by increasing knowledge about collaboration, homelessness, and successful interventions to prevent and end homelessness

Increase Access to Stable and Affordable Housing

OBJECTIVE 3: Provide affordable housing to people experiencing or most at risk of homelessness

OBJECTIVE 4: Provide permanent supportive housing to prevent and end chronic homelessness

Increase Economic Security

OBJECTIVE 5: Increase meaningful and sustainable employment for people experiencing or most at risk of homelessness

OBJECTIVE 6: Improve access to mainstream programs and services to reduce people's financial vulnerability to homelessness

Improve Health and Stability

OBJECTIVE 7: Integrate primary and behavioral health care services with homeless assistance programs and housing to reduce people's vulnerability to and the impacts of homelessness

OBJECTIVE 8: Advance health and housing stability for youth aging out of systems such as foster care and juvenile justice

OBJECTIVE 9: Advance health and housing stability for people experiencing homelessness who have frequent contact with hospitals and criminal justice

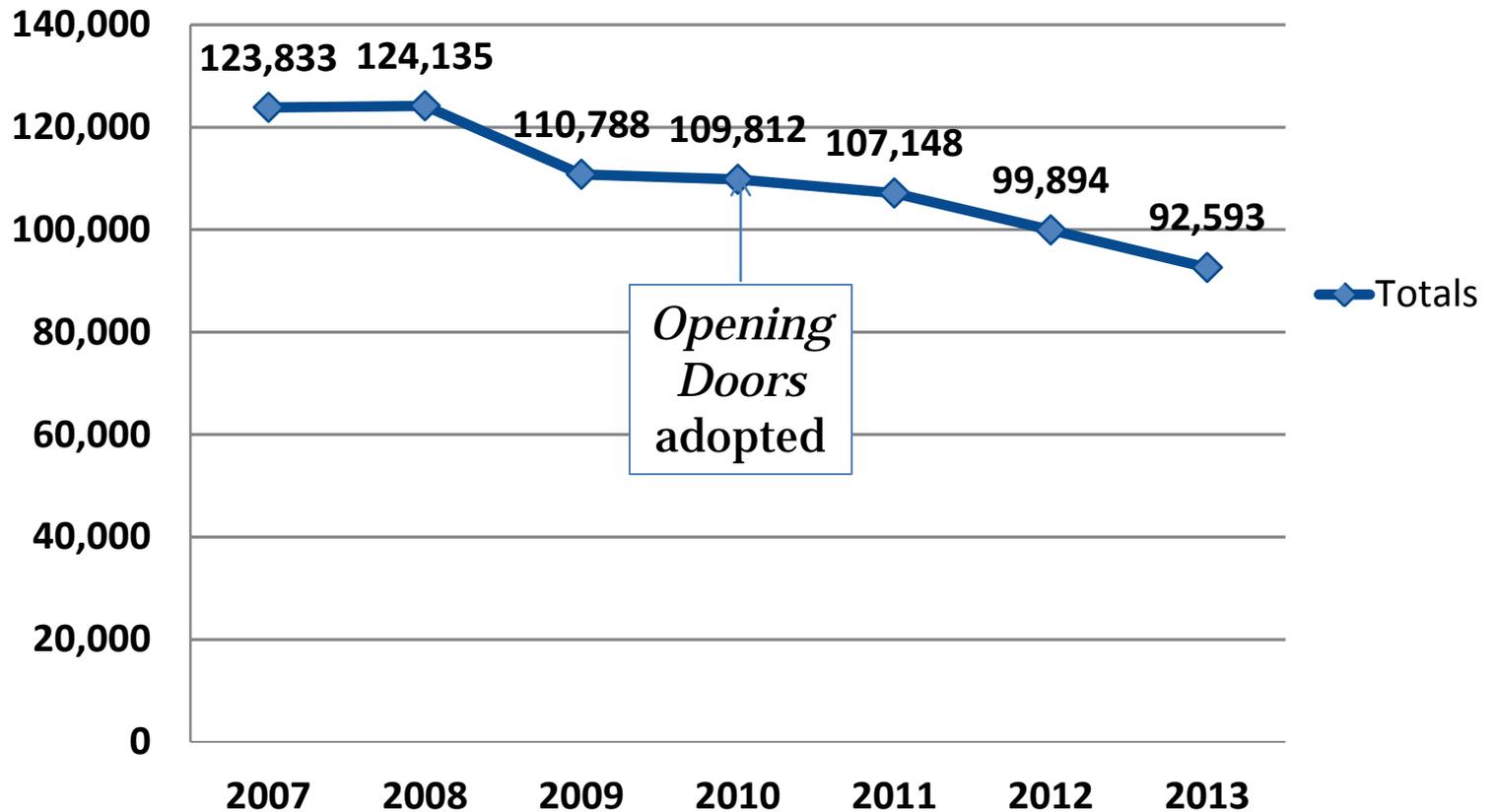
Retool the Homeless Crisis Response System

OBJECTIVE 10: Transform homeless services to crisis response systems that prevent homelessness and rapidly return people who experience homelessness to stable housing

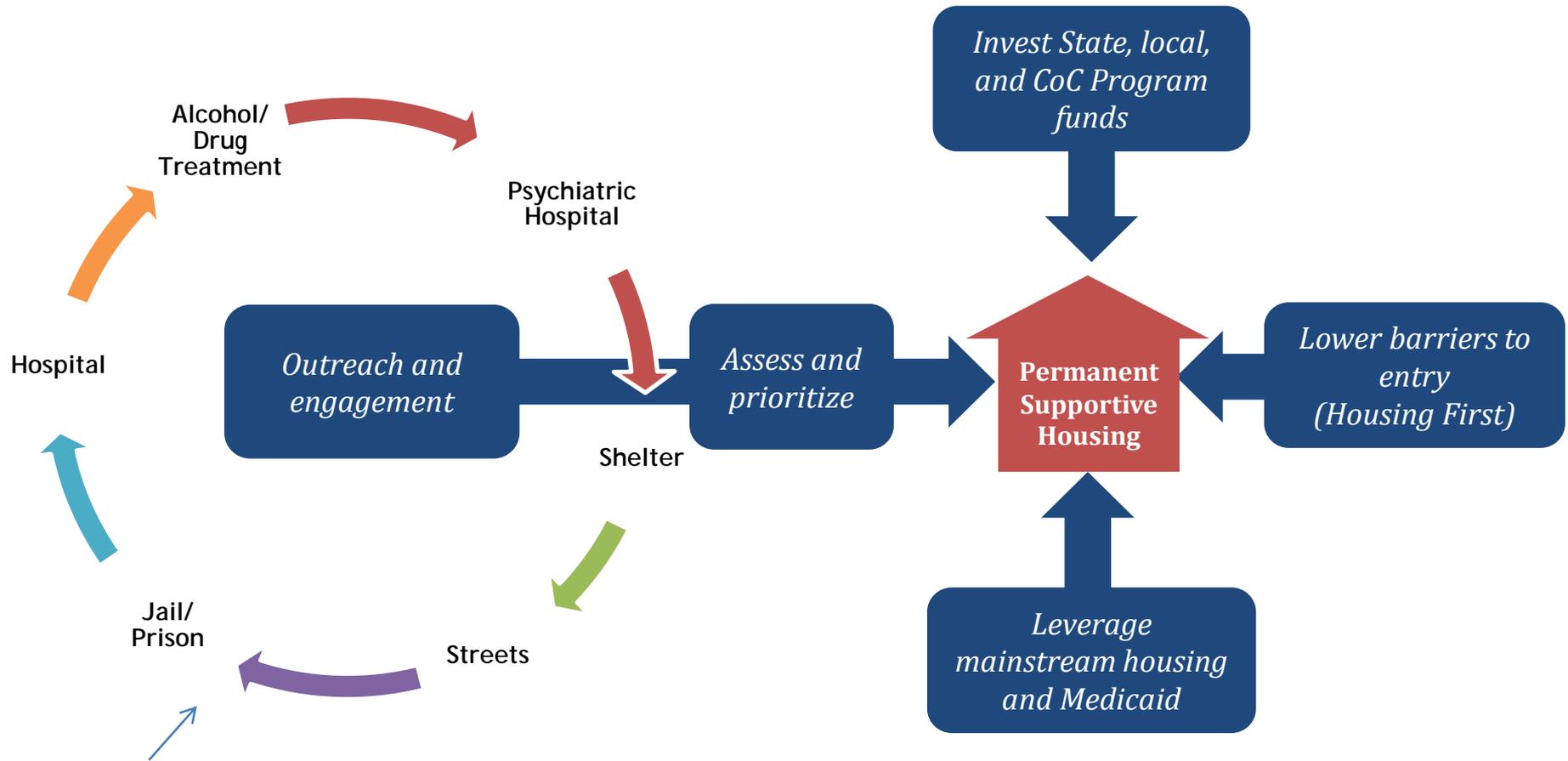
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Chronic Homelessness, 2007-2013



Systems Approach to Ending Chronic Homelessness



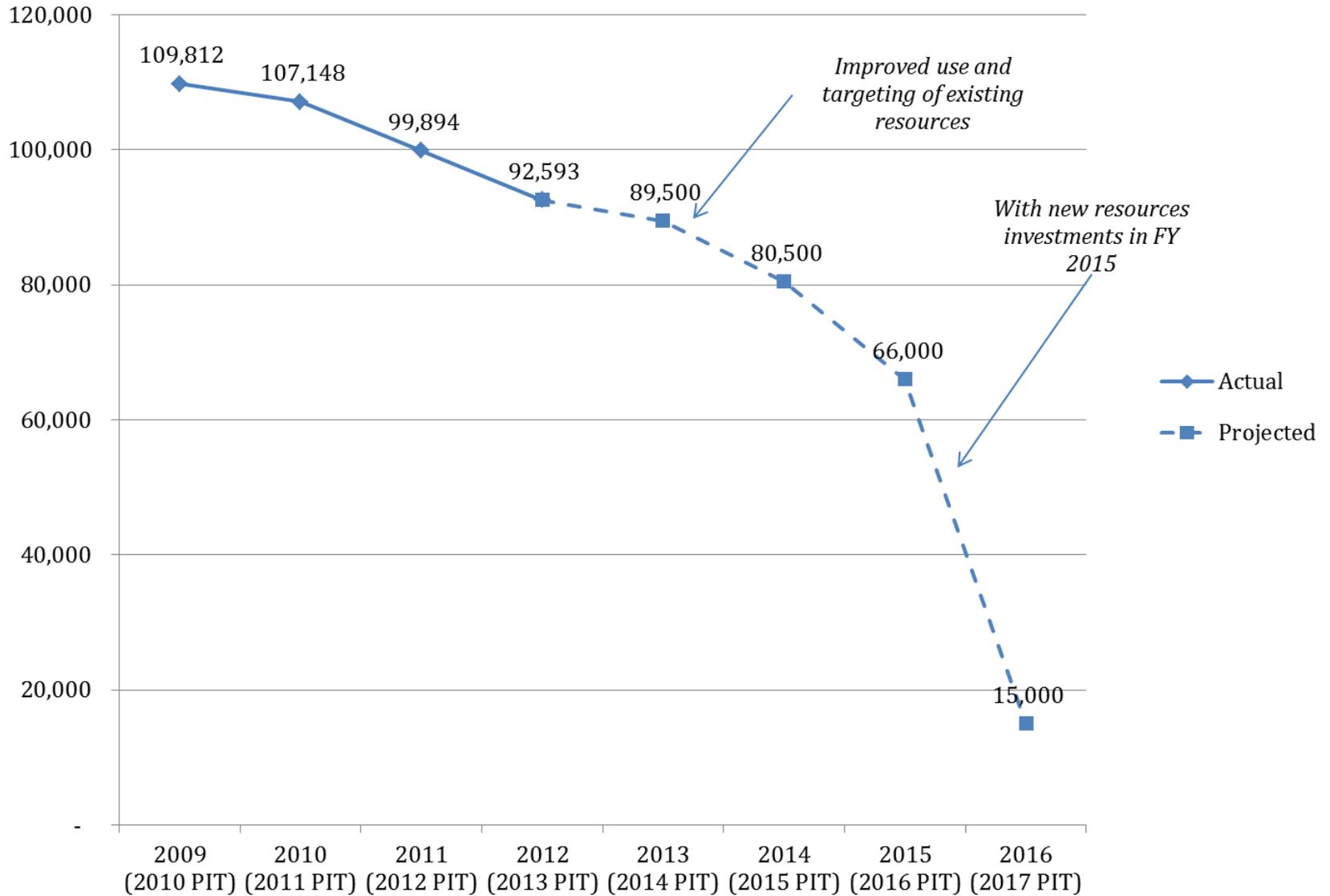
The cycle of
chronic
homelessness



Ending Chronic Homelessness

- **Interagency efforts focused on:**
 - **Reallocation of HUD resources towards supportive housing**
 - **Leveraging mainstream resources like Housing Choice Vouchers and Medicaid and behavioral health funding**
 - **Improving targeting and prioritization in existing units**
 - **Promoting Housing First and collaborative approaches to outreach and engagement**
- **The President's FY 2015 Budget includes request for \$301 million increase in HUD's budget to fund 37,000 new units of permanent supportive housing.**

Chronic Homelessness





Range of Approaches Needed

- Single-site buildings (a.k.a. site-based, purpose built)
- Scattered-site apartments
- Set-asides within affordable housing developments



Single-Site Approaches



- Apartments developed with primary intent to create permanent supportive housing
- May exclusively or primarily serve people experiencing chronic homelessness or other populations with service needs
- Typically includes space for services, and other amenities for people with service needs
- Contributes to stock of deeply subsidized affordable housing, managed by mission-driven landlords with preferences for people with most significant challenges



Scattered-Site Approaches



- Apartments leased from private landlords with a rental subsidy
- Subsidies may be tenant-based or sponsor-based
- Services provided by mobile staff or teams through home and office visits
- Ensures community integration, independence, and tenant choice



Unit Set Asides



- Inclusion of supportive housing units within building intended as affordable or mixed-income housing
- Services delivery may be in similar approach as in scattered-site, or in some instances, through on-site services space
- Ensures community integration, while also contributing to stock of affordable housing



Olmstead and community integration

- People with disabilities have right to live in most integrated settings
 - Permanent supportive housing as most integrated setting promoting independence
- Maximizing opportunity for people with disabilities to interact with people without disabilities:
 - Unit/tenant mix
 - Neighborhood/location
 - Services promoting community building
- Centers for Medicare and Medicaid Services' Home and Community Based Settings regulations



Key Considerations with Unit Set Aside Approaches

- **Referrals and admissions** – From where will the buildings receive referrals? How to ensure connection to crisis response system?
- **Supportive services delivery** – Who will provide services? Where will services be provided?
- **Building community** – How will stigma be prevented and positive interaction between neighbors be fostered?
- **Quality assurance** – How (and by whom) will quality of housing and services be assured?



Strategies to Promote Unit Set-Asides

- State low income housing tax credit policies
- Engaging multifamily owners
- Refinancing long-standing affordable housing



LIHTC Policies

Housing Credit Agencies use the following policies to promote specific attributes within affordable housing developments:

- **Threshold requirements** – Obligation of all developments to meet minimum standards
- **Credit set-asides** – Allocation of a certain portion of housing tax credits to a specific type development
- **Scoring incentives** – In the competitive scoring process, awarding points for inclusion of certain building amenities of population targeting



Engaging Multifamily Owners

Engage existing owners of HUD-assisted Multifamily programs to adopt admissions preferences for individuals or families experiencing homelessness



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

Special Attention of:

Multifamily Hub Directors
Multifamily Program Center Directors
Rural Housing Services (RHS) Directors
Supervisory Housing Project Managers
Housing Project Managers
Contract Administrators
Multifamily Owners and Management Agents

NOTICE: H 2013-21

Issued: July 25, 2013

Expires: This notice remains in effect until amended, revoked, or superseded.

Subject: Implementation and approval of owner-adopted admissions preferences for individuals or families experiencing homelessness

- I. **Purpose:** This Notice provides guidance to HUD field offices, contract administrators, and property owners on the circumstances under which owners of assisted properties may adopt admissions preferences. This notice clarifies 24 CFR §5.655(c)(1) - (c)(5) to allow for owners to adopt, with HUD approval, admissions preferences not specified there, in particular, preferences to house homeless families.
- II. **Background:** The Office of Multifamily Housing Programs (Multifamily Housing) had strictly interpreted 24 CFR §5.655(c)(1) - (c)(5) *Section 8 project-based assistance programs: Owner preferences in selection for a project or unit*, to mean that owners were limited in adopting preferences in the selection of residents to those preferences specifically cited in the regulation. That interpretation did not allow for an owner to adopt a preference for homeless families, as owners could not adopt preferences outside of 5.655(c)(1) - (c)(5). However, in consultation with the Office of General Counsel, Multifamily Housing has revisited this issue and has broadened its interpretation to allow that silence within the provision does not preclude owners from adopting preferences outside of those cited.
- III. **Applicability:** All Multifamily rental assistance programs.
- IV. **Definition of Homeless:** The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) revised the definition of homeless for HUD's

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Opportunities with Affordable Housing Refinancing

- Refinancing of aging affordable housing developments (e.g. expiring tax credits) creates opportunity to include supportive housing set-asides
- Owners benefit from increased operating subsidy/rental assistance
- May require rehabilitation and relocation of existing tenants

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