Developing a Permanent Supportive Housing Project

Sponsored by State of Florida Department of Economic Opportunity
April 24, 2018
Permanent Supportive Housing Webinar Series

**Today:** Developing a PSH project

**May 22, 2018:**
PSH Property Management and Operations
(https://attendee.gotowebinar.com/register/3306293421852095747)

**June 19, 2018:**
PSH Support Services
(https://attendee.gotowebinar.com/register/4959108987538946819)
Questions for Us?

- You’re muted – write questions or comments in the control panel question area
- Yes – the PPT and recording will be available on our website later this week
- Contact me at pourciau@flhousing.org if you have additional questions
Questions for YOU
Overview

- PSH Basics
- PSH Types of Projects
- Funding
- Examples
Permanent Supportive Housing (PSH) Basics
WHAT IS PSH?

Long-term affordable housing + Voluntary individualized support services
What is PSH?

• A combination of **housing** and **services** designed for people with disabilities who need support to live stably in their communities.
• Housing is permanent housing – typically multifamily rental.
• Services provided on a voluntary individualized basis.
• A proven solution for those who have been chronically homeless.
• Best practice, per SAMHSA.
TARGET POPULATION IN PSH?

Most appropriate for those who are chronically homeless – the ~15% of homeless population who are long-term homeless and disabled – those who will require both long-term rent assistance and long-term support services.
KEY COMPONENTS OF PSH

1. Choice of housing
2. Separation of housing and services
3. Decent, safe, affordable housing
4. Integration into community
5. Rights of tenancy
   • The same kind of lease anyone would have
   • Landlord-tenant law applies
   • Tenancy not tied to participation in program or services
6. Access to housing
   - Admission must be “low-barrier” (e.g., don’t require income, sobriety, mental health services)
   - Housing first philosophy

7. Access to flexible and voluntary services
PSH Project Models
1. Tenant-Based: PSH provided in units in existing housing stock in the community in scattered site apartments, duplexes, mobile homes, etc.

2. Project-Based: Construct or acquire/rehab a building. For this, you’ll need both capital funding and operating funding.
Funding for PSH
# Funding Needs for PSH Models

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<tr>
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<th>Tenant Based</th>
<th>Project Based</th>
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<tr>
<td><strong>Services funding</strong></td>
<td>Home-based case management</td>
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<td><strong>Housing: tenant assistance funding</strong></td>
<td>Rent assistance, housing vouchers, etc.</td>
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<td><strong>Housing: funding for building</strong></td>
<td>Not applicable</td>
<td>Financing for capital needs</td>
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Funding: PSH Services

• Medicaid
• HUD CoC (Continuum of Care)
• Philanthropy
• Managing Entities
• Local sources vary widely
Funding: Tenant Housing Assistance

- HUD CoC PSH leasing, rent assistance, or operating costs
- HUD Vouchers from Public Housing Authority
- HUD HOME Tenant Based Rental Assistance, HOPWA, etc.
- Philanthropy
- Local sources vary widely
Funding: Capital

• State
• Federal
• Local
Capital: State Resources

- Florida Housing Finance Corporation (www.floridahousing.org)
  - Low Income Housing Tax Credit
  - Sadowski State/Local Housing Trust Fund
    - State Apartment Incentive Loan Program (SAIL)
    - Predevelopment Loan Program (PLP)
- Department of Economic Opportunity
Recent FHFC RFA Examples

RFA 2018-101 “Persons with Special Needs” $18,200,000

RFA 2018-103 “Homeless/Disabling Conditions” $12,620,000
Capital: Resources from Fed/State to Locals

- From Fed/State Govt through Local Govt
  - CDBG (Community Development Block Grant)
  - HOME
  - SHIP (State Housing Initiative Partnership)

- From Fed/State Govt through CoC
  - HUD Homeless Continuum of Care (CoC)
  - State Challenge Grant
Additional Resources

• Local Housing Finance Authority
• Public Housing Authority
• Hospitals
• Businesses
• Philanthropy
• Social Impact Bond
• Federal Home Loan Bank of Atlanta
Florida Examples
Florida PSH Examples

- Carrfour Supportive Housing
- Ability Housing
- Boley Centers
Carrfour’s Villa Aurora

- 76 apartments
- 38 reserved for formerly homeless households impacted by disabilities
- 38 for low-income families earning less than 60% AMI
- Exercise room, computer room, large terraces
- Miami-Dade County Library on ground floor
- Carrfour’s main office on top floor
- Long-term lease with Miami-Dade County
All homeless units have HUD CoC operating and supportive services funding.
Ability Housing’s Village on Wiley in Duval County
Boley Center’s Duval Park in Pinellas County
What if you don’t have a developer?

- Affordable housing developers are happy to come to your community
- Choose wisely –
  - Have they developed PSH before?
  - If so, who was their nonprofit partner?
    - Contact the previous PSH nonprofit partner and ask for candid assessment
  - How much of the developer fee will be shared with the nonprofit?
Want to know more?

Visit us at www.flhousing.org to find housing workshops, webinars, and publications!
FHC Statewide
Annual Conference

AUGUST 27-29, 2018
Rosen Centre Hotel, Orlando

www.FLHousingConference.org

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