


Welcome to the Webinar!

## Strategies for Integrating Supportive Housing in Your Community

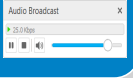


Call in: 1-650-479-3207  
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OR-



Click the "communicate" tab, select "audio broadcast" and this will open:



The Source for Housing Solutions




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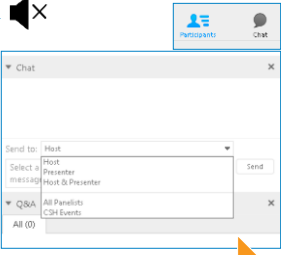
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### Webex Key Features

**All Participants are muted** 

Slides, materials, and recording will be available after the event

**Have a question? Comment?**  
Enable Chat by clicking the icon in the top right corner. Type into the Chat box.



Please Practice NOW  
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## Webinar Hosts

Lindsey Bishop Gilmore, CSH



Jane Bilger, CSH





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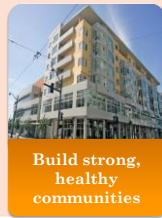
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## Introducing CSH: What We Focus On

CSH advances housing solutions that:



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## Introducing CSH: 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.



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# AGENDA

- 1. Review of SH Basics & SH Populations
- 2. Promoting Integration
- 3. Outline 6 models of SH
- 4. Deciding the best model for your community?
- 5. Participant Questions
- 6. Future Webinars



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*SH Basics and Population*



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Enter into CHAT Bubble  
3 Words to describe Supportive Housing



**What is Supportive Housing?**

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Supportive Housing is the Solution

**Supportive housing combines**



Affordable  
Housing



Supportive  
Services



Helping people who face complex  
challenges to live with stability, autonomy  
& dignity

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## Defining Supportive Housing

1  
Targets households with barriers

2  
Is affordable

3  
Provides tenants with leases

4  
Engages tenants in voluntary services

5  
Coordinates partners

6  
Community Integration



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## Integrating SH in Community



Blending supportive housing populations within developments and communities to provide a range of housing models for a variety of populations

What does integrating Supportive Housing in the community look like?

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Who is supportive housing for?

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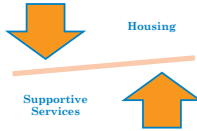
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## Supportive Housing is for People Who:

- **Are extremely low-income with disabilities that may also be:**
  - Chronically homeless.
  - Cycling through institutional and emergency systems and are at risk of long-term homelessness
  - Are being discharged from institutions and systems of care.
- **Without housing, cannot access and make effective use of treatment and supportive services.**



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## Planning for Target Population

- **SH Target Population impacts:**
  - Physical design of property
  - Access to specific resources
  - Project partners
  - Application process and screening criteria



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*Promoting Community Integration  
Across All Models*



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## Universal Principles

1. How do tenants/neighbors engage and interact within the development?
2. What resources are available to tenants in the community and how do they access them?

- **Align development planning and community needs**
- **Create independent living environment and access to services and amenities benefiting tenants**
- **Connect with leaders in civic, faith, and business communities**



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## Community Integration

- **Integration impacts project design:**

- Physical design and project siting
- Mixed tenancy/target populations
- Mixed income targeting



- **Integration is a strategy for the project:**

- Engagement in the among tenants within the development and the broader community



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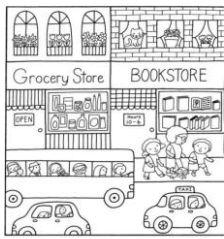
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## Community Integration



- **Physical proximity to community resources**
- **Fitting into the character of the neighborhood**
- **Universal Design Principles**
- **Support tenant connections to community and promote access**
- **Plan for community space**



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## Discussion Question

What strategies that you have used or heard of to promote:

- Interaction and engagement between tenants within a development?
- Between tenants and community?

CHAT QUESTIONS



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## MODELS OF SUPPORTIVE HOUSING

1. *Model Description*
2. *Example*
3. *Key Questions*



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## 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

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## Single Site Model Description

### 1. Single Site SH Model

Single Property or Building with all units targeted to SH populations

Provides housing for range of SH populations including homeless, Olmstead and at-risk populations

Provides opportunity for independent living for SH populations combined with services and peer support to assure housing stability



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## Single Site Model Example



Seasons at Compton, Los Angeles, CA

### Single Site SH Model

- Mixed SH target populations - seniors
- Universal and sustainable design features
- Collaboration – property management, case management, and services
- Community workshop – i.e. ‘emergency preparedness’ and safety
- Local food bank on-site



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## Single Site Model Question

Q. What are best strategies for serving mixed tenancy populations in a single setting?



Services to address the needs of a mixed tenancy



Connect residents to building and community activities: tenant councils, clean-up & volunteer



Monthly meetings with property management, case managers, and service partners

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## Scattered Site Model Description

### Scattered Site SH Models

Units are scattered throughout the community in a variety of properties i.e. condos, apartments, single family homes. May be clustered in neighborhood.

#### 2. Leasing Model

SH Units leased with subsidies from non-profit organizations, PHAs, etc. and disbursed among properties or buildings. Private market landlord and SH tenant enter lease agreement for unit.

#### 3. Ownership Model

SH owned by non-profit organization or other development entity and are disbursed among properties or buildings. The entity owning the units, enter into lease agreement with SH tenants.

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## Scattered Site Model Example



Home First Illinois  
Scattered Sites  
throughout IL

### Scattered Site SH Ownership Model

- Purchase of condo units – started during foreclosure crisis
- Long-term control and quality property management of housing units for persons with disabilities
- Property management and services are separate entities
- Accessibility features added
- Residents linked to community services



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## Scattered Site Example



Community Rebuilders  
Scattered Sites  
throughout  
Kent County, MI

### Scattered Site SH Leasing Model

- Tenant and sponsor based rental assistance
- Choice of housing in the community with private market landlords
- Focus on Housing First and referrals come from centralized intake
- Coordination between services and owner is key
- Strength based services
- Addressing isolation



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## Scattered Site Model Question

### Q. How do I find properties for Scattered-site SH?



Determine the demand – number, type of homes, amenities, and services near by



Understand the real estate costs, availability, and property conditions



Clusters of properties create economies of scale for property management and service delivery



Make connections with community development and landlord associations



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## Scattered Site Model Question

### Q. What are the benefits and challenges of the Scattered-Site Leasing Model?

Benefits

**Faster** - leverages existing housing stock and local ownership expertise

**Less expensive** – eliminates the upfront capital investment

**Positive** – high level of integration with the general population

**Investigate** – neighborhood & property conditions, SH need

**Equal** – uniform and accessible screening criteria

**Combat** – tenant isolation by working with services

Challenges



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## Scattered Site Model Question

### Q. How can Rental Assistance be utilized to create Scatter-Site Supportive Housing?

- Government funding used to partially pay for monthly rent for households unable to afford
- Contact local Continuum of Care and public housing authorities to learn about availability and requirements
- Types of rental assistance:
  - 'project based' – assigned to a specific housing unit or property
  - 'tenant based' – assigned to a qualified resident for housing unit of choice



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## Mixed Affordability Models

### Mixed Affordability Models

Combines SH in Properties to Create Mixed Tenancy Across Incomes.

#### 4. SH & Affordable Housing Model:

SH units and Affordable units are combined in a single development, with the mix variety based on community data.

#### 5. SH & Existing Affordable Housing Model:

SH Units are set within existing housing, typically projects with high vacancy rates or pursuing re-development.

#### 6. SH & Market Rate Model:

SH units are set aside in larger private market developments

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## Mixed Affordability Model Example



The Franklin & Eleanor Apartments, Bridgeport CT

### Mixed Affordability – SH & Affordable Housing Model

- Rehab of vacant hospital
- Mixed income and tenancy
- Design features promote integration
- Common area used for shared and targeted activities
- Seniors can age in place with access to increased services
- Resident councils engage resident input



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## Mixed Affordability Model Example



Commonwealth Apts. Indianapolis, IN

### Mixed Affordability – SH, Affordable Housing, & Market Rate

- Redevelopment of an historic school building in an area of the city undergoing redevelopment
- Mixed income targeting up to 120%
- Extensive community space for tenants and community residents



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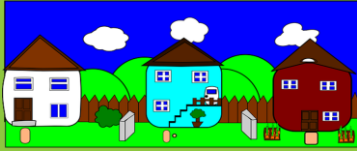
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Mixed Affordable – Question

**Q. Is there a ratio Supportive: General Housing that could impact marketability?**

A. No single ratio fits all models. Local market, housing stock, vacancy rates and demand will determine the right mix



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Mixed Affordable - Question

**Q. How can the development implement a standard screening criteria and process across all units without creating barriers for supportive housing applicants?**

- SH populations face challenges accessing housing because of background
- Plan for population
- PM and Service Partners work together on screening criteria
- Develop plan for housing appeals and reasonable accommodations
- Safety and security of entire development



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Mixed Affordability Question

**Q. What are the considerations in working with one primary service provider versus multiple service providers?**

- SH tenants may be working with multiple providers
- Lead service provider that coordinates service partners
- Service plan – outlining who provides what service, when and how
- Maintain existing tenant service provider relationships
- Plan in advance for roles/responsibilities during crisis or emergency



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*What's the Best Model for My Community?*



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Factors to Consider

**It is important to remember, there isn't a one size first all supportive housing model**

**Providing Choice**

**Every community should have a range of housing options promoting choice for supportive housing populations.**



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Factors for Consideration & Examples



- **Local housing stock**
  - Quality
  - Vacancy rates
  - Availability of existing affordable and SH units
- **Costs/Resources**
- **Community support/opposition**
- **Capacity**
- **Others?**



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## Chat Questions

1. Which model or models are you interested in pursuing in your community?
2. What factors are impacting that decision?

Enter Answer into Chat Bubble



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## QUESTIONS?



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# WEBINAR



Date & Time	Webinar Topic
Dec. 3, 2015 10:00 – 11:30 am	<b>Supportive Housing for Seniors</b> <a href="https://csh.events.webex.com/csh/events/onstage/g.php?MTID=e6fa8e618767ac02f5debb051afab3eca">https://csh.events.webex.com/csh/events/onstage/g.php?MTID=e6fa8e618767ac02f5debb051afab3eca</a>
Dec. 10, 2015 10:00 – 11:30 am	<b>Successful Strategies to Provide Housing for SH Populations – Part 1</b> <b>Partnerships and Coordination</b> <a href="https://csh.events.webex.com/csh/events/onstage/g.php?MTID=eb2a2ab00db43d9f5fb589ed7c9571d95">https://csh.events.webex.com/csh/events/onstage/g.php?MTID=eb2a2ab00db43d9f5fb589ed7c9571d95</a>
Dec. 16, 2015 10:00 – 11:30 am	<b>Successful Strategies to Provide Housing for SH Populations – Part 2</b> <b>Marketing, Outreach and Access</b> <a href="https://csh.events.webex.com/csh/events/onstage/g.php?MTID=e1ebf2003655da88120fb7f7c216ff520">https://csh.events.webex.com/csh/events/onstage/g.php?MTID=e1ebf2003655da88120fb7f7c216ff520</a>

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Supportive Housing Training Center



[www.csh.org/training](http://www.csh.org/training)

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For More Information:

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**Pre-development Lending**

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The Source for  
Housing Solutions



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Thank You!

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