Supportive Housing: Choosing the Model that Works Best for Your Community

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www.csh.org
Welcome!
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.

**Lines of Business**

- **Training & Education**: Research-backed tools, trainings and knowledge sharing
- **Policy Reform**: Systems reform, policy collaboration and advocacy
- **Consulting & Assistance**: Custom community planning and cutting-edge innovations
- **Lending**: Powerful capital funds, specialty loan products and development expertise

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Introducing CSH: What We Focus On

CSH advances housing solutions that:

- Improve lives of vulnerable people
- Maximize public resources
- Build strong, healthy communities
1. Quick Review of SH Basics and SH Populations
2. Outline 6 models of SH
   - Single Site SH – Mixed SH Populations
   - Scattered Site SH
     - Owned
     - Leased
   - Mixed Affordability SH
     - SH and Affordable Housing
     - SH and Existing Affordable Housing
     - SH and Market Rate Housing
3. What model is best for your community?
4. Discussion – Promoting Integration Across Models
SH Basics and Populations
What is Supportive Housing?
Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.
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
What is Supportive Housing?

Who is supportive housing for?
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.**
Who Lives in Supportive Housing?
Models of SH

Materials:
Supportive Housing – Integrated Model Matrix
Online Toolkit – Coming Soon
### 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 |
### 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.

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<tr>
<th>2. Leasing Model</th>
<th>3. Ownership Model</th>
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<tr>
<td>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.</td>
<td>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.</td>
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Mixed Affordability

Mixed Affordability Models
Combines SH in Properties to Create Mixed Tenancy Across Incomes.

4. **SH and 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 and Market Rate Model:**
   SH units are set aside in larger private market developments.
What’s the Best Model for My Community?
Factors to Consider

It is important to remember, a “one size supportive housing model” does not fit all.

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

- **Factors to consider:**
  - Local housing stock
  - Quality
  - Vacancy rates
  - Availability of existing affordable and SH units
  - Community support/opposition
  - Resources
  - Others?
Promoting Community Integration Across All Models
Universal Principles that promote successful integration are:

- Align development planning and community needs, and incorporate physical and locational project components promoting integration.
- Create an environment offering independent living, rights and responsibilities of tenancy, and access to services and amenities benefiting the SH tenants.
- Identify and connect with leaders in civic, faith, and business communities to target common project goals and integration strategies.

Every Project – All Models – should plan integration strategies.

How do tenants engage and interact within the development?
What resources are available to tenants within the community and how do they access them?
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 community – the project and broader community
Community Integration

- Units are located in neighborhoods with close proximity to:
  - Transportation
  - Employment opportunities
  - Services
  - Shopping, recreation and socialization.

- Support tenants connections to community and access to resources
1. **Why is integration in the community an important concept for SH projects and populations?**

2. **What are strategies to promote interaction and engagement between tenants within a development?**

3. **What are important resources in the community for tenants?**

4. **How can tenants be connected to community resources?**

5. **What are some benefits or challenges of promoting integration with each model?**
CSH Project Technical Assistance & Pre-development Lending Available!
Thank You!

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