

Developing Supportive Housing Programs with CoC Funding

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Continuum of Care Grant

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- The CoC grant is an annual national competition for U.S. Department of Housing and Urban Development (HUD) homeless funding (McKinney-Vento Homeless Assistance Act).
- There are 202 counties that are part of the Texas Balance of State Continuum of Care managed by the Texas Homeless Network (THN).
- All grant applications from the TX BoS region must be submitted to THN in order to be included in the CoC grant application.
- For more information on the Balance of State application process, go to www.thn.org

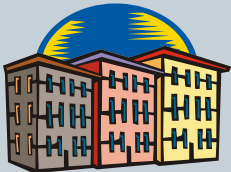
Continuum of Care Grant

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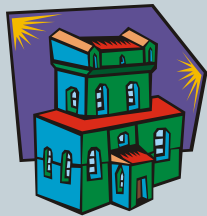
3 Programs



Supportive Housing Program (SHP)



Shelter Plus Care (S+C)



Section 8 Mod Rehab
Single Room Occupancy
(SRO)

Shelter Plus Care (S+C)

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- Shelter Plus Care is designed to provide long-term housing to disabled individuals and families experiencing homelessness.
- Rental assistance is the only eligible activity under Shelter Plus Care.
- Eligible applicants are:
 - States
 - Units of Local Government
 - Public Housing Authorities
 - Indian Tribes



Section 8 Mod Rehab Single Room Occupancy

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- The SRO program is designed to provide multiple single room dwelling units in a residential property.
- Each unit is for occupancy by a single individual.
- Applicants must pay for the rehab costs from their own funds but can be compensated for the cost of some of the rehab through the rental assistance payments.
- Eligible Applicants:
 - Public Housing Authorities
 - Non-Profit Agency – must contract with PHA to manage the rental program.

Supportive Housing Program (SHP)

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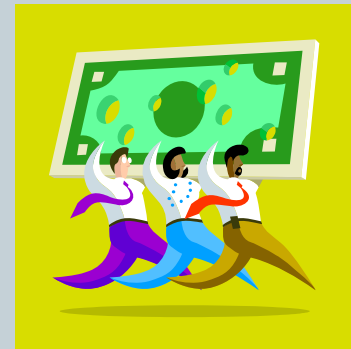
- The ***Supportive Housing Program*** is designed to develop supportive housing and services that will allow homeless persons to transition from the streets or emergency shelter to permanent housing and to live as independently as possible.
- New SHP grants have a grant term of 2 to 3 years.
- Renewal grants can have a grant term of 1,2 or 3 years.



SHP – Eligible Applicants

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- States
- Units of local government
- Special purpose units of government such as housing authorities or Councils of Governments.
- Community mental health centers that are public non-profit organizations
- Private non-profit organizations



SHP – Eligible Programs

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Transitional Housing



Permanent Housing for People with Disabilities



Safe Havens – 2 Types



Supportive Services Only

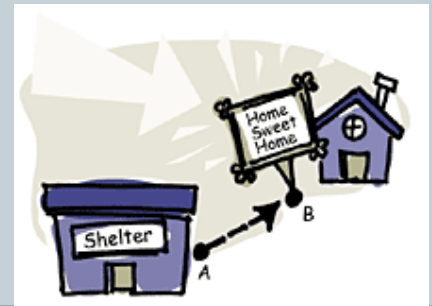


Homeless Management Information System

SHP – Transitional Housing

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- Designed to facilitate the movement of homeless persons from emergency shelter or the streets into permanent housing.
- It is time limited (no more than 24 months).
- Supportive services are required to enable homeless persons to achieve their maximum self-sufficiency.
- Assistance in locating permanent housing should be part of any transitional housing program.



SHP – Permanent Housing for Persons with Disabilities

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- Long term community-based housing (no time limit).
- Only for homeless persons with disabilities.
- Programs should be designed to enable persons to live as independently as possible.
- Supportive services are required and can be provided by the grantee or another agency.

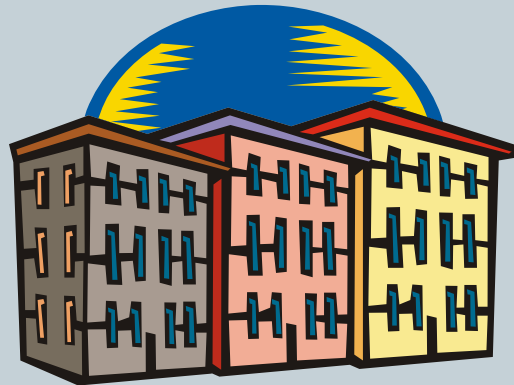


SHP – Eligible Activities

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- Acquisition
- Rehabilitation
- New Construction
- Leasing
- Supportive Services
- Operating Costs
- Administrative Costs
- Homeless Management Information System



SHP - Acquisition & Rehabilitation

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The costs of purchasing a structure which will be used to provide supportive housing or services.

- Pay off a current mortgage on a property or repay a debt on a loan made to purchase a structure as long as the property has not been previously used as supportive housing or for supportive services.
- The costs of rehabilitating a building so it may be used to provide supportive housing or services.



SHP - Acquisition & Rehabilitation

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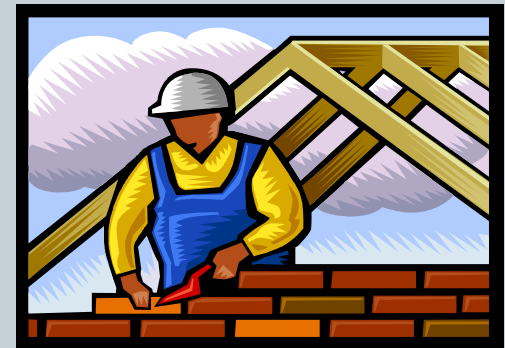
- The costs of an addition to an existing building, the addition of cost effective energy measures, and the cost of repairs necessary to bring an existing structure up to housing code regulations.
- Limit of \$200,000 for Acquisition & Rehabilitation (except in high cost areas – up to \$400,000).
- Projects assisted with SHP funding must be operated for not less than 20 years for the intended purpose.
- \$Dollar for \$Dollar Cash Match



SHP – New Construction

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- The cost of building a supportive housing facility including the cost of the land.
- Limit of \$400,000 including acquisition costs.
- Projects assisted with SHP funds must be operated for not less than 20 years for the intended purpose.
- \$Dollar for \$Dollar Cash Match



SHP - Leasing

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- The costs of leasing property to provide housing and supportive services.
- The costs of leasing individual units to be used for supportive housing.
- A grantee/sponsor **cannot** lease buildings or units it or its parent organization already owns.
- Rents cannot exceed the HUD Fair Market Rent.
- The 2009 FMR's can be found at www.huduser.org – Click on Data Sets – Click on Fair Market Rents
- No match required

SHP - Supportive Services

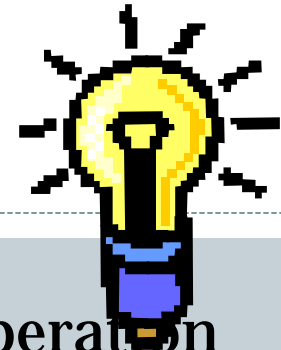
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- Any service that assists homeless persons in achieving self-sufficiency.
- Must show a clear relationship between services and obtaining/remaining in permanent housing.
- 20% Cash Match

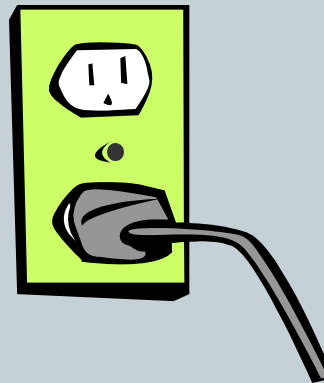


SHP - Operating Costs



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- Some costs associated with the day-to-day operation of supportive housing.
- Only for a new project or the expansion of an existing project.
- Can not be used for operating a *Supportive Services Only* facility.
- 25% Cash Match



SHP - Administrative Costs

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- HUD allows up to 5% of the grant award for administrative costs.
- Administrative costs include costs associated with accounting, preparing reports for HUD, program audits, and other similar costs related to administering the grant.
- Staff salaries associated with these administrative costs.



Homeless Definition

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For Permanent Supportive Housing Projects

Persons must be homeless and come from:

- 1) Places not meant for human habitation;
 - Parks, cars, streets, abandoned buildings
- 2) Emergency shelters;
- 3) Transitional housing for the homeless and who originally came from the streets or emergency shelter.

If a person is in one of the three categories listed above, but most recently spent ***less than*** 30 days in jail or institution, he/she qualified as coming from one of the three categories.



Definition of Homeless

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In addition to the above three categories, projects providing ***Transitional Housing, Safe or Supportive Services Only*** may **also** serve:

- 4) Persons being evicted within a week from a private dwelling and no other subsequent residence has been identified, and the person lacks the resources and support networks needed to obtain housing.
- 5) Persons being discharged within one week from an institution where they have lived for over 30 days and no subsequent residence has been identified and the persons lacks the resources and support networks to obtain housing.

Chronically Homeless

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- **Chronically Homeless Person or Family:** An unaccompanied homeless individual (18 or older) with a disabling condition or a family with at least one adult member (18 or older) who has a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. The term homeless means a person sleeping in a place not meant for human habitation (e.g., living on the streets), in an emergency homeless shelter, or in a Safe Haven as defined by HUD.
- An episode of homelessness is a separate, distinct and sustained stay on the streets and/or in an emergency homeless shelter. A chronically homeless person must be unaccompanied and disabled during each episode.

Who Is Not Homeless?



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- Persons or families living in motels.
- Persons doubled up, living with relatives, and moving frequently.
- Persons living in substandard housing.
- Persons that are paying an excessive amount for housing.
- Wards of the state.
- Persons being discharged from an institution that is required by the State to provide or arrange for housing upon release.

Developing Projects

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5 Elements of Successful Projects

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People

Who will live in the project?

What are their needs for space, amenities and services?

Place

The project location must support the needs of the residents in terms of physical space, services, transportation, etc.

Support Services

The supportive services should match the needs of the project participants.

Money

The project must be financially viable.

Organization

The agency must have the capacity necessary to plan, develop, manage and provide services to the project.

Identifying Projects

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- ***Is there an identified and/or documented need?***
- Does the program or activity fit with your agency's vision and mission?
- Does your agency have the capacity to develop and implement the program?
- Will the project fill a gap in service identified by the local Continuum of Care plan?
- Will the project provide a service that is a priority for the local Continuum of Care?

Project Development

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- Who will be the grantee (applicant)?
- Will your agency collaborate with other housing or service providers?
- Will other providers be sub-grantees, a sponsor or work through a cooperative working agreement?
- What's the difference?

Agency Experience and Capacity

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- Does the agency have experience in developing and managing similar projects?
- Who are the partner agencies for the project and what is their capacity and experience?
- Has the agency received HUD McKinney-Vento Act funds previously?
- Have there been any delays in implementing any previous McKinney-Vento funds and how were the issues resolved?

Who Will You Serve?

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- **Define the project participants.**
 - Chronically homeless
 - Single Adults or families
 - Youth
 - Victims of family violence
 - Veterans
 - Persons with HIV/AIDS
- **Develop an outreach plan for bringing participants into the program.**
- **What percentage will come from shelters, the streets, transitional housing programs?**
- **Will there be a mix of families with children and individuals? How will the program design address this?**

Types of Housing

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- Scattered site.
- A facility with individual units or bedrooms.
- An apartment complex with all the units being leased by the grantee for program participants.
- Acquisition and new construction.
- Acquisition and rehabilitation.
- Rehabilitation or new construction only.

Things to Think About

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- How does the proposed housing fit the needs of the participants?
- How will participants access supportive services?
- Are the basic community amenities easily accessible?
- Will the proposed housing be accessible for persons with physical disabilities?
- How will the project be integrated into the neighborhood?
- Are there NIMBY issues and how will you deal with them?

Housing Development – The Site

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- Has a site been identified?
- Can you obtain site control?
- Is the zoning appropriate for the type of housing that will be constructed?
- Are you aware of HUD environmental requirements? A property that can't pass a Phase I environmental test could make the project too expensive.
- Are utilities available at the site with frontage on paved roads?

Housing Development - Construction

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- For acquisition and rehabilitation projects, is the property vacant? Relocating tenants according to HUD rules is very expensive.
- Is the site in a mixed neighborhood? It is important not to concentrate low-income and special needs populations in dense clusters.
- Has an alternative site been identified?



Leasing

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An alternative to construction and rehab projects.

- Is there an adequate supply of rental units that will meet HUD HQS or habitability standards?
- Who will conduct the inspections prior to unit approval?
- Are landlords and management companies willing to participate in the leasing program.
- Are market rents comparable to Fair Market Rents?
- How will the agency structure the lease? Will the lease be in the tenant's name or the agency's name?



Leasing

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Scattered site

- How will participants select the rental unit?
 - Will agency staff provide a list of properties and transportation to prospective units?
- How will services be delivered?
- Is there adequate staff to provide case management and conduct home visits?
- Is there public transportation to jobs and school?
- Are there areas where participants will not be allowed to lease units?

Project Based or Facility Based

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- Are there rental units that can be configured into a project-based program?
- Are there rooms for service providers to be located on-site?
- Will there be an on-site property manager or case manager?
- Will there be curfew, visitor, etc. rules and how will they be monitored and enforced?
- If transitional housing, what is the length of stay and how will permanent housing placement be provided?

Resources

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Texas Homeless Network – www.thn.org

HUD Homeless Resource Exchange - www.hudhre.info

Corporation for Supportive Housing – www.csh.org

Beyond Shelter – www.beyondshelter.org