True Colors Residence

Permanent Supportive Housing for LGBT youth in New York City

Presentation by Colleen K. Jackson, Executive Director West End Residences HDFC, Inc.
The Problem

• **40%** of NYC homeless youth identify as LGBT

• **No truly permanent** supportive housing options
The Solution

• True Colors Residence was conceived in May 2007 by Cyndi Lauper, her manager Lisa Barbaris, a long time volunteer at West End, and Colleen K. Jackson, Executive Director of West End Residences.
Financing

• Acquisition and pre-development financing from Corporation for Supportive Housing and New York City Acquisition Fund ($1.95 million)
Development Financing

Total cost of $11 million

• NYC Department of Housing Preservation and Development (HPD) Supportive Housing Loan Program ($3.8 million)
  – Contingent upon services funding from NYC Department of Health and Mental Hygiene (DOHMH) through NY/NY III Agreement

• Low Income Housing Tax Credit Assistance Program ($3.4 million);
Development Financing cont.

- Federal Tax Credit Assistance Program (TCAP) funds ($2.8 million);
- Federal Home Loan Bank’s Affordable Housing Program ($465,000);
- New York State Energy Research and Development Authority grant ($75,000)
- Grant from Office of Manhattan Borough President Scott Stringer ($500,000)

Social Services funding from NYC Department of Health and Mental Hygiene ($265,870 annually)
Construction Period

Groundbreaking - January 2010
• TCO – July 2011

Grand Opening - September 2011
TCR Staff

• 3 full-time social service employees (funded through DOHMH contract)
  – Program Director
  – Licensed Clinical Social Worker
  – Life Skills Manager

• Additional staff (funded by partnership equity)
  – 24/7 Security Staff
  – Live-In Building Superintendent
TCR Services

• On-site services available:
  – Benefits and entitlement advocacy
  – Health and education counseling
  – Mobil medical unit via linked nonprofit
  – Job readiness and placement assistance
  – Independent living skills workshops
  – TCR community events
Off-Site Services

• Available through linkages with local nonprofit agencies
  – GED classes
  – Health care
  – Community events
Tenant Participation

• Project-Based Section 8 vouchers require tenants pay 30% of income toward rent

• Individualized, flexible housing and support service plan for each tenant

• TCR’s Resident Council
Units

Various funding sources set specific requirements for tenants of TCR units

• All eligible residents must:
  – Qualify for HPD Project-Based Section 8 subsidy
  – Have income levels not exceeding 50% of AMI
  – Meet TCR target population criteria

• Federally Funded Project-Based Sec. 8 requires **75%** lease to:
  --- Disabled in accordance with HUD’s criteria
Units cont.

• NY/NY III agreement requires **18 of these 23 units** are set aside for:
  – Residents who are active substance users

• **7 units** available for non-disabled residents
Referrals

• NYC Department of Youth and Community Development contracted providers

• All current referral organizations specifically provide transitional housing services to LGBT youth

• No problem identifying target population
Current Status

• 28 original residents remain at TCR
  – 2 residents moved to permanent housing without services

• West End recently signed a contract of sale on a property in the Bronx with plans to develop True Colors Bronx