Engaging Public Housing Authorities in Supportive Housing

September 12, 2012

St. Paul, MN

COLUMBUS METROPOLITAN HOUSING AUTHORITY
Columbus, Ohio
Bryan Brown, Senior Vice President
Planning and Business Development

Columbus, Ohio

- State Capital and largest city in Ohio (pop. 787, 433)
- CMHA's legal jurisdiction is Franklin County (pop. 1.2M)
- Metropolitan Consolidated Area of 12 counties (pop. 1.9M)
- CMHA affordable housing portfolio consists of:
  - 2,186 PH units
  - 200 Affordable Non-PH units
  - 12,599 vouchers
  - 536 Shelter Care Plus Vouchers

**Population data from US Census 2010

Rebuilding Lives: Breaking the Cycle of Homelessness

- Community Shelter Board: the COC for Columbus, Franklin County
- 2008: Conclude a two year research study on needs of community to end homelessness, improve shelter system, and develop permanent supportive housing
- Rebuilding Lives: a comprehensive and integrated set of strategies to end homelessness in our community:

*Access *Crisis Response *Transition *Advocacy

MORE: www.csb.org

Rebuilding Lives Strategies:

- Coordinate Emergency Aid
- Increase Access to benefits and income
- Employment
- Single Point of Contact for Adult Shelter
- Collaborative Outreach System
- Unified Supportive Housing System
- Increase Supportive Housing Units
- Provide Rent Subsidies for Single Adults
- Tier II Family Shelter Conversion
- Affordable Housing Campaign
- Re-Entry Housing: Incarcerated, Mental Health & Domestic Violence

Demand for PSH - Columbus

- The City of Columbus estimates 44,000 rental households in Franklin County are paying more than 50% of their monthly income for housing.
- The Community Shelter Board (CSB) reported 3,334 households (4,589 persons) were provided emergency shelter assistance during the second half of 2010.
- The Rebuilding Lives Plan identifies the need for an additional 1,400 permanent supportive housing units.

Focus on Housing

The solution to homelessness is not shelter, it is housing

- GOAL: 2,700 units of:
- Permanent Supportive Housing

CMHA Involvement With PSH – WHY?

- To address at-risk persons with special needs.
- Lack of HUD funding for supportive services.
- Need for adequate and safe housing with services.
- Clients with housing had difficulty maintaining it.
  - Unable to comply with CMHA requirements.
  - Units did not meet housing quality standards after they were initially approved for assistance.

CMHA Involvement with PSH – WHY?

- Non-compliance requirements results in eviction and loss of housing assistance.
- Designate Elderly Only housing while providing for disabled single non-elderly persons.
  - Project based voucher housing assistance enabled CMHA to provide assistance for housing with supportive services for non-elderly persons with special needs.
  - CMHA designated specific Public Housing communities as senior housing.

CMHA Involvement with PSH – WHY?

- Given our lack of capacity, we needed to partner with community stakeholders to address the needs of our most vulnerable clients.
- Fulfill our Mission
- Contribute Revenue (This is new!)
- These collaborative efforts are the cornerstone to our success.

CMHA Involvement with PSH – HOW?

- CMHA became the grant administrator of the Shelter Plus Care Program in the early 1990s.
- Due to cuts in HUD funding, supportive services were obtained from local providers for several Public Housing apartment communities.
- HUD modified regulations for project based voucher assistance in early 2000. As a result, CMHA awarded project based voucher assistance for housing with supportive services.

Key Partners

- The Community Shelter Board
  - City of Columbus
  - Franklin County
  - United Way
- Corporation for Supportive Housing
- Ohio Capital Corporation For Housing
- The Alcohol Drug and Mental Health Board of Franklin County (ADAMH) and its contract agencies
  - Amethyst: AOD agency for women with children
  - Maryhaven: Large MH & AOD agency
  - Other local mental health and counseling service agencies

Key Partners

- Local non-profit housing corporations
  - National Church Residences
  - Community Housing Network
  - Columbus Housing Partnership
  - Volunteers of America

Results with PSH

- Our partnerships have enabled CMHA to increase the number and quality of housing units with supportive services for tenants with special needs
- No regrets. It was the right thing to do.
  - CMHA staff are more involved and have more satisfaction with their role in providing housing to special needs clients.
  - Unit intake (inspections) and client processing (applications) are easier than tenant based HCV assistance.
  - PSH has enhanced community relationships.
  - Difficult-to-house clients find and maintain safe and affordable housing with supportive services.
  - PSH owners are superb! They maintain their units and have positive relationships with their neighbors.
- The results of PSH exceeded our expectations

CMHA SUPPORTIVE HOUSING INITIATIVES

Permanent Supportive Housing Units Current & Planned

Non-Elderly units with supportive services:

	624 units of new construction (recent & planned)
	86 units of rehab
	584 units existing
Total	1,294 non-elderly units

Elderly units with supportive services:

	382 elderly units
	75 family units
Total	457 elderly units

TOTAL: 1,751 supportive service units

CMHA SUPPORTIVE HOUSING INITIATIVES

Advice and Suggestions

- When engaging your PHA, see them and treat them as a partner.
- PHA is not an ATM who you need only for the withdrawal of vouchers
- How does the PHA benefit from the PSH as much as you???
  - Developer Fee Share, Ownership Share/Structure, Management, Asset Management Fee, Cash Flow Share
- Mission (Yes!) and it's a Business Decision

Advice & Suggestions

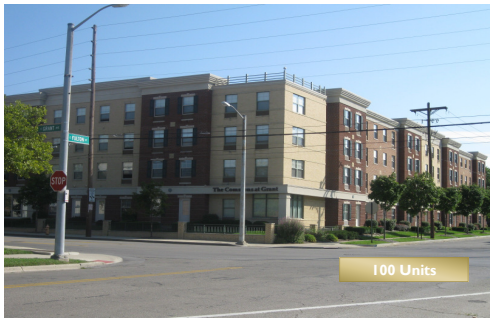
- PHAs must understand project based rules and contract documents.
- PHAs must have enough vouchers for project based assistance. Unit backfill and transfer vouchers are also part of the equation.
- PHAs must assess partners, housing resources, and locations. Decide on the type(s) of project based assistance—new, rehab, or existing.
- PHAs should evaluate prospective owners and supportive service providers. Do these groups have the right property management skills and adequate funding resources to develop and maintain housing and provide sustained supportive services?

Advice & Suggestions

- Does current PHA staff have the capacity to administer project based vouchers? How can you help?
- Are local government officials supportive of PSH?
- Get your PHA Commissioners on board.
  - Update Annual Plan if required.
  - HCV Admin Plan must have PBV policies.
- Develop PBV application and evaluation documents. Create PBV benchmarks and the rules of engagement.
- Train staff on HCV PBV contract management and operations.

CMHA SUPPORTIVE HOUSING INITIATIVES

NCR COMMONS AT GRANT



CMHA SUPPORTIVE HOUSING INITIATIVES

NCR CHANTRY PLACE

CMHA SUPPORTIVE HOUSING INITIATIVES

CHN ST. CLAIR HOTEL

CMHA SUPPORTIVE HOUSING INITIATIVES

NCR COMMONS AT BUCKINGHAM

CMHA SUPPORTIVE HOUSING INITIATIVES

FUTURE PSH PLANS

150 PSH units (new construction) with HCV PBV assistance coming on line in 2012.

- Commons at Livingston (NCR)
  - Veterans
  - Phase I Leased, Phase II Planned
- Commons at Third (NCR)
  - Leasing
- Franklin Station, & VOA

CMHA SUPPORTIVE HOUSING INITIATIVES

OPEN JUNE 2011: NCR COMMONS AT LIVINGSTON 100 UNITS . PHASE II COMING

COMMONS AT LIVINGSTON

Available for homeless and disabled Veterans. Local VA clinic is a stakeholder

berardi + partners

CMHA SUPPORTIVE HOUSING INITIATIVES

NCR COMMONS AT THIRD 100 UNITS LEASING NOW!

CMHA SUPPORTIVE HOUSING INITIATIVES

FINAL THOUGHTS

QUESTIONS & COMMENTS

CMHA SUPPORTIVE HOUSING INITIATIVES

THANK YOU FOR YOUR INTEREST !

880 East 11th Avenue
Columbus, Ohio 43211
(614) 421-6400
bbrown@cmhanet.com