

# 2015 Indiana Supportive Housing Institute Orientation and Application Webinar

*CSH*  
*November 13, 2014*  
[www.csh.org](http://www.csh.org)

The Source for  
Housing Solutions

**A Place to Call Home**

Indiana Permanent Supportive Housing Initiative



**The 2015 Indiana Supportive Housing Institute is made possible through the generous support of the Indiana Housing and Community Development Authority and the FSSA Division of Mental Health and Addiction**

# 2015 Institute Logistics

- **All sessions will be held in Indianapolis (location to be determined)**
- **Time line**
  - Five two-day sessions in April, May, June, July and September
  - September session will include IPSHI celebration and Finale – presentation to funders



# What Is Supportive Housing?

- A cost-effective combination of permanent, affordable housing with flexible services that helps people live more stable, productive lives.



# Who is Supportive Housing For?

- **Supportive housing is for people who:**
  - Are chronically homeless
  - Cycle through institutional and emergency systems and are at risk of long-term homelessness
  - Are being discharged from institutions and emergency systems of care
  - Medically vulnerable-at risk of dying on the street
  - Without housing, cannot access and make effective use of treatment and supportive services



# Who is Supportive Housing For?

People who:

- **BUT FOR HOUSING** cannot access and make effective use of treatment and supportive services in the community;

**AND**

- **BUT FOR SUPPORTIVE SERVICES** cannot access and maintain stable housing in the community.



# Why Supportive Housing?

- **A growing body of national research has shown that supportive housing:**
  - *Improves Lives*
    - Supportive housing has positive effects on housing stability, employment, mental and physical health, and school attendance
    - People in supportive housing live more stable and productive lives

# Why Supportive Housing?

- *Generates Significant Cost Savings to Public Systems*
  - Cost studies in six different states and cities found that supportive housing results in tenants' decreased use of homeless shelters, hospitals, emergency rooms, jails and prisons



# Why Supportive Housing?

- *Supportive Housing Benefits Communities*

- Further evidence shows that supportive housing benefits communities by improving
  - The safety of neighborhoods,
  - Beautifying city blocks with new or rehabilitated properties, and
  - Increasing or stabilizing property values over time
  - Permanent solution to homelessness

# Supportive Housing Models

- **Supportive housing can be:**
  - Developments that are 100% supportive housing
  - Integrated supportive housing
    - Where 25% of the units are supportive housing
      - Remaining units can be either market rate or affordable or both
    - Scattered site



# What is IPSHI?

- **Indiana Permanent Supportive Housing Initiative**
  - A private/public venture cutting across state agencies, nonprofit constituencies, private foundations and the for profit sector.
  - Strategic goal is to end, not manage, long-term homelessness



- **The Indiana Permanent Supportive Housing Initiative**
  - A six year initiative launched in 2008
  - Indiana's strategy to end long-term homelessness
  - Goal of creating 1400 units of supportive housing
  - Key strategy: Stop Funding Programs/Start Funding Solutions
  - Setting the table: building an infrastructure to develop supportive housing
  - Initial success:
    - Over 1400 units in pipeline
    - Significant reduction (38%) in chronic homelessness
  - USI study will be released soon

# IPSHI Goals



Expand the reach of PSH to new communities



Improve communities by ending long-term and chronic homelessness



Reduce the number of households who are experiencing long-term homeless and cycling in and out of emergency systems



Reduce the number of individuals who become homeless after leaving state operated facilities



# Crawford Apartments - Bloomington



# YOUunity Village – Terre Haute



# Institute Overview and Objectives

- **Indiana's signature tool to develop permanent supportive housing**
  - Not guaranteed funding but rather a means to develop quality supportive housing aligned with multiple funding streams
  - Supportive Housing is not a solo act
    - Build capacity of teams to develop supportive housing
    - Develop projects in partnership from concept to operations



# Institute Overview

Institute Provides:

Targeted Training



Technical Assistance



Pre-development  
Financing



# Institute Objectives

- 1. Understand Permanent Supportive Housing and the population**
- 2. Identify the roles of each partner and establish how the team will work together**
- 3. Understand Housing First and Voluntary Services approach to PSH**
- 4. Tenant Selection Planning**
- 5. Understand the various elements of financing different models of supportive housing**
- 6. Tenant Leadership**

# Institute Benefits

- **Institute teams will have:**
  - A detailed, individualized supportive housing plan that can be used to apply for funding from multiple sources;
  - The opportunity to apply for early pre-development financing through the CSH Pre-development Initiation Loan;
  - Improved skills to operate existing supportive housing and develop new projects;
  - New and improved skills to operate integrated supportive housing;

# Institute Benefits

- **Institute teams will have:**
  - A strong, effective development, property management and service team that leverages the strengths of each team member;
  - A powerful network of peers and experts to assist in project development and to troubleshoot problems; and,
  - Post institute technical assistance from CSH to be defined through a shared Memorandum of Understanding

# Expectations of Teams

## ■ **Expectations**

- Teams commit to following through on a project concept
- Teams attend ALL sessions and do homework
- Learn with us and your peers – participate in training
- We'll provide you with the knowledge, information, and connections you need to accomplish your goals

## ■ **MOU w/CSH**

- This will include technical assistance following the Institute



# Eligible Supportive Housing Projects

- Minimum project size for housing in this institute is 10 units of SH;
- Housing is permanent and affordable where tenants hold leases and acceptance of services is not a condition of occupancy;
- Comprehensive case management services are accessible by tenants where they live and in a manner designed to maximize tenant stability and self-sufficiency;

# Eligible Supportive Housing Projects

- The housing development may be either 100% supportive housing or integrated supportive housing where 25% of the total units (with a minimum total of 40 units of which 10 are SH) are made available to one or more of the target populations; and,
- The supportive housing development and/or integrated supportive housing must participate in the Continuum of Care Coordinated Assessment/Access system.

# 2015 Intitute Target Populations

1. **Persons Experiencing Chronic Homelessness**
2. **Frequent Users of Emergency Services**
3. **Vulnerable Persons**
4. **Families**



# 2015 Intitute Target Populations

- **Persons Experiencing Chronic Homelessness**
  - An individual or family with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years.
  - *Opening Doors* prioritizes ending CH by 2016!

# 2015 Intitute Target Populations

- **Frequent Users of Emergency Services**
  - FUSE Projects: Frequent Users of Systems Engagement model identifies and works to engage and stabilize people who are high users of the shelter system, emergency health care and criminal justices systems.
    - A Housing First model of permanent supportive housing.
    - The model focuses on providing housing stability and reducing the involvement of participants in emergency service systems.
    - The target population often have long histories of homelessness and untreated or poorly managed mental illnesses and addictions.
    - Their frequent stays in county or city jails, shelters, hospitals, and sobering centers result in extraordinarily high costs in multiple public systems, but fail to improve the outcomes for the individuals or their communities.

# Populations

## ■ FUSE Projects:

- Use a *Housing First* model of permanent supportive housing
- The model focuses on providing housing stability and reducing the involvement of participants in emergency service systems
- The target population often have long histories of homelessness and untreated or poorly managed mental illnesses, addictions and chronic medical conditions
  - *Their frequent stays in emergency systems result in extraordinarily high public costs, but fail to improve the outcomes for the individuals or their communities.*

# 2015 Intitute Target Populations

## ■ **Vulnerable Persons**

- People who are homeless and living on the streets with mortality and/or morbidity risk factors and a long duration of homelessness.
- Assessing the community's unsheltered homeless population using an agreed upon vulnerability index allows communities to prioritize permanent supportive housing and other supports to those with the most severe health risks.
- Persons identified through CoC Coordinated Access

# 2015 Intitute Target Populations

- **Families who are experiencing homelessness and struggling with multiple barriers**
  - Head of household impacted by a mental illness or other chronic disabling medical conditions
    - *Teams targeting families will be required to demonstrate that supportive housing is a more appropriate intervention than targeting families with rapid rehousing.*

# Successful Teams

- **Passionate about ending homelessness**
- **Development responds to a community need and fits into the plans of the Continuum of Care**
- **Appropriate partners are included**
- **The planned level of services meets the needs of the population**
- **Experience in developing supportive and/or affordable housing**
- **Leverage local resources**

# Application Logistics

- **Application Time line**

- November 6, 2014: Institute RFP released
- December 12, 2014: Applications Due
- February 2, 2015: Team Selection

- **Access the application at:**

<http://www.csh.org/2014/11/indiana-supportive-housing-institute-rfp/>

- **Applications must be submitted electronically to:**

[kathie.vida@csh.org](mailto:kathie.vida@csh.org)

## ■ **Three Sections:**

### 1. Team Composition

- Who is on your team

### 2. Project Concept

- Site/Target Population/Supportive Housing Model

### 3. Application Narrative

- Organization Mission
- Supportive Housing Goals
- Supportive Housing Experience and Partnerships
- Collaborative Experience



## ■ Attachments

- Copy of 501(c)3 tax exemption for applicable partners.
- Letters of commitment from project partners attending institute.
- List of Board Members for the 3 primary team partners as applicable.
- Letter of support from the City's Community Development Director in your region.
- Most recent audited financials and year-to-date current financials

# Selection

- Institute selection will consider:
  - The 2015 institute will be limited to up to 8 teams (with a maximum of 4 integrated and 4 100% supportive housing teams).
  - Projects with demonstrated need, support from the local unit of government, financial stability of the primary sponsor
  - Quality of the response to the application and alignment with Institute RFP

# Selection

- Projects that are coordinated with CoC housing inventory and priorities
- Projects that align with the strategies and goals outlined in *Opening Doors*, the US Interagency Council on Homelessness plan to end homelessness
- *Teams targeting chronic homelessness and Frequent Users of System Engagement projects will be given the highest priority in selection*

# Pre-Development Financing

- All teams will be required to either:
  - (1) Demonstrate available cash reserves to work on your project during the Institute process  
OR
  - (2) Apply for a Pre-development Initiation Loan from CSH. This is a 0% interest loan, not to exceed \$50,000



# Wrap up

Application questions should be in writing  
to: [lori.phillips-steele@csh.org](mailto:lori.phillips-steele@csh.org)