

2019 Indiana Supportive Housing Institute Orientation and Application

CSH & IHCD
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www.csh.org



Your Presenters



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Have a Question or Comment? Type Into the Chat Box.

The screenshot shows a Cisco Webex Meetings window. The main content area displays a presentation slide titled "Improving Lives" featuring the CSH logo and several photographs of diverse people. The top menu bar includes "File", "Edit", "Share", "View", "Audio", "Participant", "Meeting", and "Help". The top right corner shows "Connected" status. On the left, a vertical toolbar contains icons for mute, video, chat, and other functions. At the bottom, a toolbar includes icons for phone, screen share, chat, and others. An orange box highlights the chat icon (a blue circle with a white speech bubble) in the bottom toolbar, with an arrow pointing to a callout box that says "Click the Chat Icon to open the chat panel." To the right, a chat panel is visible, showing a "Chat" header and a "To: Everyone" dropdown. An orange box on the right contains the text "Questions? Send to EVERYONE." with an arrow pointing down to the chat input area.

Questions?
Send to
EVERYONE.

Click the Chat
Icon to open the
chat panel.

Today's Agenda

Supportive Housing Overview



Institute Overview



Institute Objectives and Benefits



Eligible Teams and Eligible Projects



Application and Selection

2019 Indiana
Supportive
Housing
Institute

The 2019 Indiana Supportive Housing Institute is made possible through the generous support of the Indiana Housing and Community Development Authority (IHCDA)

What Is Supportive Housing?

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



Units Targeted to the Most Vulnerable

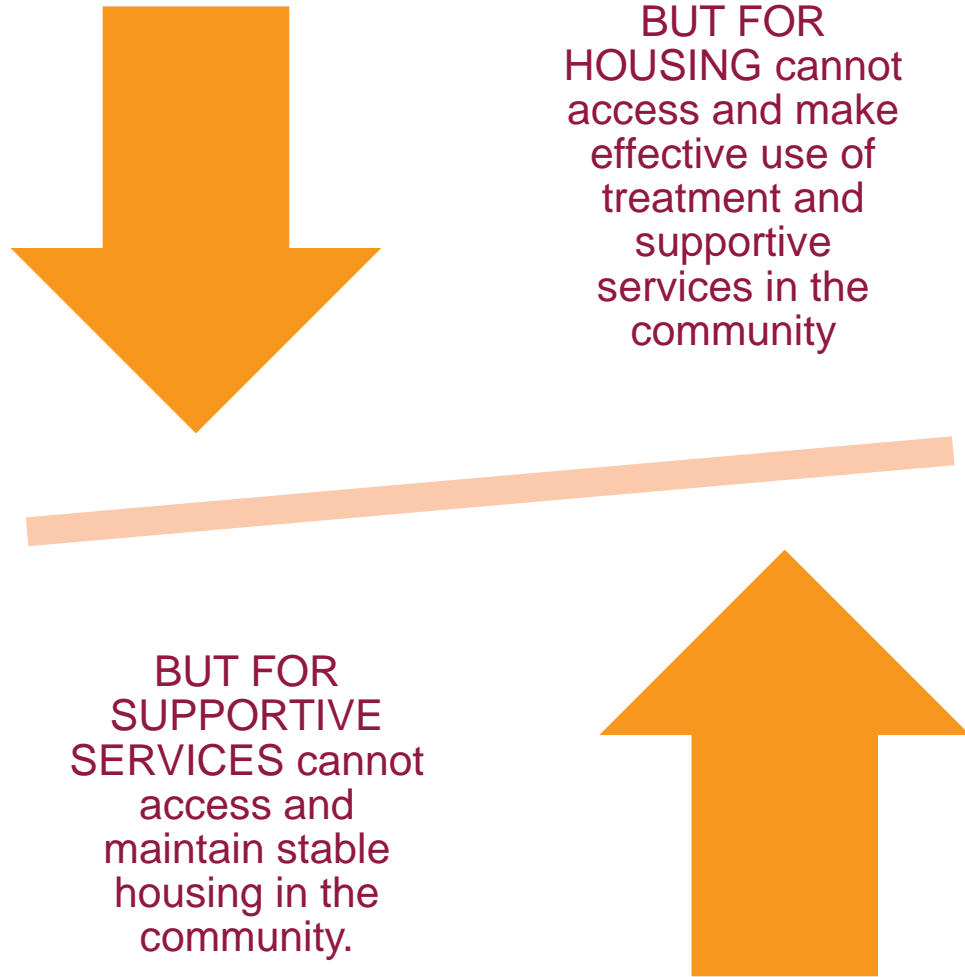
**Chronically
homeless**



**Cycling
through
systems**

**Exiting
institutions**

Who Is Supportive Housing for?



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

Crawford Apartments - Bloomington



YOUnity Village – Terre Haute



USI Study- Cost Savings

In 2013 IHCD contracted with the University of Southern Indiana's Center for Applied Research to conduct a study of the impact of supportive housing developments in Evansville.

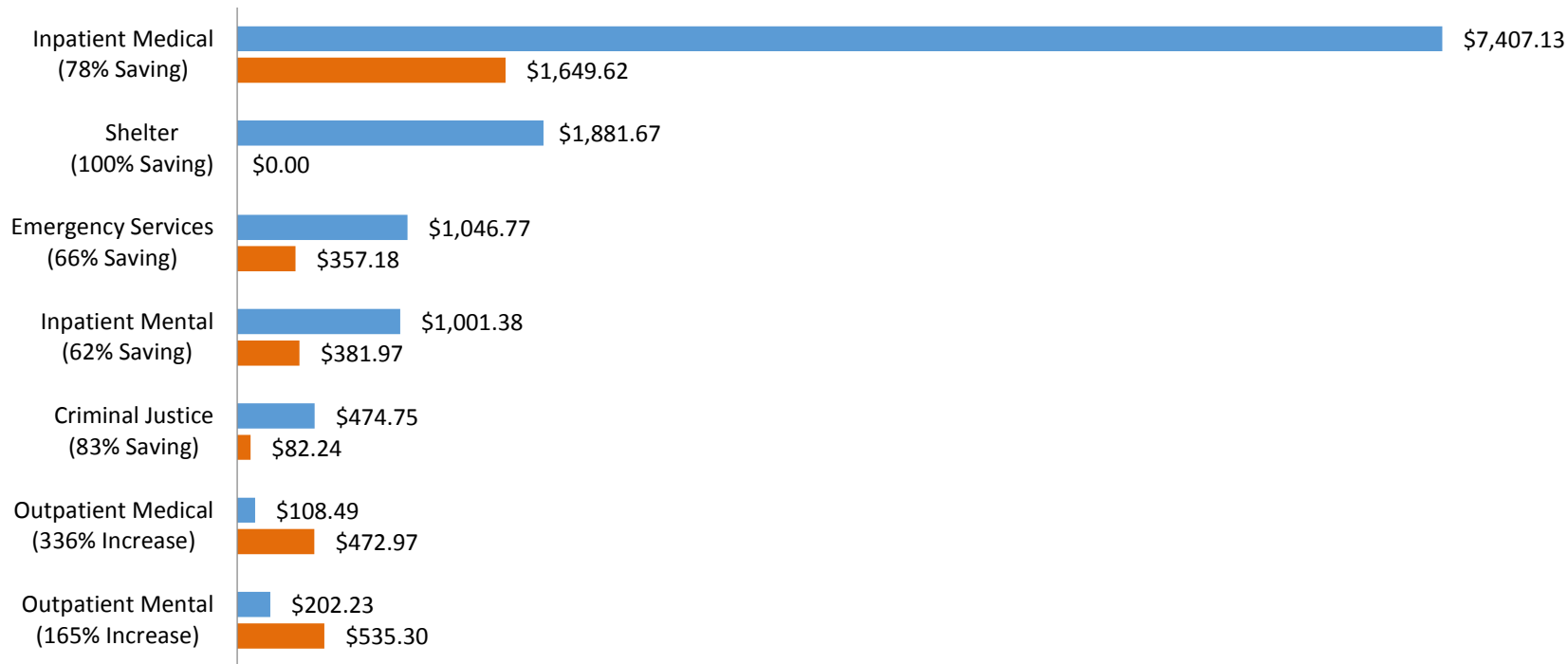
Key Findings: Change in Service Costs Post-entry:

- 100% reduction in use of emergency shelters
- 83% savings associated with incarceration
- 78% savings for medical hospitalizations
- 66% savings for emergency room services
- 62% savings for mental health hospitalizations

USI Study- Cost Savings

Change in Service Use Cost

■ Pre PSH ■ Post PSH



2019 Institute Target Populations

- Target Population Option #1: Persons experiencing chronic homelessness.
- Target Population Option #2: Veterans experiencing chronic homelessness. If selecting this option, the team must agree that the focus of the development is addressing chronic homelessness. If veterans experiencing chronic homelessness cannot be identified, the units will then be offered to non-veterans experiencing chronic homelessness.

Supportive Housing Models



Teams will select one of two models in the 2019 Institute:

- Type 1: Integrated Supportive Housing Funded through Rental Housing Tax Credits
- Type 2: Integrated or 100% Supportive Housing Funded through the HOME Program

Type 1: Integrated Supportive Housing Funded through Rental Housing Tax Credits

- These developments will be eligible to request Rental Housing Tax Credits through IHCD's competitive Qualified Allocation Plan (QAP) application process
- Development teams will be eligible to request additional capital funds from IHCD through the National Housing Trust Fund ("HTF") and Indiana Affordable Housing and Community Development Fund ("Development Fund") programs.

Type 1: Integrated Supportive Housing Funded through Rental Housing Tax Credits

- Integrated supportive housing developments competing in the QAP must be designed to meet the QAP's definition of integrated supportive housing in order to qualify for special integrated supportive housing points. Note that the 20/21 QAP has not been written, but in previous QAPs the definition has been housing in which no more than 25% of units, but no less than 7, are designated as supportive housing. CSH and IHCD will not accept applications for 100% supportive housing developments to be funded with Rental Housing Tax Credits as part of the 2019 Institute.
- Participation in the Institute gives access to the special points, but is not a guarantee of funding.

Type 2: Integrated or 100% Supportive Housing Funded through the HOME Program

- These developments will be eligible to request non-competitive grant funds through the HOME Investment Partnerships Program (“HOME”). These funds will be set-aside specifically for 2019 Institute teams and are non-competitive; however, teams must meet all threshold eligibility requirements, including compliance with HOME requirements and meeting IHCD’s underwriting review.
- Developments that will be located within local Participating Jurisdictions (i.e. communities that receive their own allocations of HOME funds from HUD) must have a letter of support from the local PJ. IHCD will invest HOME funds into these communities, but only if the local PJ is also willing to provide local resources to the development.

Type 2: Integrated or 100% Supportive Housing Funded through the HOME Program

- Development teams will be eligible to request additional capital funds from IHCD through the National Housing Trust Fund (“HTF”) and Indiana Affordable Housing and Community Development Fund (“Development Fund”) programs.
- These developments may be structured where 100% of the units are supportive housing, or as integrated supportive housing. Note that projects of this type are not governed by the QAP, and therefore do not need to meet the QAP definition of Integrated.
- For teams pursuing this option, the developer/owner partner **MUST** be a non-profit entity.

Institute Overview

Indiana's signature tool to develop permanent supportive housing

- 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

The
Institute
Provides



Institute Objectives

1. Understand the Housing First model including voluntary services, harm reduction, and eviction prevention
2. Identify the roles and responsibilities of each partner and establish how the team will work together
3. Create tenant selection plans, property management plans, and tenant leadership/engagement plans
4. Understand the various elements of financing supportive housing and develop preliminary budgets
5. Set minimum standards for design criteria and site selection

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 CSH Pre-development Initiation Loans;
- Improved skills to operate existing supportive housing and develop new projects;

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 trouble-shoot problems;
- Post institute technical assistance from CSH to be defined through a shared Memorandum of Understanding; and

Institute Benefits

Institute teams will have:

- Access to capital financing from IHCD.



Eligible Teams

Team Composition

- Must include:
 - A designated team leader
 - Housing developer/owner partner
 - Supportive service provider partner
 - Property management partner
- May include:
 - Award administrator or consultant
 - City development staff
 - Local housing authority staff
 - Other local partners as appropriate

Limitation on developers and consultants

- A developer/owner partner can only be listed on 1 RFP response

Expectations of Teams

- **Expectations**

- Teams commit to following through on a project concept but to being flexible about making appropriate changes
- 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 ongoing technical assistance following the Institute

What Makes a Successful Team?

- Passionate about ending homelessness and understand the target population
- Development responds to a community need (supported by data) 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

What Makes a Successful Team?

- The most successful teams who have completed the Institute have had each of the partners listed on the Eligible Teams slide at each institute session.
- These partners have been in decision-making roles at their agencies/organizations and have had the buy in to attend and fully participate in each session of the Institute.
- It is difficult and rare for one organization to be able to fulfill each of these roles. It is essential that you seek out experts in each area to take part in your team.

Eligible Supportive Housing Projects

- Housing is permanent and affordable;
- Tenants hold leases and acceptance of services is not a condition of occupancy;
- Housing is based on the housing first model which includes eviction prevention and harm reduction strategies;
- 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 supportive housing development must utilize the Continuum of Care Coordinated Entry system for tenant selection;
- The supportive housing development must design tenant screening in a manner that ensures tenants are not screened out for having too little or no income, active or a history of substance use, a criminal record (with exceptions for program mandated restrictions), or a history of victimization (e.g. domestic violence, sexual assault or abuse); and
- The development must report through the Homeless Management Information System (HMIS) regardless of funding source.

Ineligible Supportive Housing Project

The following proposals will not be accepted:

- Emergency shelters
- Transitional housing
- Shared housing such as group homes
- Recovery houses
- Proposals from teams that are suspended or debarred from participation in IHCD programs

Application

Application Timeline

- December 3, 2018: Applications Due by **5:00 p.m. Eastern Time**
- January 14, 2019: Team Selection Announced

Access the application at:

[RFP](#)

[Application](#)

Applications must be submitted electronically to:

Kathie Vida, Central Region Program Coordinator,
CSH

kathie.vida@csh.org

Application

Three Sections:

Team Composition

- Who is on your team

Project Information

- Site/Target Population/Supportive Housing Model

Application Narrative

- Project Concept
- Past Experience and Partnership
- Collaborative Experience

Application

Attachments

- Letters of commitment from project partners attending institute.
- List of board members for the primary team members as applicable.
- Most recent audited financials and year-to-date current financials for each agency fulfilling a primary role on a team: developer, property management and support services.

Writing a Successful Application

- Develop relationships and bring successful partners on board at the time of application.
- Do NOT assume we know about your project or your organization. Please write a detailed narrative for all questions while respecting the length requirements.
- Provide relevant supporting data.
- Every team will need to have a strong leader who will be able to drive this project forward.

Team Selection

The 2019 Institute

- Maximum of 6 teams
- 3 teams focused on each funding model
 - 3 Integrated RHTC
 - 3 HOME
- Depending on quality and quantity of responses we reserve the right to select fewer than 6 total teams.

Selection Considerations

- Demonstrated local need for supportive housing, as supported by local data to be submitted as supplemental information along with the narrative.
- In addition, CSH & IHCD will use their own available data sources when considering need and prioritizing projects.
- Special consideration will be given to areas of greatest need to address chronic homelessness;

Selection Considerations

- Capacity and experience of the team members, including financial stability;
- Quality of the response to the application narrative questions;

Selection Considerations

- Alignment with the mission and goals of the Institute, including how well applicants align their projects with the strategies and goals outlined in [Home, Together](#), the federal strategic plan to prevent and end homelessness published by the US Interagency Council on Homelessness; and
- Coordination with CoC priorities.

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 forgivable loan, not to exceed \$50,000



2019 Institute Logistics

Timeline (subject to change)

- **Three 2 ½ day sessions:** March, April, May,
- **One 2 day session:** June
- June session will include celebration dinner and finale presentation to funders
- Location: Sessions 1-3 in Bloomington, Session 4 and finale in Indianapolis
- CSH Summit April 30 – May 2, Indianapolis!

Wrap up

Application questions must be submitted in writing to:
kathie.vida@csh.org.

THANK YOU!



stay connected



csh.org