



# Developing a Permanent Supportive Housing Project

Sponsored by State of Florida Department of Economic Opportunity  
April 24, 2018

# Permanent Supportive Housing Webinar Series

**Today:** Developing a PSH project

**May 22, 2018:**

PSH Property Management and  
Operations

<https://attendee.gotowebinar.com/register/3306293421852095747>

**June 19, 2018:**

PSH Support Services

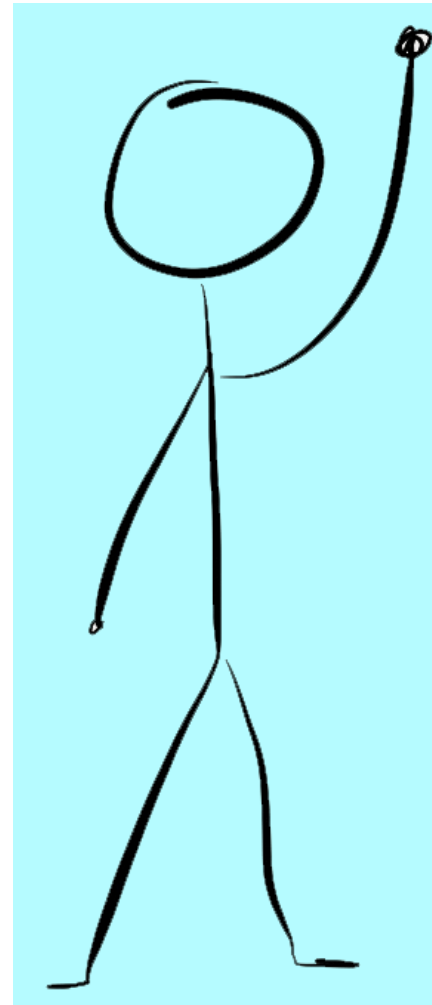
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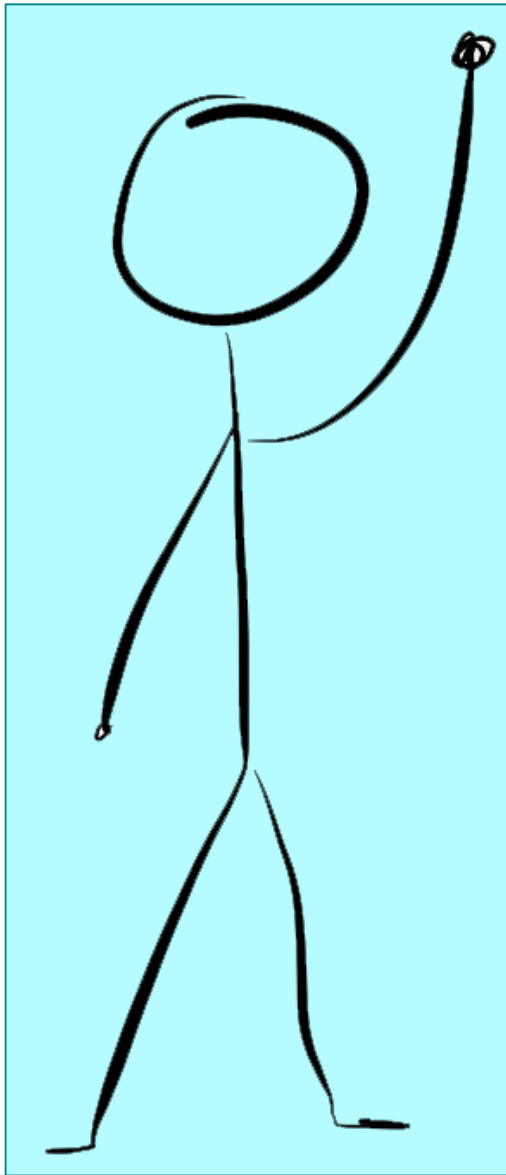
THE FLORIDA HOUSING COALITION



# Questions for Us?

- You're muted – write questions or comments in the control panel question area
- Yes – the PPT and recording will be available on our website later this week
- Contact me at [pourciau@flhousing.org](mailto:pourciau@flhousing.org) if you have additional questions





# Questions for YOU

# Overview

- PSH Basics
- PSH Types of Projects
- Funding
- Examples



# Permanent Supportive Housing (PSH) Basics

# WHAT IS PSH?



Long-term affordable housing



Voluntary individualized support services

# WHAT IS PSH?

- A combination of **housing** and **services** designed for people with disabilities who need support to live stably in their communities.
- Housing is permanent housing – typically multifamily rental.
- Services provided on a voluntary individualized basis.
- A proven solution for those who have been chronically homeless.
- Best practice, per SAMHSA.



# TARGET POPULATION IN PSH?

Most appropriate for those who are chronically homeless – the ~15% of homeless population who are long-term homeless and disabled – those who will require both long-term rent assistance and long-term support services

# KEY COMPONENTS OF PSH

1. Choice of housing
2. Separation of housing and services
3. Decent, safe, affordable housing
4. Integration into community
5. Rights of tenancy
  - The same kind of lease anyone would have
  - Landlord-tenant law applies
  - Tenancy not tied to participation in program or services

# KEY COMPONENTS OF PSH (CON'T)

## 6. Access to housing

- Admission must be “low-barrier” (e.g., don’t require income, sobriety, mental health services)
- Housing first philosophy

## 7. Access to flexible and voluntary services

# PSH Project Models

# PSH Delivery Models

1. Tenant-Based: PSH provided in units in existing housing stock in the community in scattered site apartments, duplexes, mobile homes, etc.
2. Project-Based: Construct or acquire/rehab a building. For this, you'll need both *capital* funding and *operating* funding.

# Funding for PSH

# Funding Needs for PSH Models

	Tenant Based	Project Based
Services funding	Home-based case management	Home-based case management
Housing: tenant assistance funding	Rent assistance, housing vouchers, etc.	Rent assistance, housing vouchers, etc.
Housing: funding for building	Not applicable	Financing for capital needs

# Funding: PSH Services

- Medicaid
- HUD CoC (Continuum of Care)
- Philanthropy
- Managing Entities
- Local sources vary widely





# Funding: Tenant Housing Assistance

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HUD CoC PSH leasing, rent assistance, or operating costs

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HUD Vouchers from Public Housing Authority

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HUD HOME Tenant Based Rental Assistance, HOPWA, etc.

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Philanthropy

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Local sources vary widely

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# Funding: Capital

- State
- Federal
- Local

# Capital: State Resources

- Florida Housing Finance Corporation ([www.floridahousing.org](http://www.floridahousing.org))
  - Low Income Housing Tax Credit
  - Sadowski State/Local Housing Trust Fund
    - State Apartment Incentive Loan Program (SAIL)
    - Predevelopment Loan Program (PLP)
- Department of Economic Opportunity



# Recent FHFC RFA Examples

**RFA 2018-101 “Persons with Special Needs”  
\$18,200,000**

<http://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2018/2018-101>

**RFA 2018-103 “Homeless/Disabling  
Conditions” \$12,620,000**

<http://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2018/2018-103>

# Capital: Resources from Fed/State to Locals

- From Fed/State Govt through Local Govt
  - CDBG (Community Development Block Grant)
  - HOME
  - SHIP (State Housing Initiative Partnership)
- From Fed/State Govt through CoC
  - HUD Homeless Continuum of Care (CoC)
  - State Challenge Grant

# Additional Resources

- Local Housing Finance Authority
- Public Housing Authority
- Hospitals
- Businesses
- Philanthropy
- Social Impact Bond
- Federal Home Loan Bank of Atlanta

# Florida Examples

# Florida PSH Examples

- Carrfour Supportive Housing
- Ability Housing
- Boley Centers



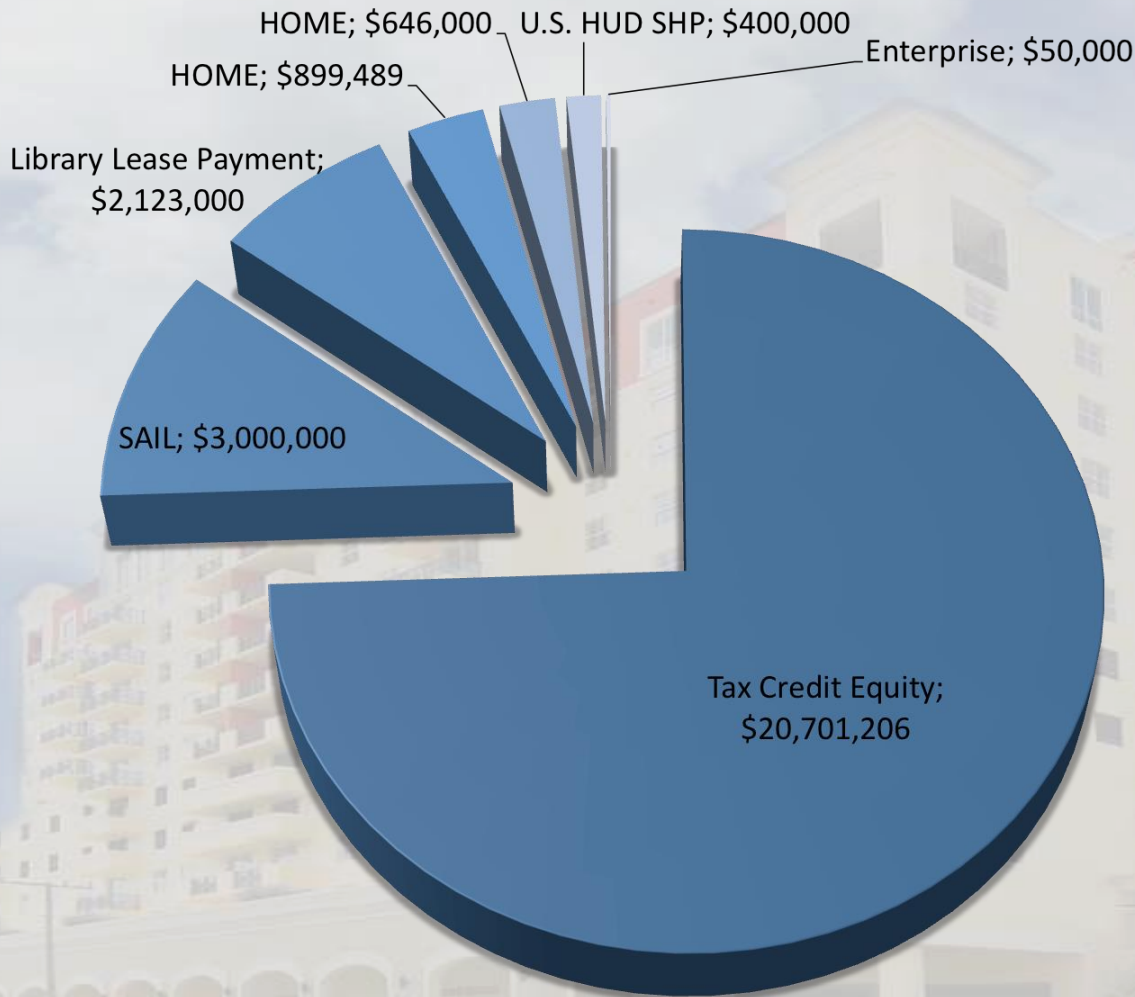
# Carrfour's Villa Aurora

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- 76 apartments
- 38 reserved for formerly homeless households impacted by disabilities
- 38 for low-income families earning less than 60% AMI
- Exercise room, computer room, large terraces
- Miami-Dade County Library on ground floor
- Carrfour's main office on top floor
- Long-term lease with Miami-Dade County



# Villa Aurora Funding



All homeless units have HUD CoC operating and supportive services funding.

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# Ability Housing's Village on Wiley in Duval County





# Boley Center's Duval Park in Pinellas County



# What if you don't have a developer?

- Affordable housing developers are happy to come to your community
- Choose wisely –
  - Have they developed PSH before?
  - If so, who was their nonprofit partner?
    - Contact the previous PSH nonprofit partner and ask for candid assessment
  - How much of the developer fee will be shared with the nonprofit?

# Want to know more?

Visit us at [www.flhousing.org](http://www.flhousing.org) to find housing workshops, webinars, and publications!

FHC RESOURCES

FLORIDA HOUSING COALITION

## Affordable Housing Resources

Available Online 24/7

CREATING AFFORDABLE HOUSING IN FLORIDA

HOME MATTERS

AFFORDABLE HOUSING

AFFORDABLE HOUSING RESOURCE GUIDE

RESIDENTIAL REHABILITATION GUIDE

LANDLORD COLLABORATION GUIDEBOOK

BUILDING PERMIT REPORT

HOW WE GET THERE

CLT PRIMER

Access these valuable resources and more under the publications tab at [FLhousing.org](http://FLhousing.org)

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**REGISTER NOW!**

# FHC Statewide Annual Conference

AFFORDABLE HOUSING CONFERENCE  
HOME **MATTERS**  
IN FLORIDA



**AUGUST 27-29, 2018**

**Rosen Centre Hotel, Orlando**

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To become a member, contact Johnitta Wells at [wells@flhousing.org](mailto:wells@flhousing.org).

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