

Poll: What is your level of understanding of Integrated Supportive Housing?

Have very little knowledge

Considering for the next affordable development

Looking for development partners

Currently operating one or more Integrated SH Developments

Integrated Housing Models

A webinar presented by



Presenters

- WHEDA

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- CSH

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- Movin'Out, Inc.

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IMPROVING LIVES



CSH is a touchstone for new ideas and best practices, a collaborative and pragmatic community partner, and an influential advocate for supportive housing



**TRAINING AND
EDUCATION**



LENDING



POLICY REFORM



**CONSULTING &
TECHNICAL
ASSISTANCE**

HOW WHEDA WORKS

Our mission:

To stimulate the state's economy and improve the quality of life for Wisconsin residents by providing affordable housing and business financing products.

Our work:

WHEDA offers financing and expertise to expand equitable access to affordable housing and economic opportunity.



WHEDA



Who is Joining Us Today?

Housing
Developers

Service
Providers

Funders and
Investors

Government
Agencies

Residents

Property
Management

Others?

Agenda

Why Integrated
Supportive
Housing?

Learn from
Development
Community

Property
Management and
Fair Housing
Considerations

Questions?

What is Supportive Housing?

Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.

Supportive Housing is for People Who:

Without housing: cannot access and make effective use of treatment and supportive services.

Without services: struggle to maintain stable housing.

Chronic
Homelessness

Chronic Health
Conditions

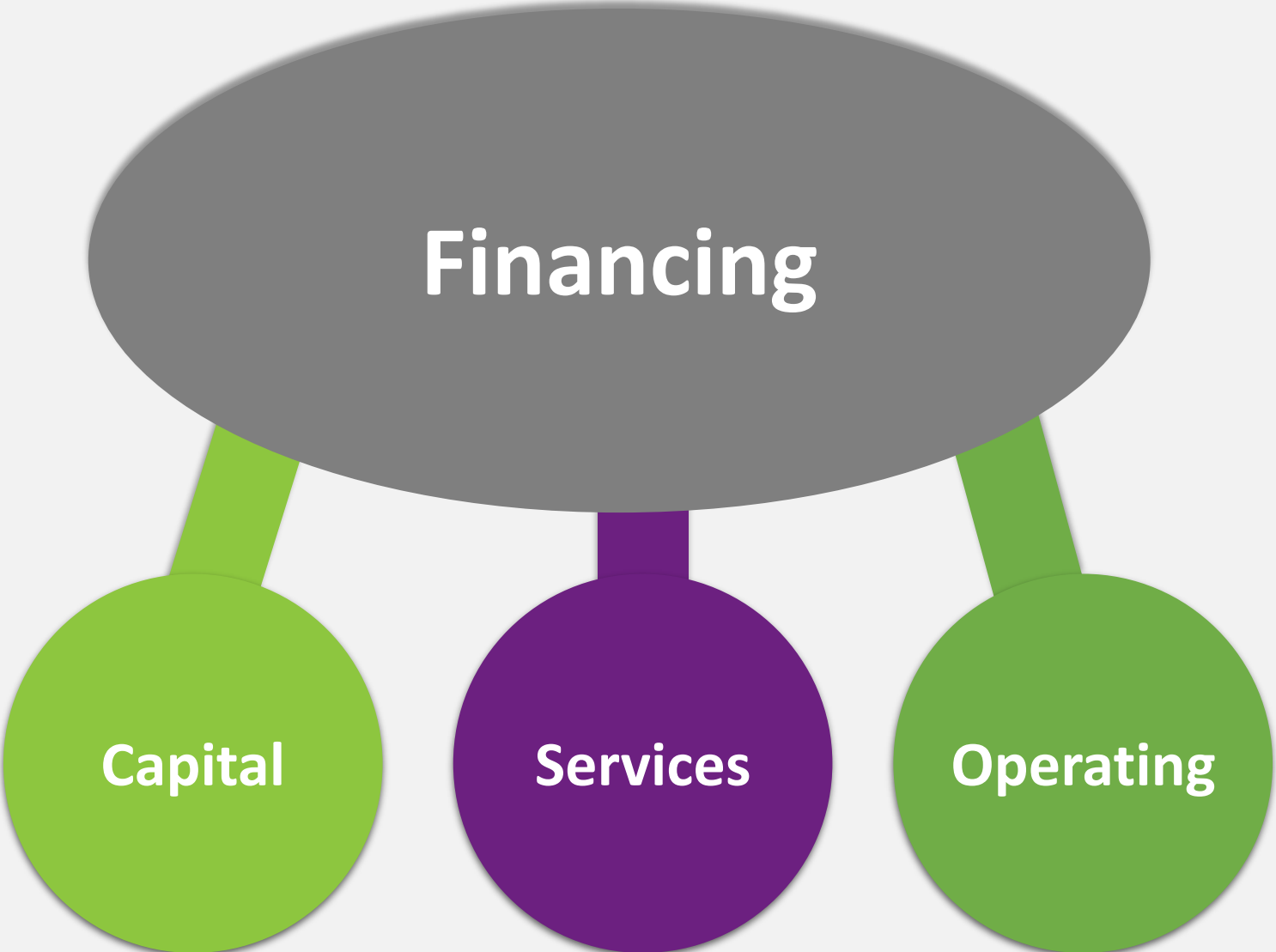
Cycling
through crisis
care

Intellectual
and
Development
Disabilities

Youth with
housing
barriers

Housing
insecure
families

Financing as a Three-Legged Stool



WHEDA financing overview

WHEDA has multiple resources to help fund supportive housing developments

- Federal and state housing tax credits
- WHEDA low-cost commercial financing
- Other federal sources that can be used for operating expenses for supportive housing developments
 - Section 811
 - National Housing Trust Funds

Additional information can be found at

<https://www.wheda.com/developers-and-property-managers/tax-credits/htc/allocating/2021/2021-program>

Why Integrated Supportive Housing?

Supportive Housing Models



Single building or property
Scattered-site

Integrated – Mixed Income/Tenancy

Why Integrated Supportive Housing?

What benefits can you add to this list?



Benefits

- ✓ Promotes housing choice and community-based housing . Supports Olmstead Mandate
- ✓ Reduces isolation and stigma associated with special needs populations
- ✓ Engages support from diverse community stakeholders
- ✓ Leans on existing development infrastructure and expertise
- ✓ Leverages affordable and market funding sources to create permanent homes
- ✓ Design builds accessibility and creates community
- ✓ Foster connections with community assets and services for all residents

Why Integrated Supportive Housing?

What challenges can you add to this list?

Challenges



- Partners work to align goals and priorities
- Expand property management coordination role
- Address the needs of diverse households
- Expand tenant education
- Revisit security procedures
- Find sustainable service funding

Key Characteristics and Strategies to Promote Mixed Tenancy

CSH Integrated SH Tool Kit

Ownership/ Partnership

Joint venture or contract

Align partner goals

Accountability

Community

Design and policies create community

Promote Independent living; rights and responsibilities

Amplify resident voice in community

Connect to community resources

Financing

Capital funding: public, private and philanthropic

Bring rental assistance resources

SH units may limit debt capacity

Property Mngt and Services

Screen-in/Don't screen-out

Expand onsite services for SH and **all** residents

Develop/train written policies & procedures, including appeal process

Apply policies uniformly

Leverage partner resources for new grant opportunities

Learn from Current Models

Franklin and Eleanor - Bridgeport, CT Mixed Income/Tenancy including Elderly



Financing

- Total Development Costs: \$ 32.5M+
- Bridgeport HA, LIHTC, AHP, HOME, other local capital

Project Details:

- 48 units/24 PSH for homeless individuals & veterans
- 62 units senior affordable with 35 units 'growing older at home.'
- Rehabilitation of vacant hospital
- Design features promote integration – small units, community garden, common area used for shared and targeted activities

Ownership

- Women's Institute for Housing and Economic Development (WIHED) and Bridgeport Housing Authority
- Replacement PHA units

Services And Operating Assistance

- Bridgeport HA PBV, CT Rental Assistance Program
- Supportive Services through special local funding

Collins Court – Phoenix AZ

Integrated Supportive and Affordable Housing



- Renovation of vacant motel into 80 apartments; 43 SH
- Targeting homeless veterans with VASH rental assistance & services
- Extensive community space including community kitchen
- Local Foundation supports services

Elven Sted- Stoughton, WI

Movin'Out, Inc.



Financing

- LIHTC, HOME, TIF, private capital

Project Details:

- 33 Total units at 80% AMI & 25% PSH for people with disabilities <30% AMI
- ‘Naturally occurring’ community of single individuals, families; some facing range of disability challenges
- Wisconsin Green Built Home certified and Accessibility

Services And Operating Assistance

- Coordination with community service partners
- Self-determination and consumer centered services
- Technology assists to reduce need for 24-7 in-home care

Anticipating your Questions



**Is there a ratio of units
that is best?**



Is there a ratio of units that is best?

- A. No single ratio fits all models. Local market, housing stock, vacancy rates and demand will determine the right mix. Certain funding sources will set limits. Competitive housing market can absorb higher # of units.



How can design promote community integration?



How can design promote community integration?

A. Factors to consider are safety, flow, and common areas. Access to transportation & other community resources is vital.

Important to include the voice of residents in design and operations.



How can project partners ensure accountability to roles and responsibilities through development and operations?

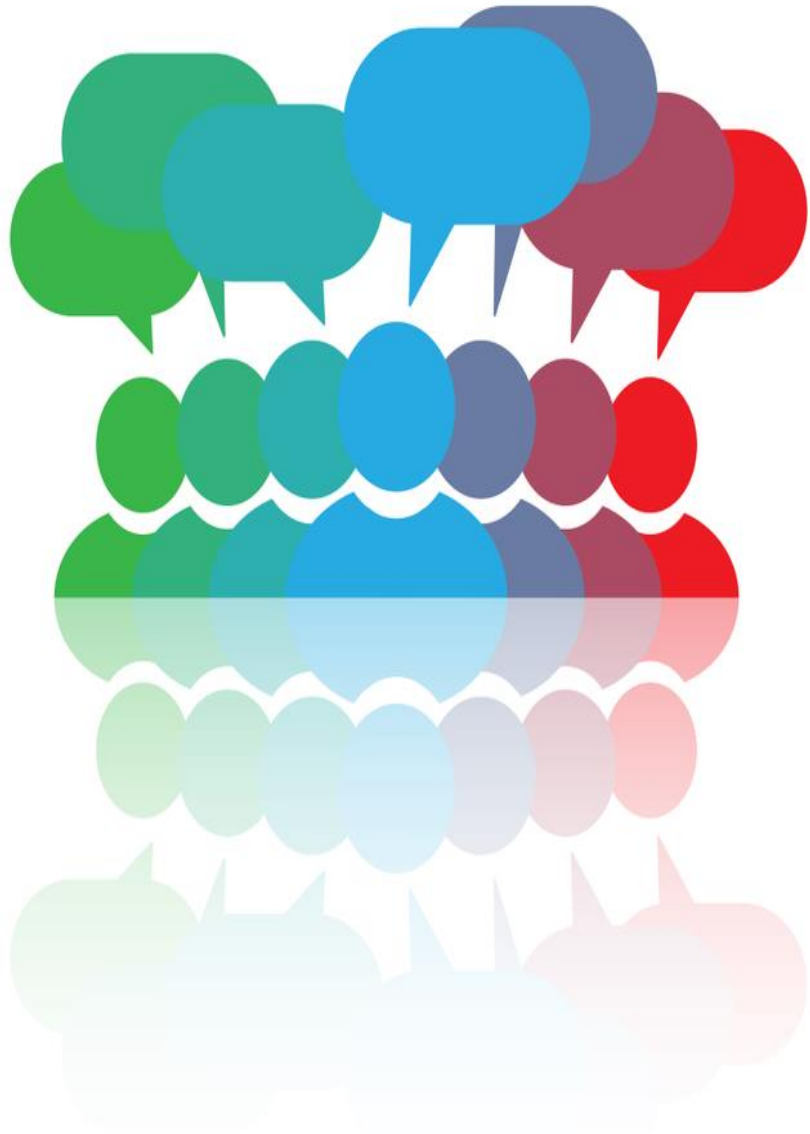


How can project partners ensure accountability to roles and responsibilities through development and operations?

Outline roles, responsibilities, communications and expectations in a Memorandum of Understanding (MoU),

Consider how decisions will be made among partners

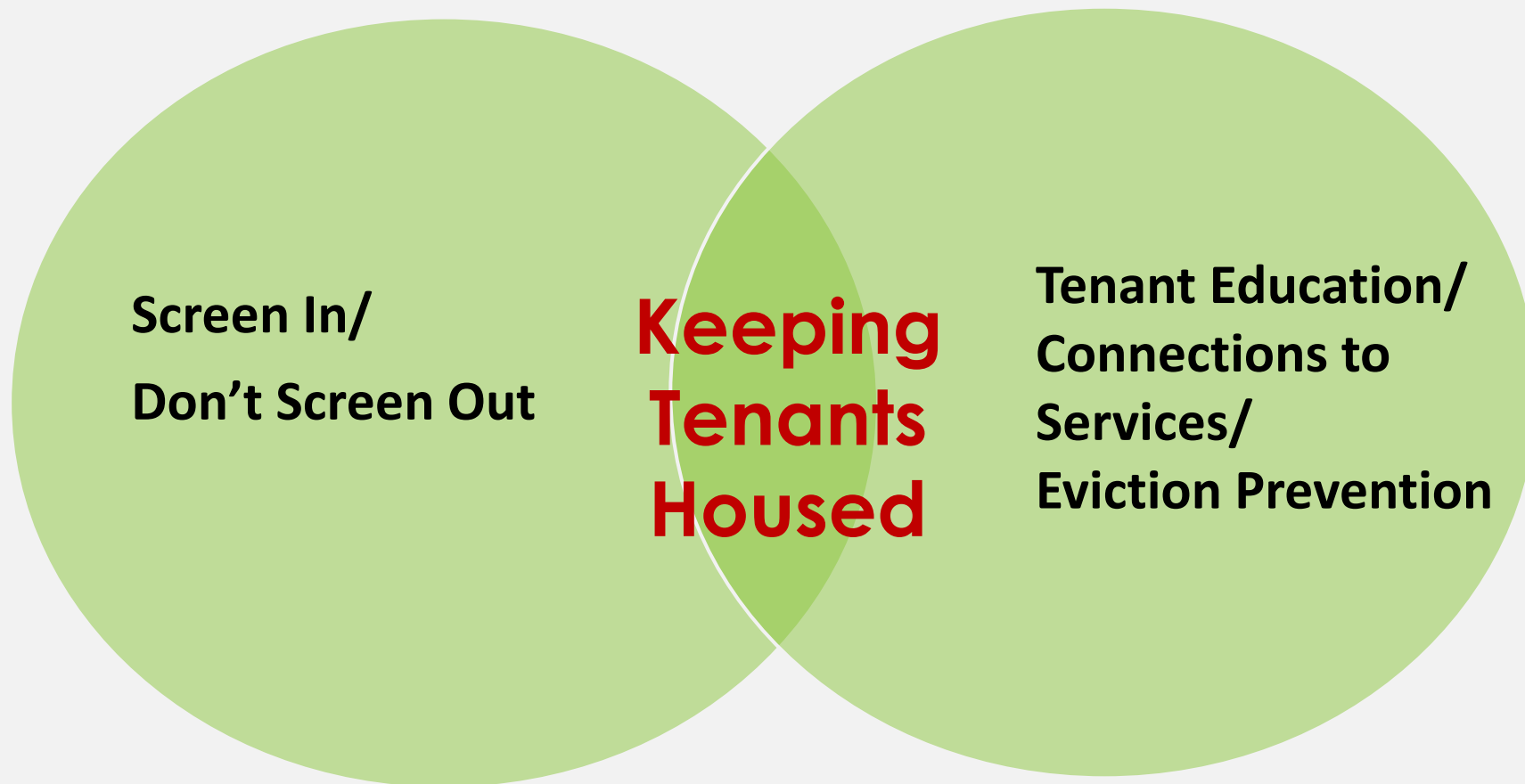
Keep open lines of communication, and revisit expectations as needed.



**Write in your
questions?**

Property Management Policies and Fair Housing Considerations

Finding Common Goals



Is it really different for SH and Affordable Tenants?

What is going to be best for the property?

Tenant Policies Addressing Barriers to Housing



What is Fair Housing?

Right to live and have access to housing of choice, and enjoy the full use of home without unlawful discrimination, interference, or intimidation.

Sale

Design

Lending

Advertising

IMPACT OF RACISM AND DISCRIMINATION

Gentrification

Redlining

Racially Restrictive Covenants

Block-Busting

Subprime Lending

Segregated Neighborhoods

Homeownership Disparities

Food Deserts

Racial Wealth Gap

Educational Gaps

Disparate Exposure to Environmental Toxins



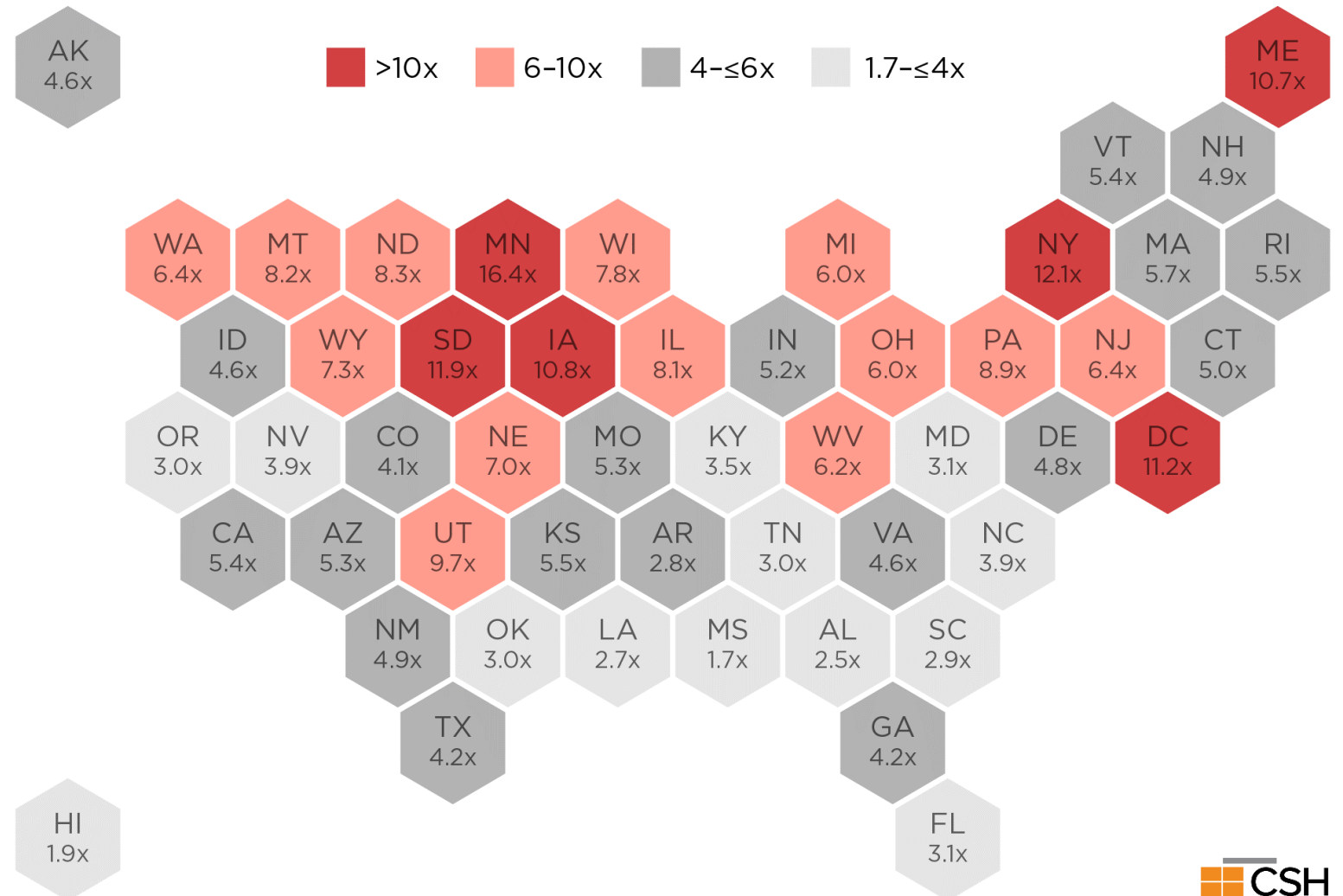
NATIONAL DATA - HOMELESSNESS

US Pop/Homeless
1.35 --> 3% Native
13% --> 40% Black
16.7% --> 22% Latinx
76% --> 49% White

Source: National Alliance to End Homelessness

In Every State, African Americans Are More Likely Than Whites to Experience Homelessness

Ratio of Black-to-White homelessness rate by state, 2018



Federally Protected Classes

Race

Color

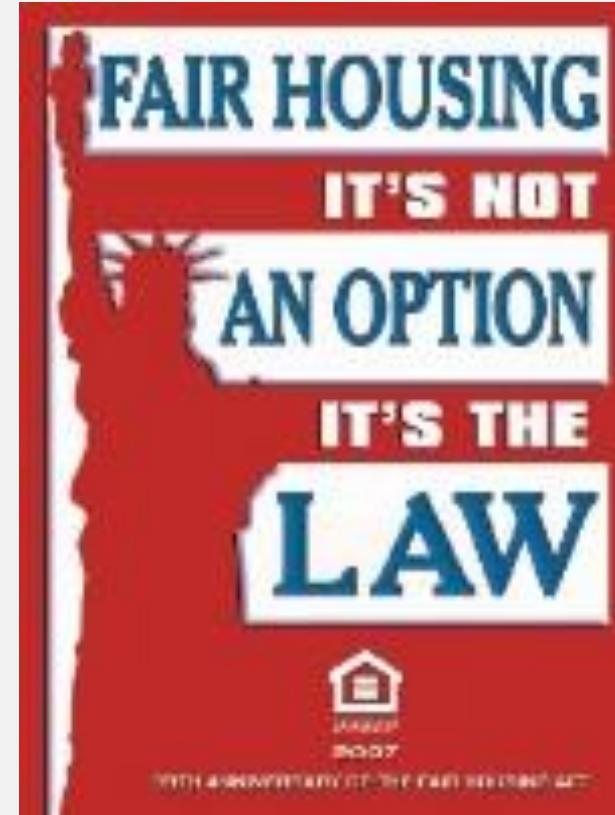
National Origin

Religion

Sex (Gender)

Disability

Familial Status



Serving Sub-Populations

*Disability Neutral

*Preference vs. requirement

*Funding or regulatory mandate



Disability
Challenges



HIV/AIDS



Recovery



Homeless
Veterans

Anticipating More of your Questions



How can the property use preferences to target specific supportive housing populations?

How can the property use preferences to target specific supportive housing populations?

- A. Preferences are written authorized priorities for high-need residents in supportive housing. Setting preferences is permitted by law.

Best practices prioritize based on community need data. Do not restrict all units in a property for the specific disability. Cannot discriminate against any of the 'federal protected classes'.
Written policies.

Can a property have separate screening policies for SH populations and non-supportive housing populations?





Can a property have separate screening policies for SH populations and non-SH populations?

Apply policies uniformly

- Separate screening policies could discriminate against persons with disabilities or other protected classes.
- Ease credit and justice background criteria to reduce barriers
- Develop reasonable accommodation protocols to address specific circumstances



QUESTIONS?



WHEDA

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THANK YOU!



WHEDA