Supportive Housing: what other states are doing right

SHA Membership Meeting
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Advancing Housing Solutions That

Improve lives of vulnerable people

Maximize public resources

Build strong, healthy communities
$700 Million in Loans & Grants

- 207,000 Homes Created
- 40,500 Families Housed
- 124,000 Jobs Created

Economic Impact

- $46B
- 1225 Loans
- 3030 Grants
- 300 Communities

Lowered costs & improved health outcomes for fragile individuals & families
Maximizing Public Resources

CSH collaborates with communities to introduce housing solutions that promote integration among public service systems, leading to strengthened partnerships and maximized resources.
What We Do

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

Lines of Business

- **Training & Education**: Research-backed tools, trainings and knowledge sharing
- **Policy Reform**: Systems reform, policy collaboration and advocacy
- **Consulting & Assistance**: Custom community planning and cutting-edge innovations
- **Lending**: Powerful capital funds, specialty loan products and development expertise
Supportive Housing is the Solution

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

A variety of housing models exist with common factors including:

Located in within safe neighborhoods with close proximity to:
- Transportation
- Employment opportunities
- Services
- shopping, recreation and socialization.

Tenants have a lease identical to those of tenants who are not in supportive housing.

Services are voluntary and consumer-driven. They focus on ensuring that tenants can obtain and thrive in stable housing, regardless of barriers they may face.

The housing and its tenants are good neighbors, contributing to meeting community needs and goals whenever possible.
Supportive Housing is the Solution

• 80% of supportive housing tenants are able to maintain housing for at least a year

• Use of the most costly (and restrictive) services in homeless, health care and criminal justice systems declines when living in supportive housing

• Supportive housing tenants choose to participate in services even when they are not a requirement for tenancy
New York

- State and City resources for capital, operating and service funds

- Long-term commitment to create 30,000 PSH units across state over 15 years
  - State: ESSHI, SHOP HHAP, MRT funds (Unified Funding Round)
  - NYC: NYC 15/15, HPD SHLP
Los Angeles

- Public and municipal support for SH as a solution to homelessness = “Everyone In” campaign

- Proposition HHH
  - $1.1 b in bonds
  - Funded by $0.348/sf property tax; funds allocated for low-interest loans paired with LIHTC for PSH development

- Measure H
  - $355 mm annually for 10 years
  - Funding by ¼ cent sales tax increase. Funds allocated annually for services & programs for formerly homeless

- Combined funding application & award system for PSH is being defined
Local Loan Funds

- Private and philanthropic capital combing with City/State resources

- CSH created a $60 million SH Loan Fund with the City of Los Angeles and multiple private foundations to provide pre-development and acquisition financing

- Illinois Supportive and Integrative Housing Loan Fund
Creative Partnerships

- **MA Chronic Individual Homelessness Pay for Success Initiative**

  - 1st Pay for Success (PFS) Initiative to focus on SH
  - Partnership between State, impact investors and managed care organization
  - $3.5m invested by CSH, local United Way, and Santander Bank to provide up-front funding for social services
    - Reimbursed with ROI if tenants remained stably housed
  - State provided housing vouchers
  - Managed Care Organizations amended contracts with State to provide tenants Medicaid-reimbursable services through the Community Support Program for People Experiencing Chronic Homelessness (CSPECH) program
  - Program and vouchers administered by Massachusetts Housing & Shelter Alliance; placed high cost system users with housing/service providers
  - Independently evaluated. Currently in year 2 of 5; appears to be successful, exceeding targets and producing significant cost savings
  - CSH now involved with SH-focused PFS initiatives in Santa Clara County, LA and Denver
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