SUPPORTIVE HOUSING PROVIDERS ASSOCIATION

Working Together, We Can Accomplish Anything

CSH

Permanent Supportive Housing & Supportive Housing Institute

Tuesday, April 19, 2022 – 2:00p

SUPPORTIVE HOUSING PROVIDERS ASSOCIATION

Working Together, We Can Accomplish Anything

Social Service Agencies

Developers

Landlords

Residents

Continua of Care

Businesses

Other Stakeholders

SUPPORTIVE HOUSING PROVIDERS ASSOCIATION

Working Together, We Can Accomplish Anything

ADVOCACY IS ACTIVE

RESIDENT LEADERSHIP & EMPOWERMENT PROGRAM

SHPA STAFF

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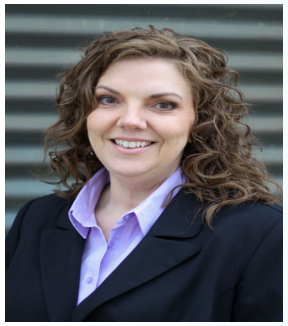

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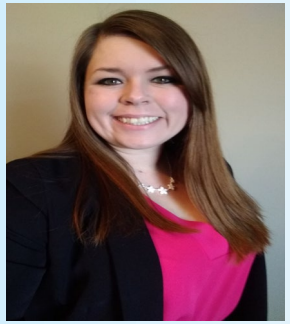

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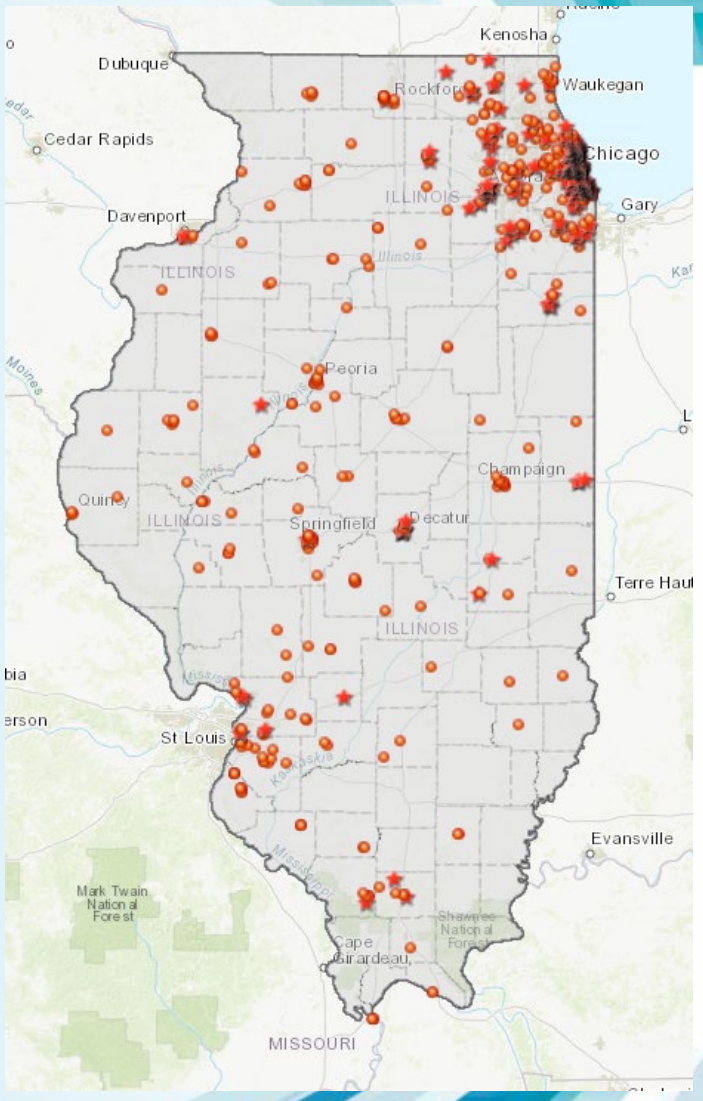
What is SUPPORTIVE HOUSING ?



Illinois

- 24,089 Units of Supportive Housing
  - 17,684 Homeless Dedicated
- 29,245 People being Served

Supportive Housing Serves

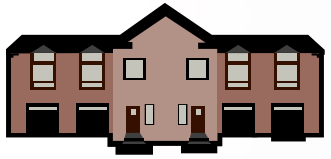
- Individuals and families
  - Literally or Chronically homeless
  - At-Risk of Homelessness
  - At-Risk of Unnecessary Institutionalization

- People with special needs such as:
  - Mental Health
  - Substance use disorders
  - Developmental or Physical Disabilities
  - Chronic illness, such as HIV/AIDS

- Sub Populations:
  - Seniors
  - Adults
  - Youth
  - Veterans
  - LBTGQIA
  - Domestic Violence
  - Justice Involved

Types of Supportive Housing

- Emergency/Crisis Housing
  (includes former shelter programs)
- Transitional Housing
- Rapid Re-Housing
- **Permanent Supportive Housing**



What is Permanent Supportive Housing?

HOUSING that is:

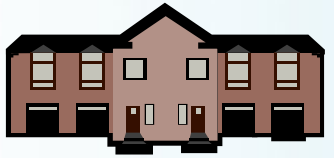
- Permanent: Not time-limited, not transitional;
- Affordable: For people coming out of homelessness; and
- Independent: Tenant holds lease with normal rights and responsibilities.

With **Services** that are:

- Flexible: Designed to be responsive to tenants' needs;
- Voluntary: Participation is not a condition of tenancy; and
- Independent: Focus of services is on maintaining housing stability.

Supportive Housing Models

- Community-based scattered site rental units (includes SRN)
- Site-Based 100% Supportive Housing
- Multi-units in a single site project
- Group Homes / CILA's
- Single Family Homes



Financing for Supportive Housing: "Three –Legged Stool"

Capital Funding

Rental Subsidy or Operating Reserve

Funding for Services

Financing for Supportive Housing:

Capital Funding		Rental Subsidy or Operating Reserve		Funding for Services	
HUD	IHDA	HOPWA	IHDA	HOPWA	IDHS
HOME	IDCEO	HUD-SHP	IDHS	HUD-SHP	CMHB
SHP	Township	HUD-Sect 8		CDBG	Foundation
NSP	County	HUD Rental Asst Program		CSBG	Corporation
				Medicaid	

SNAPSHOT OF HOMELESSNESS IN ILLINOIS

Estimates of Illinois Homelessness: 2020	
6,995	Individuals
3,436	people in families with children
671	unaccompanied homeless youth
736	veterans
2,058	chronically homeless individuals

Homelessness Up from 10,199 to 10,431

Up 2.3%

in Illinois in 2020

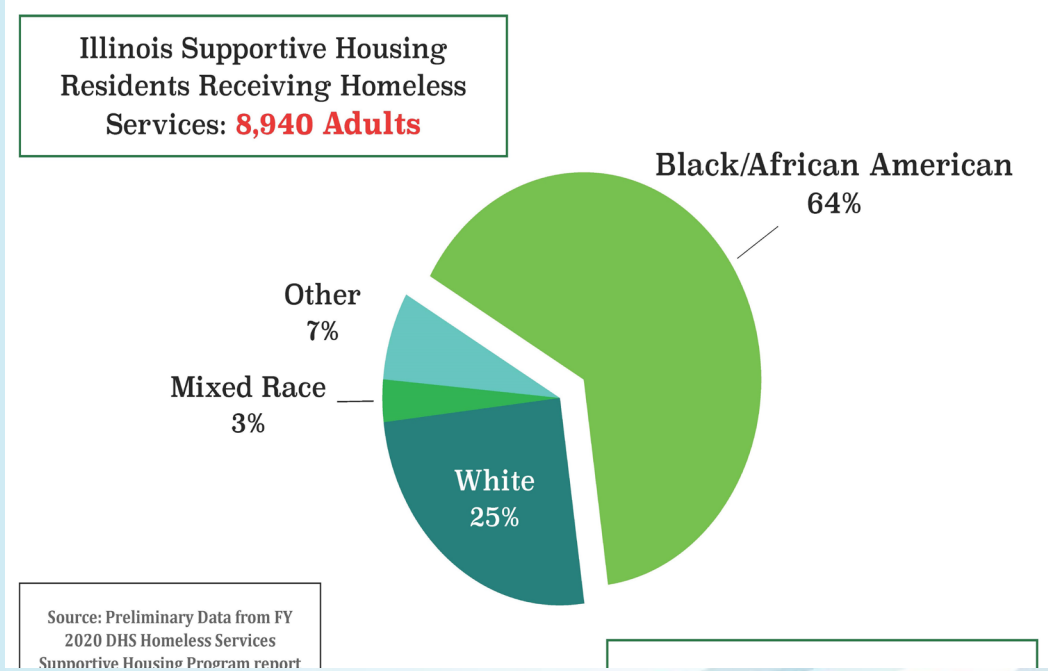
Estimates of Illinois Homelessness: 2019	
6,513	Individuals
3,686	people in families with children
609	unaccompanied homeless youth
690	veterans
1,533	chronically homeless individuals

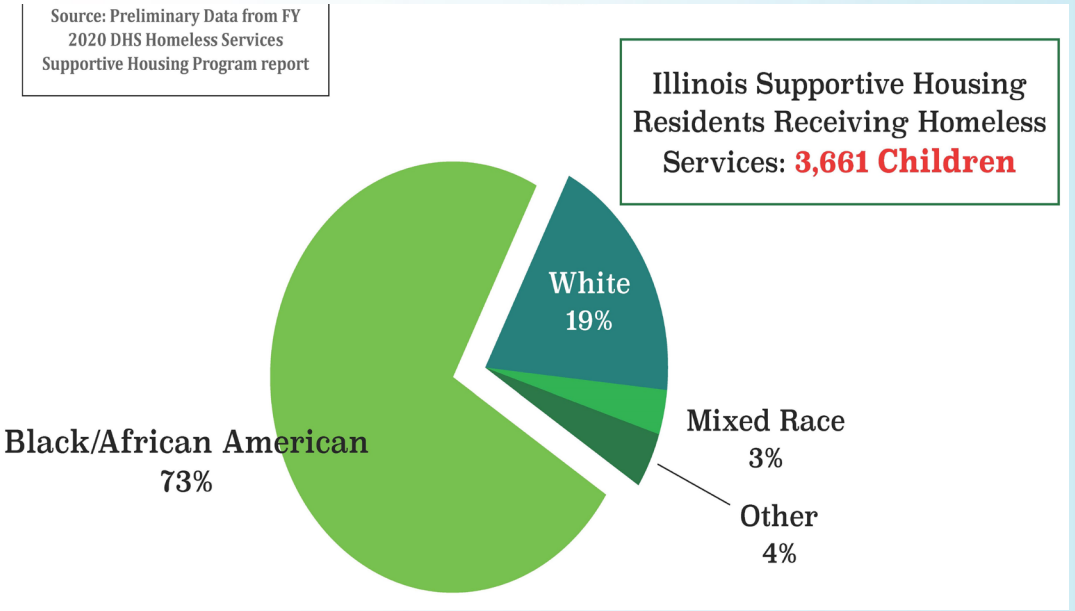
Largest Increases in Chronically Homeless Individuals

2019-2020

	Increase	
CALIFORNIA	9,537	24.3%
WASHINGTON	1,497	33.7%
COLORADO	728	34.6%
NEVADA	652	96%
ILLINOIS	525	34.2%

Supportive Housing Is an Equitable Response to Systemic Racism





Supportive Housing

- Wise Investment
- Cost Effective
- Works
- Healthcare
- Human Right
- Equitable

SAVES LIVES !!!

SUPPORTIVE HOUSING PROVIDERS ASSOCIATION

Working Together, We Can Accomplish Anything

ALLIANCE TO END HOMELESSNESS IN SUBURBAN COOK COUNTY

IDHS Illinois Department of Human Services

COLLABORATION

Association for Individual Development

Lore Baker, President & CEO

Phoenix Community Development Services

Christine Kahl, President & CEO

Lighten-Gale Group

Larry Pusateri, Vice-President

AID-West Chicago

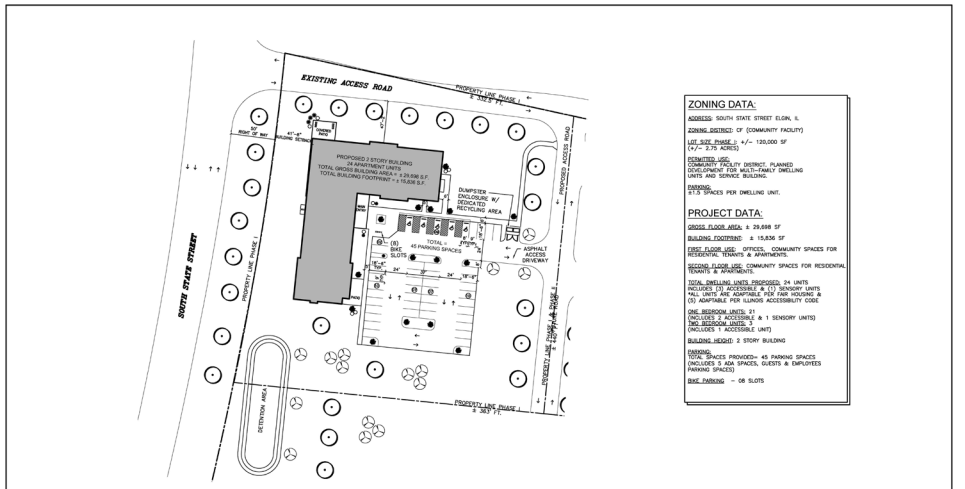
AID-Wildwood Trail

AID-Wildwood Commons

NORTH ARROW ARCHITECTURE
28 EAST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181

WILDWOOD COMMONS
695 SOUTH STATE STREET
ELGIN, IL 60123

AID



1 SITE PLAN
SCALE: 1/64" = 1'-0"

NORTH ARROW ARCHITECTURE
28 EAST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181

WILDWOOD COMMONS
SOUTH STATE STREET
ELGIN, IL 60123

Association for Individual Development

PDC #12047
DATE
09/01/2021

SK-2

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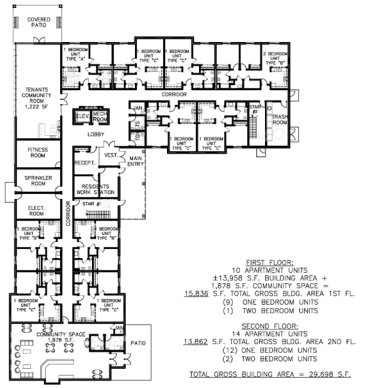

FIRST FLOOR:
10 APARTMENT UNITS
±13,958 S.F. BUILDING AREA +
1,878 S.F. COMMUNITY SPACE =
15,836 S.F. TOTAL GROSS BLDG. AREA 1ST FL.
(9) ONE BEDROOM UNITS
(1) TWO BEDROOM UNITS

SECOND FLOOR:
14 APARTMENT UNITS
13,862 S.F. TOTAL GROSS BLDG. AREA 2ND FL.
(12) ONE BEDROOM UNITS
(2) TWO BEDROOM UNITS

TOTAL GROSS BUILDING AREA = 29,698 S.F.

UNITS NET S.F.:
ONE BEDROOM UNIT TYPE "A" = 637 SF (02 UNITS)
ONE BEDROOM UNIT TYPE "B" = 637 SF (09 UNITS)
ONE BEDROOM UNIT TYPE "C" = 680 SF (10 UNITS)
TWO BEDROOM UNIT TYPE "A" = 920 SF (01 UNIT)
TWO BEDROOM UNIT TYPE "B" = 917 SF (02 UNITS)

TOTAL = 24 UNITS

1 FIRST FLOOR PLAN
SCALE: 1" = 30'-0"

2 SECOND FLOOR PLAN
SCALE: 1" = 30'-0"

NORTH ARROW ARCHITECTURE
28 EAST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181

WILDWOOD COMMONS
SOUTH STATE STREET
ELGIN, IL 60123

Association for Individual Development

PDC #12047
DATE
09/01/2021

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Supportive Housing

phoenix community development services

CHANGING PERSPECTIVES, PROVIDING SOLUTIONS

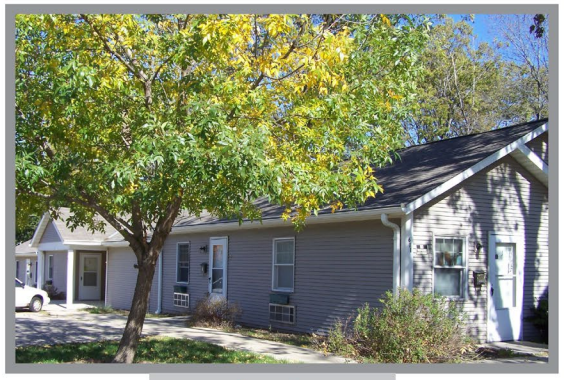
Veterans Haven

New Hope Apartments

Madison Apts II

Glendale Commons

Monroe Manor



Oasis

Dedicated to Ending Homelessness in Our Community

LIGHTEN-GALE GROUP EXPERIENCE

CREATING PERMANENT AFFORDABLE SUPPORTIVE HOUSING OPPORTUNITIES

For more information, our website is housingdeveloper.com

LIGHTEN-GALE GROUP EXPERIENCE

- Affordable housing finance consulting firm
- Established in 1999
- Merged with Pusateri Development in 2008
- Consulted on over 45 successful housing projects including over 20 projects that serve a special needs population
- Specializes in projects using federal tax credits, the main source of funding these projects
- Principals have over 30 years combined experience
- Experience with 20 sources of capital funding

For more information, our website is housingdeveloper.com

LIGHTEN-GALE GROUP EXPERIENCE

LIGHTEN-GALE GROUP EXPERIENCE

LIGHTEN-GALE GROUP EXPERIENCE

"Lighten-Gale, with its deep understanding and experience in permanent supportive housing brings fresh ideas and creative solutions to special needs housing deals."

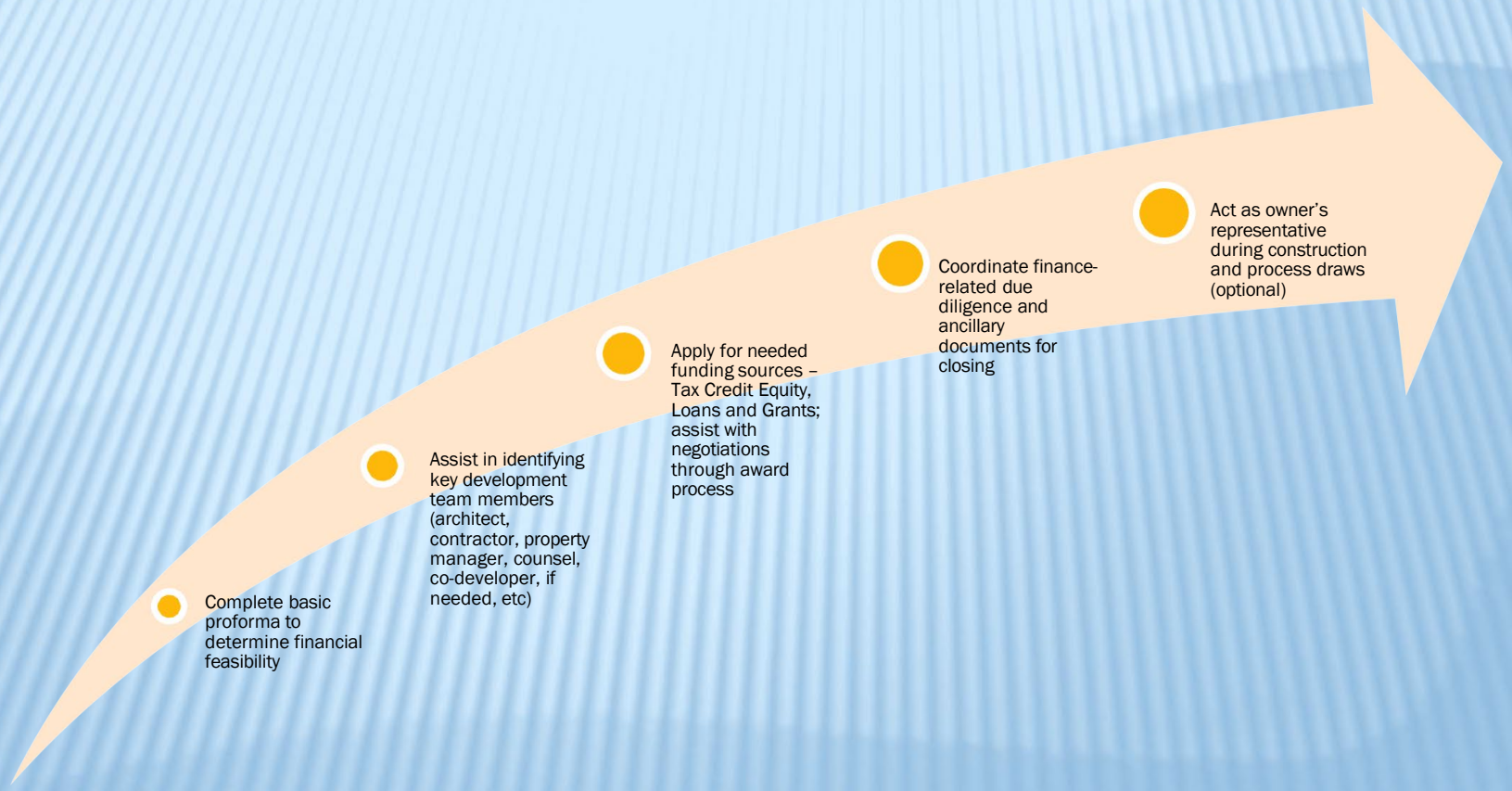
- Katrina Van Valkenburg, Managing Director Central Region, Corporation for Supportive Housing

For more information, our website is housingdeveloper.com

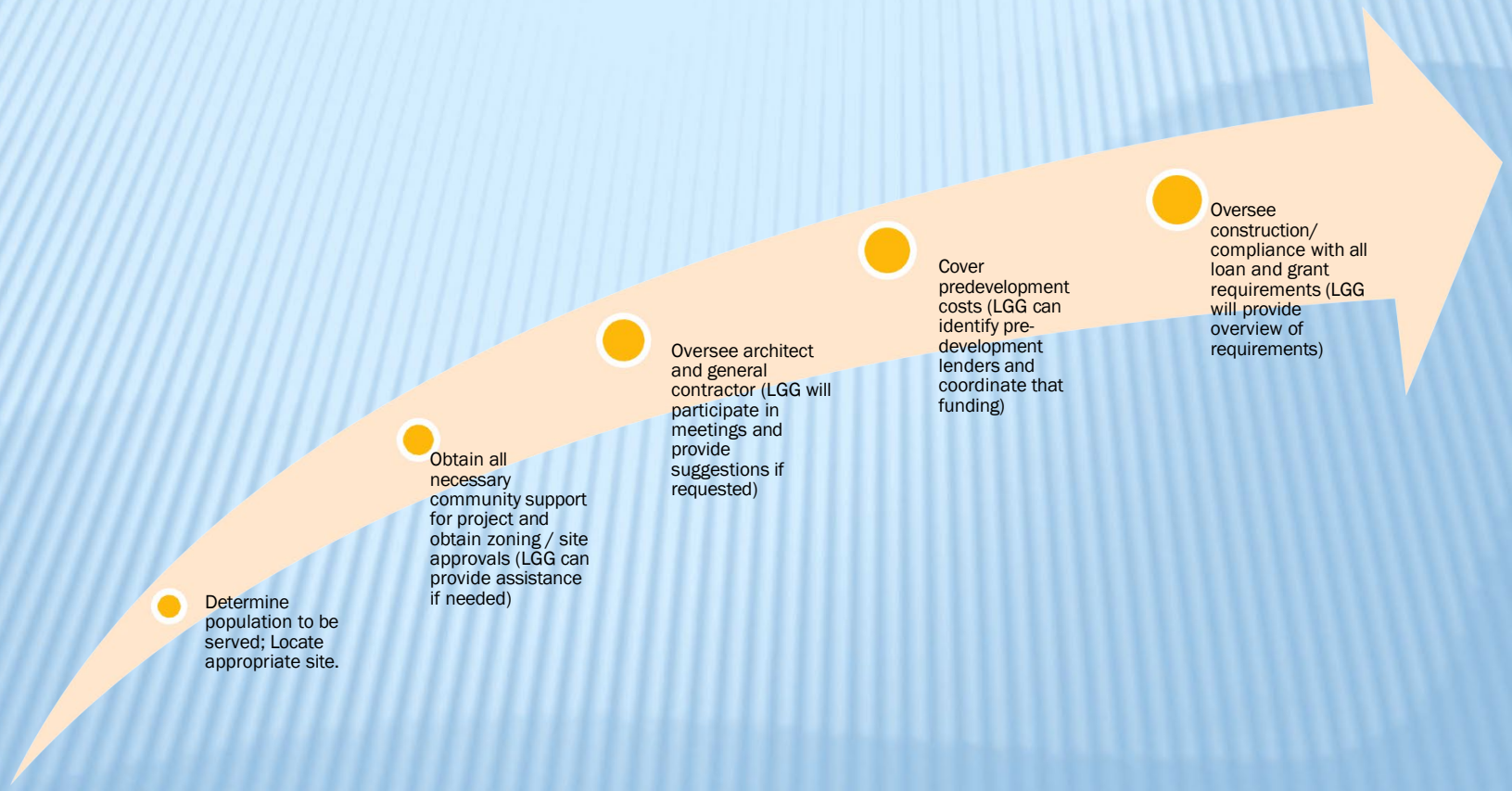
LIGHTEN-GALE GROUP ROLES

- LGG supplements the strengths of our clients
- Supportive Housing clients typically have both breadth and depth of knowledge in obtaining funding and serving special needs populations on a day-to-day basis but do not have development expertise
- LGG has the breadth and depth of knowledge on how to finance and build appropriate housing

LIGHTEN-GALE GROUP PRIMARY ROLES



SPONSOR PRIMARY ROLES



ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

Permanent Supportive Housing Development Program Overview

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Agenda

1. IHDA Introduction
2. PSH Development Round Basics
3. PSH Program Highlights
4. Partnership on the CSH Institute

ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

1. IHDA INTRODUCTION

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

IHDA: Illinois' Housing Finance Agency

- Mission: **To finance the creation and preservation of affordable housing in Illinois**
- IHDA has financed **1 in 14 rental apartments** in Illinois
- Helped **over 6,400 families access $724 million** in mortgage financing through its homeownership programs.

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

IHDA: Illinois' Housing Finance Agency

- Multifamily programs for new construction, substantial and moderate rehab
- Single Family programs for down payment assistance, rehab, and repair
- Planning, policy, and technical assistance

ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

2. PSH DEVELOPMENT ROUND BASICS

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Definition of PSH and Service Component

IHDA defines Permanent Supportive Housing as:

- Housing in the project is permanent; not time-limited
- Persons experiencing homelessness or at risk of homelessness,
- Persons living with Disability, and/or
  - Experiencing or at risk of institutionalization
- Independent tenant holds lease with tenant rights and responsibilities
- Affordable Rent
  - Targeted to extremely low-income households at ≤30% AMI
  - Typically rent-stabilized
- Access to Supportive Services
  - Services are voluntary, and participation is not a condition of tenancy

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Previous PSH Development Rounds

Year/Round	Program	PSH Units
FY2010/Round 1	Demonstration Round (Build Illinois Bond Program)	98
FY2011/Round 2	Moving Forward	122
FY2012/Round 3	Moving Forward	142
FY2017/Round 4	PSH Development Program	119
FY2019/Round 5	PSH Development Program	124
FY2020/Round 6	PSH Development Program	172
FY2021/Round 7	PSH Development Program	145
FY2022/Round 8	PSH Development Program	259
FY2023/Round 9	PSH Development Program	TBD
TOTAL PSH PROGRAM UNITS		1,181

ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

3. PSH PROGRAM HIGHLIGHTS

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Eligible Activities and Applicants

- 25 Units or fewer; may propose over 25
- Acquisition/New Construction/Rehabilitation of Existing Occupied Units/Rehabilitation of Vacant Units/Adaptive reuse of Non-residential Properties
- Transitional Housing is an ineligible activity under this RFA

Amount of Funding

- Up to $8.5M or 90% of the total Project costs, which ever is less

- The intended funding source is Illinois Affordable Housing Trust Fund however, other sources typically used include:
  - National Housing Trust Fund
  - State Donation Tax Credit
  - HOME
  - ARP funding may become available for the upcoming round.

Income Restrictions and Target Populations

- 100% of the unit in the project must be affordable to those at or below 30% of the AMI
- Restricted for thirty (30) years; Projects funded must comply with the most restrictive funding source
- Target Populations - Disability neutral unless subsidy source requires specific targeting

Priority Activities

Priority will be given to Projects that;

- Leverage other Capital Funds
- Have operating assistance or PBRA
- Incorporate Universal/green Design, and/or energy efficiencies
- House certain special needs populations
- Create a diverse development team

Next PSH Development Round

- IHDA working to align the next PSH Development Round with this first Institute regarding timeline.

- Request for Applications should be released in summer 2022.
  - Updates should include sections surrounding building efficiency/sustainability, applicant team diversity, and special needs population incentives.

ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

4. PARTNERSHIP ON THE CSH INSTITUTE

IHDA Involvement

- IHDA funded the Institute and a Project Initiation Loan (PIL) pool through the State Affordable Housing Trust Fund.

- The Institute and PIL are intended to:
  - Expand the creation of PSH across Illinois, especially in the Central and Southern regions.
  - Diversify the developer pool applying for the PSH Development Rounds.
  - Ensure PSH best practices and strong partnerships between developers, service providers, and property managers.

- IHDA staff will participate in the institute to provide important information about the upcoming round as well as to support Institute participants and CSH.

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

THANK YOU

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PSH Development Round Questions
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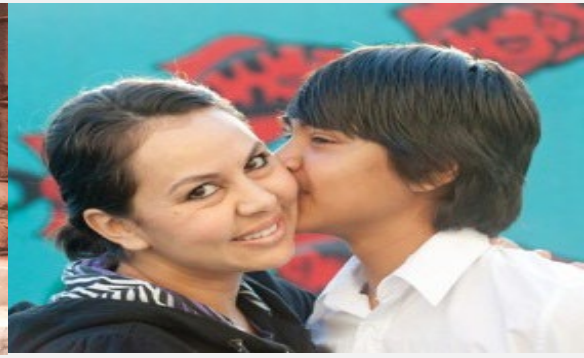
IMPROVING LIVES



CSH

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

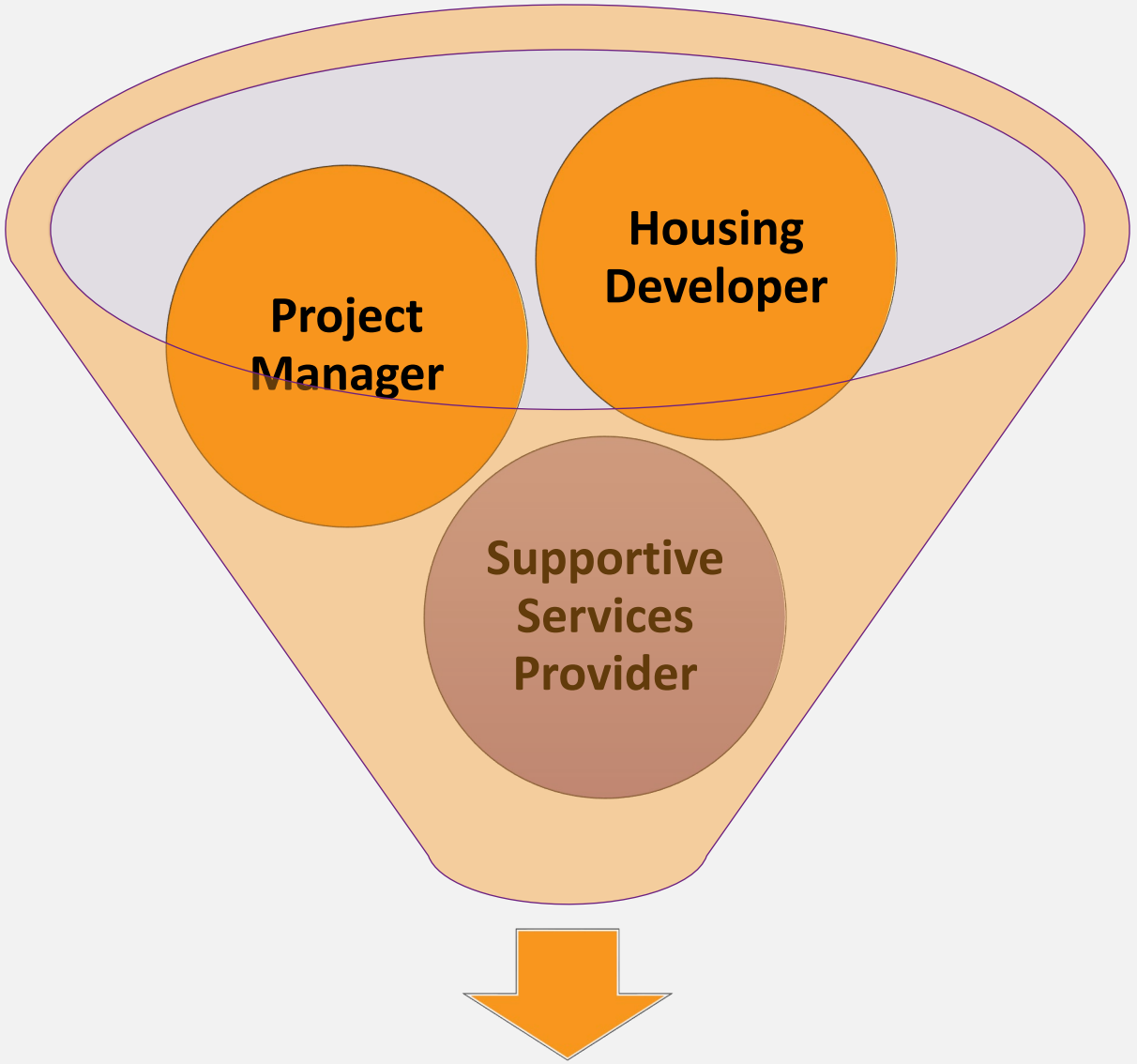
CSH

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.

What Is the Illinois Statewide Supportive Housing Institute?

Capacity Building and Increasing Supply



Selected teams will leave the Institute with a detailed development and management plan for their housing project

Institute Benefits

- Upon completion, participants in the Institute will have:
  - A detailed, individualized supportive housing plan that can be used to apply for funding to IHDA's Permanent Supportive Housing development financing round;
  - Opportunity to apply for early pre-development financing through CSH's Project Initiation Loan Fund;
  - Improved skills to create and to operate single-site and integrated supportive housing projects serving people who experience multiple barriers to housing;
  - A powerful network of peers and experts to assist in project development and to troubleshoot problems;
  - Post-Institute technical assistance from CSH

Eligible Supportive Housing Projects

- 100% of the units are Permanent Supportive Housing
- Housing is permanent
- Housing is affordable (<30% AMI)
- Tenant holds a lease
- Participation in services is not a condition of tenancy;
- Comprehensive case management services are accessible by tenants where they live and offered in a manner designed to maximize housing stability

Projects must be guided by the:

1. CSH Dimensions of Quality Supportive Housing
2. Housing First Model

Eligible Project Activities

Eligible projects activities may include new construction or acquisition with rehabilitation.

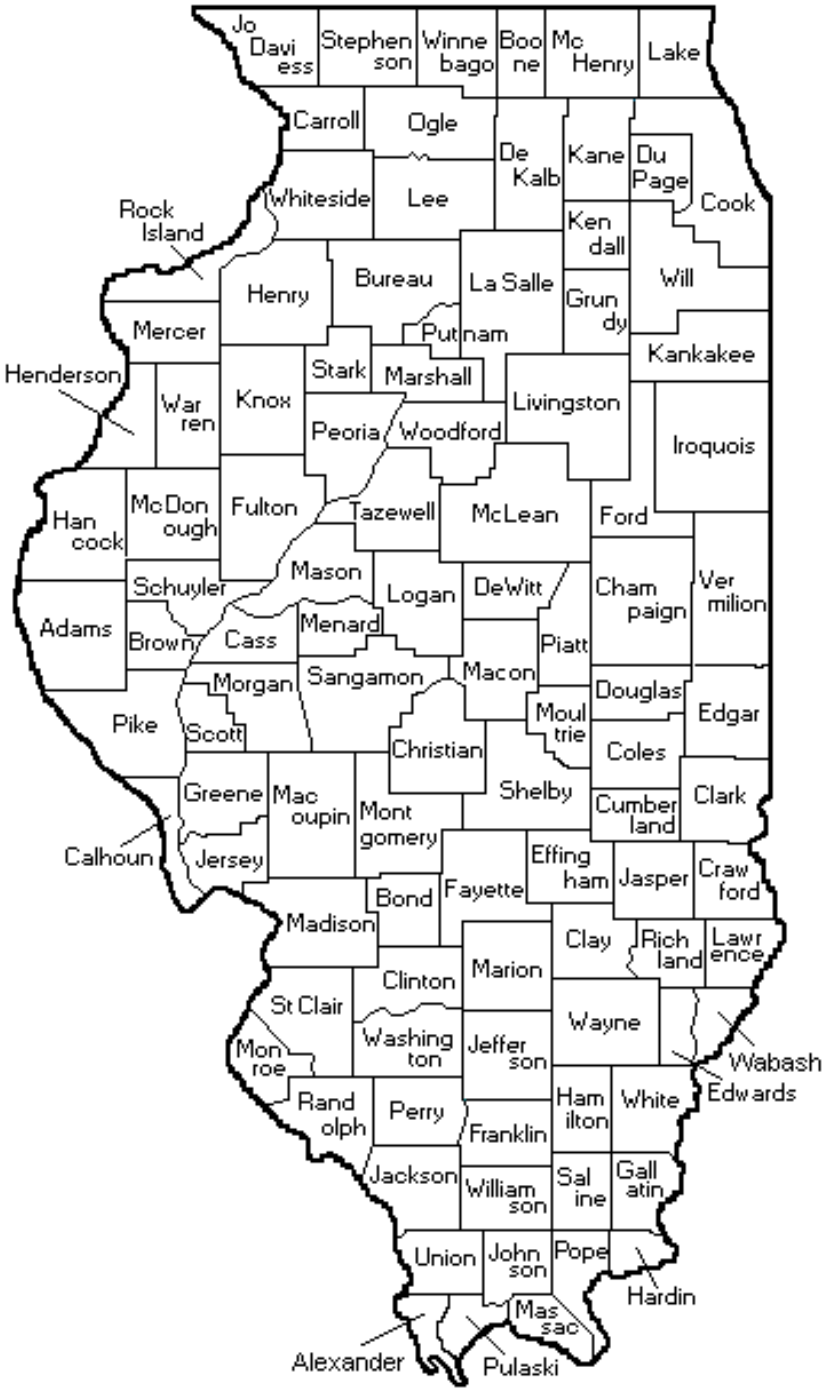
Applications to develop emergency shelters, transitional housing, or shared housing such as group homes or shared apartments, will not be considered.

Eligible Applicants

- The Institute is designed specifically to support the creation of permanent supportive housing where:
  - 100% of the units are Permanent Supportive Housing
  - Housing is permanent
  - Housing is affordable (<30% AMI)
  - Tenant holds a lease
  - Participation in services is not a condition of tenancy;
  - Comprehensive case management services are accessible by tenants where they live and offered in a manner designed to maximize housing stability

Geography

IHDA has identified that central and southern Illinois are regions in the state that have a high level of unmet need for permanent supportive housing. Due to this need, we encourage a geographically diverse applicant pool and teams will be selected keeping this desire for geographic diversity in mind. Applications that come from outside the Chicago Metropolitan Area are preferred.



In-Person Training Format

Sessions will be held in Springfield, IL

Session Descriptions

June 7-9	Session 1 Topics: Introduction to the Institute; Local and National Context; Understanding Data and Needs; Supportive Housing 101; Housing First; Pre-development Quality Endorsement; Quality Supportive Housing; Supportive Housing Roles and Partners; Building a Network of Support and Community Buy In; Project Concept; Partnerships and Roles; Trauma-Informed Design; Integrated Housing Design; Sustainable Building
July 21-22	Session 2 Topics: Supportive Services Design and Delivery; Voluntary Services; Service Strategies; Support and Service Plans; Service Budgets and Sources; Staffing models; Understanding Local Funding Sources; Capital Budgets and Sources; Sample Budgets and Exercises; Development Process;
August 3-5	Session 3 Topics: Operating Budgets and Sources; Sample budgets and exercises; Property Management; Coordinating Services and Property Management; Asset Management; Tenant Education; Eviction Prevention; Fair Housing; Confidentiality; Prep for Finale Presentations;
Sept. 8-9	Session 4 Topics: Quality Improvement & Evaluation; Tenant Leadership; The First Year – Move In, Engagement and Supporting Housing; Retention; Finale: Institute team presentations to funders

Highlights from the Request for Applications: Dates

Link to the RFA is in the chat

Timeline

- Applications due **Friday May 13, 2022**; No extensions granted.
- Applicants will be notified whether they've been accepted to participate in the Illinois Statewide Supportive Housing Institute **by June 1, 2022.**
- The Institute will begin on June 7**, 2022**

Highlights from the Request for Applications: Teams

- **Team Commitments**
  - **Team may have up to 5 members**
  - **Team must Identify a Team Leader**
  - **Teams are encouraged to incorporate feedback from people with lived expertise into their project**
  - **ALL team members must attend ALL sessions over the 4 months.**

The Institute RFA and Application

- **RFA will be released on Friday, April 15th, 2022**
- **Application is due on Friday, May 13th, 2022**
- **Submit Applications to: Illinois.institute@csh.org .**
- **Selection process is competitive and consideration will be given to the following factors:**
  - **Commitment to developing supportive housing project and participating in the Institute**
  - **Capacity and experience of the team members, including financial stability**
  - **Geographic location, to support development across Illinois**
  - **Quality of the Response to the Application narrative questions**
  - **Alignment with mission and goals of the Institute**

Submission Requirements

- Project Concept
- Past Experience and Partnerships
- Collaborative Experience
- Disproportionate Impact/Racial Equity

Accepted Teams

- **Will need to submit a letter from a Board Chair or Member of Board Executive Committee of not-for-profit project partners affirming commitment to participate in the Illinois Statewide Supportive Housing Institute and adhere to the guidelines provided through the RFA.**
- **Due by May 13, 2022**

RFA and Application Links

- **Application**

https://bit.ly/ILSHIApplication

- **Request for Applications**

https://bit.ly/ILSHIRFA

Supportive Housing Institute Application

SHI Request for Applications

Questions????

CSH