NYC 15/15 Supportive Housing Initiative

Making It Happen:
Coordinating 15/15 Development & Services

Supportive Housing Network of New York
Panel Discussion
October 1, 2018
NYC 15/15 Supportive Housing Roles

NYC 15/15 Agency Roles

- NYC 15/15 Coordination
- Procurement
- Eligibility
- Referrals

- Technical Assistance
- Contract Monitoring
- Evaluation

- Financing
- Rental Subsidy
Implementation Update

Supportive Services Awards to Date: 2,685 Units

- 705 Scattered site Units (9.4%)
- 1,980 Congregate Units (26.4%)
  - 600+ have closed on construction with HPD

HPD has funded 4,000+ supportive units from Jan 1, 2014-June 30, 2018.

- NYC 15/15
- Remaining NY/NY3
- Federal
- Other State
- Preservation of Existing Supportive Projects
NYC Supportive Housing Task Force Priorities
Scattered Site Populations with % Awarded to Date

- Adult Singles, 5,518
- Adult Families, 663
- Families with children, 982
- Young Adult Singles, 247
- Young Adults-Pregnant or with children, 90

Supportive Housing - NYC 15/15

9.27.18
# Scattered-Site RFP- Service Rates

<table>
<thead>
<tr>
<th>Populations</th>
<th>Service Rates</th>
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<tbody>
<tr>
<td>Single Adults &amp; Adult Families</td>
<td>$10,000 + Rental Assistance</td>
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<tr>
<td>Families with Children</td>
<td>$19,200 + Rental Assistance</td>
</tr>
<tr>
<td>Young Adult Singles (18-25)</td>
<td>$20,669 + Rental Assistance</td>
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<tr>
<td>Young Adult Families with Children or Pregnant Women (18-25)</td>
<td>$30,091 + Rental Assistance</td>
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NYC 15/15 Supportive Housing Service and Operations
Supportive Housing- NYC 15/15

Congregate Populations with % Awarded to Date 9.27.18

- Adult Families, 341
- Families with children, 654
- Young Adult Singles, 989
- Young Adults-Pregnant or with children, 361
- Adult Singles, 5,155

31%
37%
12%
# Congregate RFP- Service Rates

<table>
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<tr>
<th>Populations</th>
<th>Congregate</th>
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<tbody>
<tr>
<td>Single Adults &amp; Adult Families</td>
<td>$17,500 + Rental Assistance</td>
</tr>
<tr>
<td>Families with Children</td>
<td>$28,738 + Rental Assistance</td>
</tr>
<tr>
<td>Young Adult Singles (18-25)</td>
<td>$25,596 + Rental Assistance</td>
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<tr>
<td>Young Adult Families (18-25) Pregnant or</td>
<td>$28,738 + Rental Assistance</td>
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Managing the 15/15 Contracts: The DOHMH Perspective

- Referral Process Coordination
- Evidence Based Practice Models in All Programs
- Service Enhancements
  - Caseloads fixed at 1:15
    (1:10 for Young Adult Families in Scattered Site setting)
  - Supervisory Staff Minimum Qualifications Standardized
Referral Process Collaborations

• HRA The Contact for ALL Referrals
  – Coordinated Kick Off Meetings
  – Support for Rent up schedules and timelines

• Understanding the 15/15 Vulnerable Populations
  o What does low threshold, flexible really mean?

• Young Adult Populations- DYCD/ACS/DHS
Evidence Based & Informed Practices
Why these? What implementation looks like…

✓ All Populations
  • Motivational Interviewing
  • Trauma Informed
  • Recovery Oriented
  • Person Centered
  • Health and Wellness
    o Wellness Self Management
    o Tobacco Cessation
  • Harm Reduction

✓ Young Adults
  • Positive Youth Development
  • Critical Time Intervention
  • Parenting Models
15/15 Service Enhancements

- Engagement- Timelines and Process
- Assessments and Support Plans
- Housing Stability & Financial Self Sufficiency
- Whole Family Focus
  - Assessments, planning, services
- Community Integration
  - Scattered site model- siting
  - Congregate model- single site, 60/40 split
Special Notes: Services for Families & Young Adults

- Focused on holistic family planning; all members of household included in needs assessment and service plan
  - Parenting skills or first time parent needs
  - Developmentally appropriate services for health and social needs of children

- Young Adults
  - Social-emotional needs; emerging mental illness
  - Services: LGBTQI, victims of violence, court involvement
  - No length of stay requirement
  - Goal to move to independent, non-programmatic housing

- Young Adult Families
Staffing

- Actively seeks peers and tenants to employ across housing portfolio
- Weekly Supervision
- On-going Staff Development & Training (incl. non-programmatic team)
  - Co-occurring Disorders
  - Harm reduction
  - Recovery oriented practice
  - Trauma informed practice
  - Naloxone
  - Child development/ mandated reporting/family dynamics
  - Cultural Competence
Proposed Evaluation Domains

I. Health & Mental Health Outcomes
Health, mental health and substance use outcomes (including access to and use of services), impact of stable housing on preventable hospitalization and medical services, and premature mortality.

II. Recovery & Wellness
Community wellbeing across domains (employment, wages, utilization of social supports, community integration).

III. Placement Services
What services are available in the program and how much participants are engaged with (which) services?

IV. Children in Families
Are there intergenerational impacts of supportive housing on children?
Child development milestones -- health, education - child welfare, juvenile justice.

V. Young Adults Heads of Household
Is there growth in independent living skills, social-emotional learning, education level, employment skills?
Factors for Success

• Partnerships & Collaborations
  • PLAN, PLAN, PLAN  Pacing rapid unit renting with hiring a stellar team and providing quality services
  • Social Services In Partnership with Development & Property Management

• Budget Planning
  * Note on Scattered Site Distinct Services/Operations

• Start up
  • 3 months (inclusive of 1st year budget)
  • Rapid!

• Training, Evidence-based Model Implementation
Supportive housing can be included as a component in a variety of HPD loan programs:

- SHLP
- ELLA
- SARA
- Mix & Match
- Preservation Programs (for vacant units)

*Providers should apply to the HRA RFP at least 6 months before closing so they have a service awards and rental assistance committed prior to construction closing.
# HPD Rental Assistance

**Eligibility:** Must have a preliminary service award letter from HRA prior to application.

**Term:** Initial 15-year term with option for renewal.

**Contract Administration:** HPD is responsible for awards and administration. HPD Division of Tenant Resources (DTR) will administer (similar to Section 8 contracts).

**Documentation:** Owners and DTR sign AHAP-like document at closing and a HAP-like document prior to rent up.
1) Find a Site
- Identify a viable site for supportive housing development.
- If needed, provider should also select a development partner.

2) Apply to HRA for Service Award
- Provider has two years after preliminary award to obtain site control and show rental assistance award.
- Developer should reach out to HPD if interested in capital financing.

3) Apply to HPD for Rental Assistance
- Once project receives preliminary service award letter, provider can apply for rental assistance.
- HPD will provide commitments for rental assistance & capital; provider sends to HRA for permanent award.

4) Assemble Capital & Reach Construction Closing
- At construction closing, sponsor will sign a document committing to rental assistance contract when the building is ready to rent up.

5) Finalize HRA Service Contract
- 12 months prior to construction completion, provider will commence negotiations with HRA/DOHMH to register social service contract & review referral plan.

6) Sign HPD Rental Assistance Contract
- When project receives TCO/PCO, provider can request HQS inspection from HPD.
- Once project passes HQS, provider can sign contract and move tenants in.
Supportive Housing Programs

Supportive Housing Loan Program
The HPD Supportive Housing Loan Program (SHLP) makes loans to non-profit and for-profit developers of permanent supportive housing with on-site social services. Projects developed with SHLP funding must provide 60% of units for homeless, disabled individuals or homeless families with a disabled head-of-household. The remaining 40% can be rented to households from the community earning up to 60% of the Area Median Income.

SHLP loans carry a minimum 30-year term and may be up to $125,000 per unit. The Division of Special Needs Housing will work with sponsors to help secure additional sources of financing, including Low income Housing Tax Credits, private loans or other subsidies. Projects may involve new construction or renovation on City-owned or privately-owned land.

Supportive housing is permanent, affordable rental housing with on-site supportive services. Supportive housing allows formerly homeless and disabled persons to live independently, and provides affordable housing for New Yorkers earning low incomes. All tenants have leases and pay an affordable rent for their apartment. For more information visit the Supportive Housing Network of New York.

Application Process
HPD's Division of Special Needs Housing accepts proposals for SHLP funding throughout the year on a rolling basis. The process begins with a project summary package that outlines the proposal and includes information about the sponsor, the site, the population to be served, a plan for providing and paying for supportive services, and the proposed financing. Please review the SHLP term sheet and design guidelines.

- Supportive Housing Loan Program Term Sheet
- Supportive Housing Loan Program Design Guidelines

HPD Contact
SHLP@hpd.nyc.gov

NYC 15/15 Rental Assistance Program
The NYC Supportive Housing Initiative aims to fund and develop 15,000 new units of supportive...
Supportive and Affordable Housing and Services

The Office of Supportive and Affordable Housing and Services (OSAHS) is focused on developing permanent housing solutions for formerly homeless individuals and families. OSAHS works closely with other divisions of HRA and with other governmental and non-governmental service providers to develop new housing programs and to refer applicants to housing so the people we serve can achieve their maximum functional capacity in a safe supportive environment. OSAHS is the coordinating entity for Mayor de Blasio’s New York City 15/15 Supportive Housing initiative, working closely with DOHMH and HPD.

What is Supportive Housing?

Supportive housing is affordable housing with supportive social services in place for individuals and families who are homeless or at risk of homelessness.

Resources on this page are targeted for clients, service professionals, and others who are navigating the supportive housing process as well as developers and nonprofit providers interested in building or managing supportive housing.

I am looking for Supportive Housing
I am a Non-Profit Service Provider
I am a Housing Developer

I do not need supportive housing, but I am looking for other affordable housing resources.

Supportive Housing Models

Supportive housing typically comes in two setting model types: congregate (the only one developers work with) and scattered-site.

Congregate Housing
Thank you!

For Further Information:

Gail Wolsk  gwolsk@health.nyc.gov

Jennifer Kelly  kellyJE@hra.nyc.gov

Emily Lehman  lehmane@hpd.nyc.gov