



# Using NSP Funds to Increase Access to Housing

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**[www.csh.org](http://www.csh.org)**

# CSH's Mission

CSH helps communities create permanent housing with services to prevent and end homelessness.

# CSH Products and Services

- **Project-Specific Financing and Expertise**  
to help create supportive housing
- **Capacity Building**  
to strengthen and expand the supportive housing industry
- **Public Policy Reform**  
to build an efficient system for producing and financing supportive housing

# Where We Work

- National offices in New York, Oakland, and Minneapolis.
- Local offices in Connecticut, Rhode Island, New York, New Jersey, Ohio, Indiana, Michigan, Illinois, Minnesota, Washington, D.C., Texas.
- Three offices in California: Oakland, Los Angeles, San Diego.
- Consulting services in communities across the country
- CSH's national teams assist supportive housing practitioners across the U.S.

# Outline

- Defining Supportive Housing
- How can NSP funds be used to create supportive housing in your community?
- What other sources of funds can be used with NSP to create supportive housing?

# What is Supportive Housing?

Supportive Housing is  
**PERMANENT AFFORDABLE HOUSING** combined  
with a range of  
**SUPPORTIVE SERVICES**  
that help  
**PEOPLE WITH SPECIAL NEEDS**  
live stable and  
**INDEPENDENT**  
lives.

# Housing + Services



## ➤ HOUSING

- **PERMANENT:** Not time limited, not transitional;
- **AFFORDABLE:** For people coming out of homelessness; and
- **INDEPENDENT:** Tenant holds lease with normal rights and responsibilities.

## ➤ SERVICES

- **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.

# Who is Supportive Housing For?

People who:

- Are chronically homeless
- Face persistent obstacles to maintaining housing, such as mental health issues, substance use issues, other chronic medical issues, and other challenges.
- Cycle through institutional and emergency systems and are at risk of long-term homelessness
- Are being discharged from institutions and systems of care
- Without housing, cannot access and make effective use of treatment and supportive services



# Supportive Housing Types

- Apartment buildings exclusively housing formerly homeless individuals and/or families.
- Rent subsidized apartments leased in open market.
- Apartment buildings with mixed income households, including the formerly homeless.
- Long-term set aside of units within privately owned buildings.
- Single family homes, including shared housing environments.



# Services Make the Difference

Services are flexible, voluntary, focused on supporting housing stability

Examples:

- Counseling
- Health and Mental Health Services
- Alcohol and Substance Use Services
- Independent Living Skills
- Community-Building Activities
- Vocational Counseling and Job Placement

# Principles of Best Practice

- Housing costs must be affordable to the tenant (i.e. < 30% of income towards rent)
- Choice and control over one's environment is essential
- Housing must be permanent as defined by tenant/landlord law – and housing is “unbundled” from services
- Housing and services roles are distinct
- Housing must be flexible and individualized: not defined by a “program”
- Services are recovery-oriented and adapted to the needs of individuals



# **Is Supportive Housing Effective?**

# Evidence-Based Practice

- Consensus among experts and policy-makers
- Responds to documented needs and preferences of consumers
- A growing body of evidence from research shows improved housing stability for most populations in supportive housing
- Frequent Users of Health Care Services evaluation

# Consistent Findings of Research

- **Housing + Services Make a Difference**
- More than 80% of supportive housing tenants are able to maintain housing for at least 12 months
- Most supportive housing tenants engage in services, even when participation is not a condition of tenancy
- Use of the most costly services in homeless, health care, and criminal justice systems declines
- Nearly any combination of housing + services is more effective than services alone
- “Housing First” models with adequate support services can be effective for people who don’t meet conventional criteria for “housing readiness”

**How can NSP funds  
be used to create  
supportive housing  
in your community?**

# The 25% Set-Aside

- NSP I and NSP II require that 25% of funds be used to serve potential tenants at less than 50% AMI
- Example from Oakland RFP: Using the set-aside for supportive housing

# Example

## Low Income Targeting

The City of Oakland intends to invest a *minimum* of \$2.1 million of NSP funds available through the Comprehensive Neighborhood Revitalization Fund in the creation of housing opportunities for households whose incomes do not exceed 50 percent of area median income. Oakland's Permanent Access to Housing Strategy (PATH) is a roadmap for ending homelessness in the City over the next fifteen years. PATH is a companion to EveryOne Home, the Alameda Countywide Homeless and Special Needs Housing Plan. EveryOne Home is a coordinated and collaborative effort by Alameda County and the cities of Oakland and Berkeley to create a comprehensive plan for providing housing and supportive services to homeless people in Alameda County and to those people living with serious mental health illness, chemical dependency, HIV/AIDS and other disabling conditions.

Oakland encourages supportive housing proposals consistent with PATH for the expenditure of NSP funds. Proposals for this portion of the NSP should demonstrate an understanding of the costs and services involved in supportive housing developments. Oakland expects to fund at least 10 units and up to 25 units of supportive housing through NSP funding.

## Meeting the 50% AMI requirement

- Requirement applies to each grant –not to the NSP program as a whole, nor to each program, activity, or subrecipient.
- Compliance based on dollars, not number of units.
- Principle way to comply will be through rental housing (acquisition, rehabilitation, new construction, etc.).

**What other sources  
of funds can be used  
with NSP to create  
supportive housing?**

# Mental Health Services Act

- Executive Order S-07-06, Signed by the Governor on May 12, 2006 mandated development of the MHSA Housing Program with a goal to create 10,000 additional units of **permanent supportive housing**.
- MHSA Housing Program provides funding for capital costs and operating subsidies to develop permanent supportive housing for persons with serious mental illness who are homeless, or at risk of homelessness, and who meet the MHSA Housing Program target population criteria.

# Mental Health Services Act

- Jointly administered by Cal HFA and CA DMH
- Provides funding to finance the development, acquisition, construction or rehabilitation of permanent supportive housing & funding for Operating Subsidies.
- The initial funding from DMH was \$400M.
- Each County has its own planning estimate of MHSA Housing Program funds. Counties assign their funds to Cal HFA.
- Project selection at the local level.

# Mental Health Services Act

MHSA supports Rental Housing development and Shared Housing:

Shared Housing Developments are rented to and shared by two or more unrelated adults, each of whom is a member of the MHSA Housing Program target population.

- Must have separate lockable bedroom for each adult,
- ensure each adult tenant has a lease and is responsible for paying rent,
- Units restricted for occupancy to members of the target population, and
- have a kitchen, bathroom and common living space.

# Mental Health Services Act

- The MHSA Housing Program will fund one-third of the costs of a Rental Housing Development up to a maximum of \$100,000 per restricted unit.
- The MHSA Housing Program will fund the total cost for Shared Housing up to a maximum of \$100,000 per bedroom.
- Up to \$100,000 in a Capitalized Operating Subsidy per MHSA Housing Program restricted unit.

# Mental Health Services Act

- To find out more about coordinating with MHSA in your community, contact your county Mental Health Department or Behavioral Health Department
- Ask for the person responsible for the Mental Health Services Act Housing Program
- Assistance also available from CSH and California Institute for Mental Health, DMH and Cal HFA

# Serving Transition Age Youth

- Over the past ten years, California has experienced a 48 percent increase in the number of youth emancipating from foster care
- 85,000 children in foster care in California
- 11% “age out” of foster care this year
- 42% of foster children are between ages 13 and 21
- Average number of birthdays a child spends in foster care: 3 birthdays (38 months)
- 46% of children experience three or more foster care placement

# Serving Transition Age Youth

- The Transitional Housing Placement Plus (THP-Plus) program provides affordable housing and comprehensive supportive services for up to 24 months to help former foster care and probation youth ages 18 to 24 make a successful transition from out-of-home placements to independent living.

# Serving Transition Age Youth

- In the final California budget for Fiscal Year 2008–09, there is \$40.8 million for THP-Plus, a \$5.1 million increase over the FY 2007-08 budget.
- Administered by California Department of Social Services
- For information, contact county Social Services Department
- Additional information: [www.thpplus.org](http://www.thpplus.org)

# Who else to coordinate with

- NSP as part of community efforts to end homelessness
- Contact Continuum of Care
- Ten-Year Plan group

# Looking for more information?

- Corporation for Supportive Housing – [www.csh.org](http://www.csh.org)
- National Alliance to End Homelessness - [www.endhomelessness.org/](http://www.endhomelessness.org/)
- Additional information on HUD web site <http://www.hud.gov/recovery/>
- Center for Budget and Policy Priorities <http://www.cbpp.org/>



**To learn more about  
supportive housing**

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