



An Introduction to Rural Supportive Housing

HousingIowa Conference '09

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September 9, 2009

www.csh.org

Session Overview

- **What is Supportive Housing**
 - Terms
 - Population
 - Features
- **Supportive Housing Development**
 - Building New
 - Accessing Existing
- **Rural Supportive Housing Examples**
 - Unique Aspects
 - Examples
- **Challenges and Benefits of Supportive Housing**

What is Supportive Housing?

A cost-effective combination of permanent affordable housing with services that helps people live more stable, productive lives.

Rural Homelessness

What does homelessness look like on rural areas?

- Doubled up, overcrowding, couch hopping
- Cars, buses, tent campers
- Chicken coops, fish houses
- Storage rental units, 24 hour businesses

Rural Homelessness

- 1/3 of homeless people live outside of 7 county metro area
- 47% are considered long term homeless, or one year continuously homeless or four episodes in three years, (57% in metro)
- 35% of homeless women in Greater MN were homeless because of domestic abuse (30% in metro)
- 42% of children where in short-term, emergency arrangements (26% in metro)

Rural Homelessness

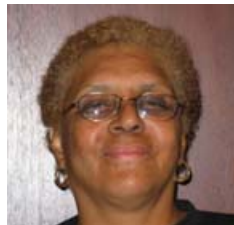
- 34% of homeless adults had children with them compared to 29% in metro area
- 61% of homeless adults had a chronic health condition compared to 54% in metro area
- 28% of homeless men were veterans (22% in metro)

Source: Wilder Study, 2006

Who Lives There?

Single adults, families and unaccompanied youth who have experienced

- Long histories of homelessness
- Long-term poverty coupled with persistent health problems, including mental illness, substance abuse, HIV/AIDS
- Histories of trauma, abuse and violence
- Repeated engagements with temporary institutional settings and crisis care services
- People doubled/tripled up or couch hopping



Features of Permanent Supportive Housing

Permanent Rental Housing

- Each resident holds lease on his/her own unit
- Resident can stay as long as he/she pays rent and complies with terms of lease (no arbitrary or artificial time limits imposed)

Affordable

- Tenants usually pay no more than 30% of income for rent

Features of Permanent Supportive Housing

Flexible Services

- Participation in a “program” is not a condition of residency
- Services are designed project by project for the target population and the housing setting
- Services are flexible and responsive to individual needs

Cost Effective

- Costs no more, and often much less, than the cost of homelessness and produces better outcomes than the expensive system of crisis care

Permanent VS. Transitional

What is the difference?

- In Transitional Housing *funding criteria* decide when people are ready to move on.
- In Permanent Housing *clients* decide when they are ready to move on.

Transitional Housing

- Works for people with few barriers and disabilities.
- Works for people who are situational homeless for a short period of time i.e. lost their jobs but are employable.
- Are able to meet service requirements of lease.

Services Make the Difference

- Flexible, voluntary
- Counseling
- Health and mental health
- Alcohol and substance use
- Independent living skills
- Community building
- Vocational counseling and job placement



Support Services

What services will be made available to building residents

- Case Management Services
- Independent Living Skills
- Health and Medical Services
- Substance Abuse Services
- Mental Health Services
- Vocational Services
- Services for Families

Supportive Housing Development

Supportive Housing Types

- Dedicated buildings
- Rent-subsidized apartments
- Mixed-income buildings
- Long-term set asides
- Single family homes



Who Creates Supportive Housing

- Mental Health and other Service Providers
- Homeless Service Providers
- Non-profit Affordable Housing Provider
- Public Housing Authorities
- Private Developers and Private Landlords
- County and local governments

Development Approach

There are two primary approaches to developing supportive housing

- Building NEW housing
- Accessing EXISTING housing

Models for Supportive Housing: Accessing Existing Housing

- Accessing existing rental units in the community and adding wrap around services
- Integrates residents into the community
- Once secure rental subsidy, can move very quickly
- Involves establishing on-going funding sources and providers for operating and services



Models for Supportive Housing: “Traditional” Development

- Creates a permanent asset to the community
- Involves acquisition and construction and the full compliment of development activities.
- Can take 2-3 years (or more!) to develop
- Involves establishing on-going funding sources and providers for operating and services



Key Steps in “Traditional” Development

- Developing Project Concept/Assessing Feasibility
- Building a Development Team
- Identifying and Securing Resources
- Program Design and Construction
- Preparing for Operations
- Lease-up



Project Concept & Feasibility

- Who is the target population?
- What model(s) of housing makes sense?
- What services will be provided?
- What geographic area will you serve?
- What is the need?
- Is there public/financial support?

Building a Development Team

Development Team Members

- Project Sponsor
- Project Developer/Consultant
- Property Manager
- Service Provider
- Architect
- Attorney



Identifying & Securing Resources

3 key budgets that must be financed

Capital

The bricks and mortar

Operating

Day-to-Day operations of the building

Services

Providing the necessary supports

Rural Supportive Housing

Unique Aspects of Rural Supportive Housing Development

- Lack of service providers, developers and/or property managers
- Often have to cover a large geographic area (if scattered site program)
- Minimum number of foundations to provide gap financing and service funding

Rudy Perpich Apartments

Hibbing, MN

- School building converted into 20 units of housing for single adults with mental illness who has been long term homeless
- Range Mental Housing Center (RMHC) is owner, service provider, property manager
- Outpatient mental health services, clinic and other programming is provided at RMHC office, next door to the apartments.

Unique Aspects of Rural Supportive Housing Development

- Transportation is always an issue
- Lack of understanding about need and issues of rural homelessness (especially by funders and community)
- Fear of long-term homeless definition
- Projects are smaller and more expensive per unit cost

Belle Haven Town Homes Princeton, MN

- 16 two and three bedroom units for families in recovery
- Adult head of household with dependent children, a current disability (such as chemical dependency), a history of homelessness, income eligibility, and at least 30 days of documented sobriety with the desire to remain sober.
- Support services are individualized, voluntary, flexible and available on site. Services programming for pre-school and school aged children.



Unique Aspects of Rural Supportive Housing Development

- Problem is quantifiable (often service providers, local police, clinics, ect... know who is homeless and have an idea of how many)
- NIMBY can potentially be easier to deal with as project sponsor Boards often have more community members and people know each other
- One project can make a visible impact on the community

West River Town Homes

Detroit Lakes, MN



- 12 units of permanent supportive housing for families
- Unique partnership between the Becker County Housing and Economic Development Authority and Mahube Community Council, Inc
- Families who meet the definition of long-term homeless - which is four or more episodes of homelessness in three years or being continuously homeless for one year.



The Challenges and Benefits of Supportive Housing

Challenges of Supportive Housing

Complex Financing

High Capital Costs

- Community/program space, security measures, durable materials

High Operating Costs/Low Revenue

- Serves very low income tenants
- Cannot carry debt
- Needs deep rent subsidies

Support Services

- Few sources for non-institutional settings
- Need long-term availability

Challenges of Supportive Housing

Complex Partnerships

Owner

- Private owner protects bottom line
- Nonprofit owner has “double bottom line”

Property Manager

- “Bad Cop”
- Not the same as other affordable housing
- Not a money-maker

Lead Service Provider

- “Good Cop”
- Need good working relationship with Property Manager

Challenges of Supportive Housing

Siting / Community Support

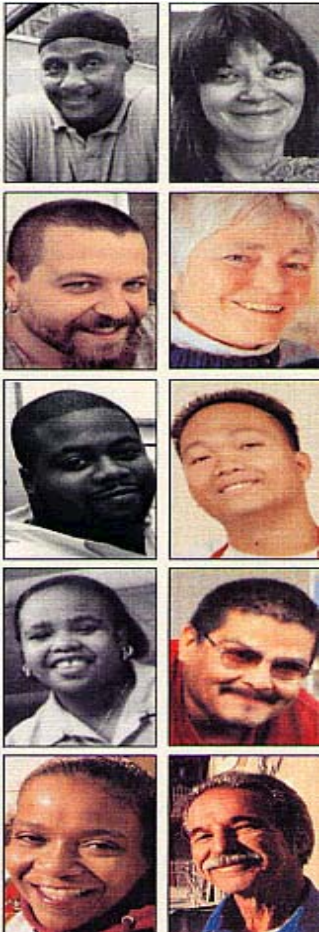
Zoning/Local approvals

- Square peg in round hole?
- Concentration

NIMBY

- Fear of target population

Benefits of Supportive Housing



Breaks the Cycle of Homelessness

- Increases ability to access and maintain housing
- Reduces use of crisis and institutional services
- Fosters self-sufficiency
- Improves health and wellness
- Encourages peer and community support

Benefits of Supportive Housing

Consumer Outcomes

- ER visits down 57%¹
- Emergency detox services down 85%²
- Incarceration rate down 50%³
- 50% increase in earned income
- 40% rise in rate of employment when employment services are provided
- More than 80% stay housed for at least one year⁴



¹ Supportive Housing and Its Impact on the Public Health Crisis of Homelessness, CSH, May 2000

² Analysis of the Anishinabe Wakaigun, September 1996-March 1998

³ Making a Difference: Interim Status Report of the McKinney Research Demonstration Program for Homeless Mentally Ill Adults, 1994

⁴ See note 1 above

Benefits of Supportive Housing

Community Outcomes

- Increased property values
- Neighborhood beautification
- Lower crime rates
- Overall economic impact
- More effective use of public resources



The Role of CSH

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

CSH's Project Related Assistance

- Predevelopment Funding
- Technical Assistance
- Systems Advocacy

For More Information

To find out more about the services that the CSH Consulting Group can provide, please call 312.332.6690 x13 or e-mail consulting@csh.org.





“I have 2 years clean and sober, a steady job, I pay my own rent – all of which I could not have done without supportive housing.”

*Charlie Miller, Tenant
Canon Kip, CA*