



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission (SDHC) Permanent Supportive Housing (PSH) Developer Workshop: Streamlining the Application Process for the Notice of Funding Availability (NOFA) September 2019

Deanna Villanueva
Vice President, Housing First Programs
Homeless Housing Innovations Division
San Diego Housing Commission

Maria Callow
Special Programs Manager
Rental Assistance Division
San Diego Housing Commission





SDHC – PSH Developer Workshop Agenda

- I. Welcome and Workshop Objectives
- II. About SDHC and this NOFA
- III. Overview of Permanent Supportive Housing (PSH)
- IV. Working Together
- V. Preparing Your PSH Application
- VI. Question & Answer





SDHC – PSH Developer Workshop

Workshop Objectives

- At the end of this workshop, participants will be able to:
 - Describe the experience and strengths SDHC looks for in PSH development partners
 - Identify the components of an effective PSH supportive services plan
 - Write narratives that showcase collaboration between the developer, property management, and supportive service providers, as well as with other City and County entities, to achieve PSH goals





SDHC – PSH Developer Workshop

HOUSING FIRST – SAN DIEGO: 2018 – 2020

SDHC's Homelessness Action Plan

- Directs **\$79.7 million** in federal, SDHC and City of San Diego funds to programs to create housing opportunities for individuals and families experiencing homelessness:
 - New Permanent Supportive Housing
 - Homeless Prevention and Diversion
 - Landlord Engagement and Assistance Program (LEAP)
 - SDHC Moving Home Rapid Rehousing
 - SDHC Moving On Rental Assistance
 - Coordinated Street Outreach
- More than 4,700 housing opportunities created through June 30, 2019—surpassing three-year goal in two years.





SDHC – PSH Developer Workshop

About the NOFA

- This NOFA provides up to \$30.1 million in capital funds and 400 federal rental housing vouchers
 - 90 Sponsor-Based Subsidy (SBS)/Project-Based Vouchers for PSH (new construction)
 - 50 PSH PBV (rehab)
 - 130 Project One for All (POFA)
 - 30 Veterans Affairs Supportive Housing (VASH) PBV
 - 100 Non-PSH PBV for low-income households
- **All applications are due no later than November 25, 2019, at 2 p.m.**



SDHC – PSH Developer Workshop

About the NOFA (Continued)

- PSH Opportunities
 - PBV, SBS, VASH PBV, or POFA
 - Must serve homeless individuals
 - Coordinated Entry System (CES) matching and utilization of the Homeless Management Information System (HMIS)
 - Supportive Services Required
- Non-PSH Opportunities
 - PBV only
 - Serves low-income individuals (no homeless requirement)
 - No support services required
 - Selected from SDHC’s PBV waitlist or approved site-based waiting list



Overview of PSH



SDHC – PSH Developer Workshop

Overview of PSH

Housing First Approach



Provide a safe, secure, and permanent home as quickly as possible



For those who may need support once in a home, provide flexible and voluntary services focused on housing stabilization

PSH is just one of the interventions used by the homeless crisis response system and includes a permanent home with wraparound supportive services



SDHC – PSH Developer Workshop

Overview of PSH

PSH Defined



Subsidized affordable housing



Services are voluntary, flexible, and person-centered



Evidenced-based model that uses Housing First approach



Indefinite length of time



Targeted to those most in need, including those with disabilities



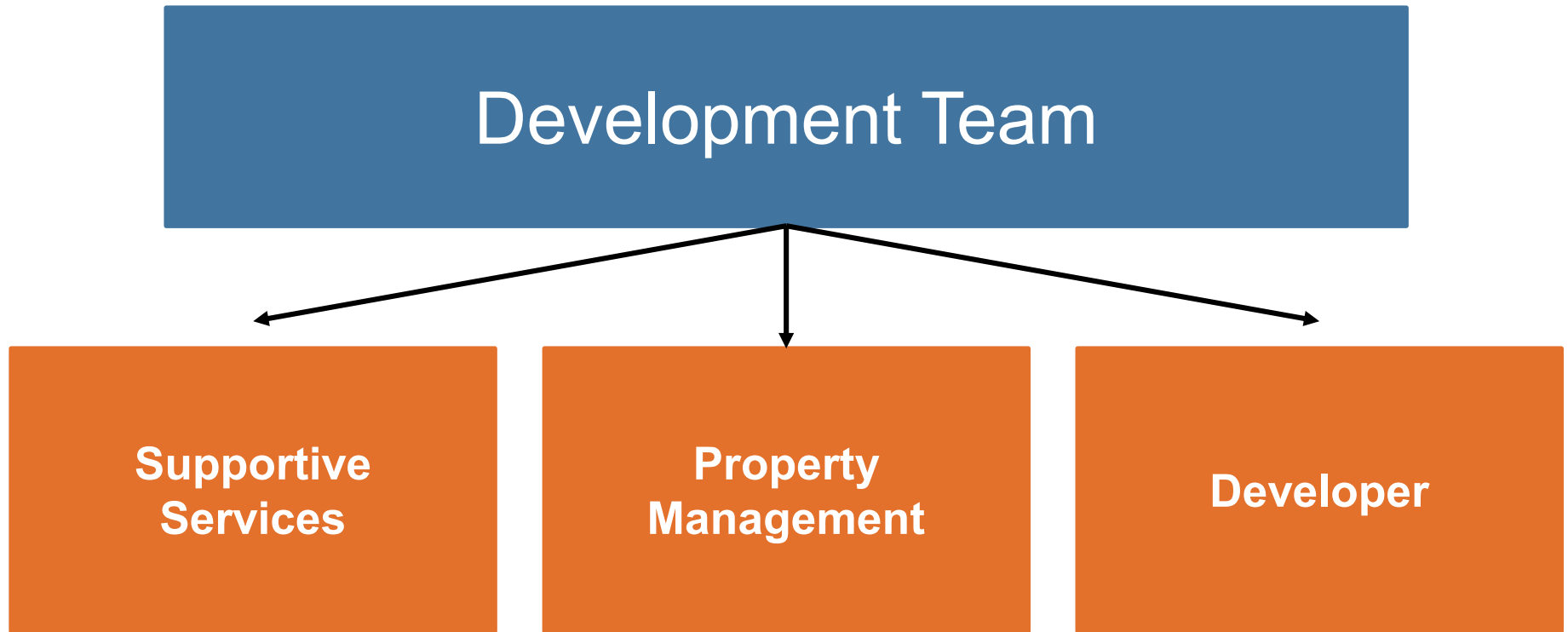
Households pay a predetermined portion of their income on rent



SDHC – PSH Developer Workshop

Overview of PSH

PSH Development Team Roles



Working Together



SDHC – PSH Developer Workshop

Working Together

Updating the Application Process



Complete applications speed up funding approvals





SDHC – PSH Developer Workshop

Working Together Enhanced Application

- Revised application that uses conditional logic to improve usability
- Developer workshop that provides guidance on submitting an application that meets SDHC scoring guidelines
- A companion toolkit developers can reference when writing project narratives



NOFA Application Supportive Services Information





SDHC – PSH Developer Workshop

NOFA Application

Evaluation & Scoring Guidelines

Three-phase review process:

- Phase 1: Minimum threshold requirements
- Phase 2: Project quality and readiness standards
- Phase 3: Award allocation and determination



SDHC – PSH Developer Workshop

NOFA Application

PSH Checklist



Use all current forms provided in the SDHC application workbook



Label and organize all attachments as outlined in the PSH NOFA checklist



Upload and save the files as directed to Box



SDHC – PSH Developer Workshop

NOFA Application

PSH Application

1.

Minimum Scoring
Thresholds

2.

Target Population &
Supportive Services
Plan & Budget

3.

Developer
Experience &
Property
Management



SDHC – PSH Developer Workshop

NOFA Application

Essential Supportive Services Planning



Healthy Residents – Support residents with housing stability, increasing income, improving health, improving independent living skills, and creating positive social support systems



Healthy Neighborhoods – Support residents to be good neighbors



Healthy Community – Help build a sense of community, invite the community in, create partnerships and opportunities for positive impact





SDHC – PSH Developer Workshop

NOFA Application

Section 1: Minimum Scoring Threshold – System Coordination

- 2-1-1 San Diego Participation
- HMIS Utilization
- CES Participation, including following Regional Task Force on the Homeless (RTFH) Community Standards
- Letters of Support



SDHC – PSH Developer Workshop

NOFA Application

Section 1: Minimum Scoring Threshold – Fidelity to Housing First

Core Components of a Housing First Approach

Housing
Focused

Person
Centered

Low
Barrier

Harm
Reduction

Best practice promoted at the federal, state, and local levels;
required to qualify for funding from SDHC



SDHC – PSH Developer Workshop

NOFA Application

Section 1: Minimum Scoring Threshold – Fidelity to Target Population

- Demonstrated commitment to people experiencing homelessness with the highest levels of service needs:

**Chronically
homeless**

- Has experienced homelessness for 12 consecutive months or on at least four occasions totaling 12 months in the last three years

AND

OR

**Literally
homeless with a
disability**

- Current, primary nighttime residence in a place not meant for human habitation, safe haven, or emergency shelter or who is returning to such a location after residing less than 90 days in an institution

AND

- Has a documented, continuous disability that limits the individual's ability to live independently





SDHC – PSH Developer Workshop

NOFA Application

Section 2: Target Population and Supportive Services Information

1.

Target Population and
Subpopulations

2.

Supportive Services
Plan





SDHC – PSH Developer Workshop

NOFA Application

Section 2: Target Population and Subpopulations

- Substance use disorder
- Serious mental illness
- Physical disability
- HIV/AIDS
- Developmental disability
- Veterans
- Elderly
- Justice-involved
- Transition-age youth





SDHC – PSH Developer Workshop

NOFA Application

Section 2: Components of Supportive Services Plan

1. Service Provider Experience and Capacity
2. Service Description
3. Service Approach and Delivery Method
4. Supportive Services Budget
5. Required Documents



SDHC – PSH Developer Workshop

NOFA Application

Section 2: Service Provider Experience & Capacity

How does the population fit with PSH?

What experience does the service provider have with the population?

What experience does the service provider have with PSH?

What outcomes has the service provider achieved in prior projects?



SDHC – PSH Developer Workshop

NOFA Application

Section 2: Service Description & Delivery Method – Service Types

Case management is provided by the lead service provider with other services provided in partnership based on tenant needs.

- Case Management
- Mental Health Services
- Substance Use Services
- Healthcare Services
- HIV Services
- Life Skills
- Education Services
- Employment Services



SDHC – PSH Developer Workshop

NOFA Application

Section 2: Service Description & Delivery Method – Supportive Services Approach



Services matched to tenant needs?

Anticipated needs of the tenant population? Process for initial and ongoing provider service assessments? Service description?



Service delivery method?

Service delivery model and approach? Use of evidence-based practices? On-site vs off-site? Frequency of services? How services support housing stability and well-being?



What are the qualifications of service staff?

Who is providing each service? What are their qualifications?



SDHC – PSH Developer Workshop

NOFA Application

Example: Supportive Services Plan Section 1

Target Population	<ul style="list-style-type: none">• People experiencing chronic homelessness who have serious mental illness.• Some have a co-occurring disability; high users of emergency services and inpatient/outpatient mental health services
Eligibility	<ul style="list-style-type: none">• Project One for All (POFA) vouchers
Types of Services	<ul style="list-style-type: none">• Case management• Mental health services and substance use services, life skills services provided in home• Healthcare and HIV services, as needed





SDHC – PSH Developer Workshop

NOFA Application

Example: Supportive Services Plan Section 2

- Approach grounded in Strength-Based Case Management. Use of Housing First and other best practices (e.g., Trauma-Informed Care, Motivational Interviewing)
- Active, person-centered engagement to encourage participation in flexible voluntary services
- Case managers and peer support specialists at 1:15 staff-to-client ratio. Partnership to provide behavioral health services on-site on a regular basis and through on-call crisis services
- Connections to community-based mental health and substance use disorder treatment
- Regular and responsive communication between service provider and property management



SDHC – PSH Developer Workshop

NOFA Application

Section 2: Supportive Services Budget

Services Staffing Costs

- Service type
- Target population
- Funding source type and total amount
- Position type
- Service description
- Number of staff
- Hours/staff/week
- Staff hourly rate
- Weekly fringe benefits/staff

Other Services Costs

- Food
- Moving costs
- Legal services
- Utility deposits/arrears
- Transportation
- Other



SDHC – PSH Developer Workshop

NOFA Application

Section 2: Required Documents

Letters of support
from partners

Staff resumes and
job descriptions

Supportive services
performance data
from HMIS for similar
projects

Individual service
plan sample



SDHC – PSH Developer Workshop

NOFA Application

Section 3: Property Management

Housing First
orientation –
housing-
focused,
person-
centered, low-
barrier

Understands
the tenant
population and
provides good
customer
service

Works with
services team
on tenants who
may need extra
support

1. How does property management and services team interact to support housing stability?
2. How does property management coordinate to avoid evictions?



Questions?

