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

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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
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
• 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.
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.
• **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
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
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Overview of PSH
PSH Development Team Roles

Development Team

Supportive Services
Property Management
Developer
Working Together
Complete applications speed up funding approvals

1. Complete application submitted
2. Evaluation committee review
3. Funding decision within 60 days
• 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
Three-phase review process:

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

2. Target Population & Supportive Services Plan & Budget

3. Developer Experience & Property Management
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
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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
Best practice promoted at the federal, state, and local levels; required to qualify for funding from SDHC.
• 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

**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

• Has a documented, continuous disability that limits the individual’s ability to live independently
Section 2: Target Population and Supportive Services Information

1. Target Population and Subpopulations

2. Supportive Services Plan
• Substance use disorder
• Serious mental illness
• Physical disability
• HIV/AIDS
• Developmental disability

• Veterans
• Elderly
• Justice-involved
• Transition-age youth
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
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?
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
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?**

**What are the qualifications of service staff?**
Who is providing each service? What are their qualifications?
### Target Population
- 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
- Project One for All (POFA) vouchers

### Types of Services
- Case management
- Mental health services and substance use services, life skills services provided in home
- Healthcare and HIV services, as needed
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
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
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
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NOFA Application
Section 3: Property Management

1. How does property management and services team interact to support housing stability?

2. How does property management coordinate to avoid evictions?
Questions?