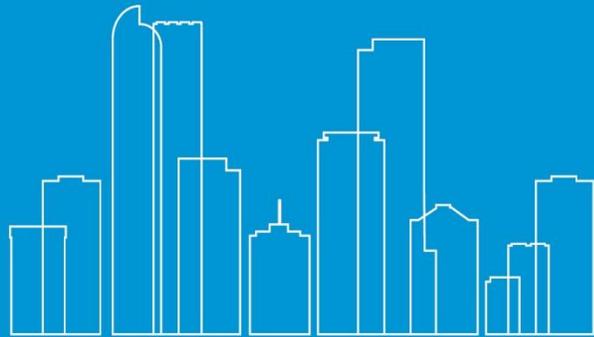


Ideas for financing high-quality permanent supportive housing (PSH) for the formerly homeless

Ideas para financiar viviendas de apoyo permanentes y de alta calidad (PSH)



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COLORADO DIVISION OF HOUSING

The Division of Housing (DOH) was created by statute in 1970 to improve the access of all Coloradans to decent, affordable housing.

Working with the State Housing Board, DOH:

- Provides state and federal funding to private housing developers, housing authorities, and local governments to increase the inventory of affordable housing.
- Provides federal and state funded rental assistance statewide through local housing authorities and non-profit service organizations.



Financing High Quality Supportive Housing:

2019 Denver Housing Summit
April 19, 2019

Annie Bacci, Associate Director

csh.org

The Source for
Housing Solutions





CSH advances solutions that use housing as a platform for services to improve the lives of the most vulnerable people, maximize public resources and build healthy communities.

Services
Funding –
How
much does
it cost?



Multiple Choice:

- A. \$1,000-\$2,000/unit/year
- B. \$2,500-\$4,000/unit/year
- C. If we have to ask...we can't afford it...

Answer: \$7,200-\$10,000/unit/year

Colorado Supportive Housing:

- *How do we compare*
- *How are providers making up the gap?*

OK, thanks – tell us what's possible



erstad ARCHITECTS Thomas DEVELOPMENT CO. NEW PATH COMMUNITY HOUSING PACIFIC WEST ARCHITECTURE NORTHWEST INTEGRITY HOUSING CO.



Making this real in Colorado



Opportunities:

- At the state level –Behavioral Health Services dollars
- At the local level- Denver’s Affordable Housing Bond fund includes funding available for services and new PSH units
- Health partnerships: Currently invested in Supportive Housing in Colorado
- Opportunities within the new RAE structure

Robust services
in supportive
housing: why
it's so
important:



How do we know it works?

The Denver SIB Initiative:

- 95% of participants screened for housing have been chronically homeless
- Extremely high numbers of interactions with criminal justice system prior to program
- High levels of substance abuse, severe and persistent mental illness & chronic health conditions
- Team based service approach has led to positive outcomes to-date



Questions:



Greg Harms

Chief Executive Officer

- More than 20 years of experience
- Started Boulder's first Permanent Supportive Housing (PSH) program in 2006
- Partnered with Boulder Housing Partners in 2015 to create 1175 Lee Hill, providing 31 one bedroom apartments for people experiencing chronic homelessness
- Boulder Shelter for the Homeless case manages about 80 PSH clients in both scattered site, and single use facilities



Hassan A. Latif

Executive Director

- Second Chance Center (SCC) is a community re-entry agency dedicated to the successful transition of people returning from incarceration
- SCC offers case management, mentoring, and vital resources to assist formerly incarcerated individuals in reestablishing their lives and becoming successful members of the community
- Awarded LIHTC and DOH vouchers in 2017 to create Providence at the Heights (PATH), a 50-unit supportive housing development in Aurora



Christian Pritchett

Director of Development

- BLD has developed 980 units of affordable housing across five states since 2011
- 395 units of permanent supportive housing developed across three states since 2014
- Projects have used 4% and 9% LIHTC, HOME, CDBG, NSP, TCAP, 1602 Exchange, NAHASDA, RAD, RD, State Housing Tax Credits, HSP, HDG and PBV funds
- Current Colorado PSH projects include Saint Francis Apartments at Cathedral Square, Arroyo Village, Providence at the Heights, and Karis Apartments



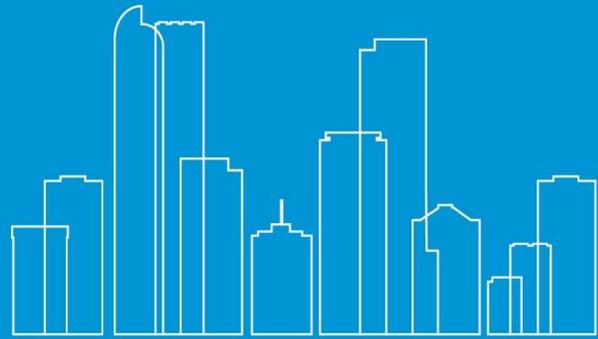
Kristin Fritz

Director of Real Estate Development

- Housing Catalyst is a Fort Collins, mission-driven real estate developer that designs, builds and serves communities with homes that are affordable in Northern Colorado
- Developed and managed by Housing Catalyst, Redtail Ponds offers 60 apartments for people with disabilities who have experienced homelessness
- In 2018 Housing Catalyst purchased the Midtown Arts Center to create a new 60-unit supportive housing development, Mason Place



Thank you!
¡Gracias!



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