



**“Creating a Diversity of Housing Options”  
Community Summit to End Homelessness in Fairfax County  
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## Ten Year Plans

- Ten Year Plans are the vehicle to:
  - Provide background on the issue
  - Develop a common philosophy
  - Develop goals for prevention
  - Develop goals for re-housing
  - Identify needs for infrastructure or policy improvements
  - Action Plan

## Making the Plan come to life

- Meet with agencies individually – seek to identify a match between top priority problems and the solution
- Agencies go with their strengths, do what they do best; each taking a piece is easier to swallow than one agency footing the whole bill.

## Issues that should be considered in setting housing production goals:

- Capacity for development:
- Past experience of nonprofits in developing housing
- Willingness to design and operate the kind of supportive housing that works (even housing first and harm reduction)
- Developers who can and want to build affordable and homeless housing
- Siting/NIMBY strategies
- Funding for ongoing operations
- Funding for supportive services
- Property management companies that are willing to manage the properties

## Who Creates Supportive Housing

- Mental Health and other Service Providers
- Homeless Service Providers
- NFP Affordable Housing Provider
- Public Housing Authorities
- Private Developers and Private Landlords
- SH providers who only create and run SH

## Models of Supportive Housing

## Supportive Housing Types

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



## Models for Supportive Housing: Traditional Development

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

## Allegan County, Michigan

- 47 units
- Rural, multi-site
- For people with special needs
- On- and off-site services provided by consortium of local agencies



## Columbus, Ohio

- 100 efficiency apartments
- 50% for chronically homeless men and women, 50% for low income people
- Community room, linkage to healthcare, education, and employment services
- Faith-based sponsor



## LA: “No Fail” Housing

- **Lamp Lodge** is the permanent housing component of LAMP Inc.’s continuum of housing opportunities for people with mental illnesses in Los Angeles
- All are homeless when they arrive, and have a history of mental illness; they may have substance use issues as well
- LAMP focuses on a philosophy of “no fail” housing and a “non-linear case management” model

## Models for Supportive Housing: Accessing Existing Housing

- Sometimes referred to as “Housing First”
- Also might be referred to as Scattered Site Housing
- Integrates residents into the community
- Can “retrofit” existing affordable housing and add services in a single site
- Once secure rental subsidy, can move very quickly
- Involves establishing ongoing funding sources and providers for operating and services

## Scattered Site: One Example

- Using existing apartments in the community
- Provider does not own units but might master lease
- No rehabilitation or construction involved – take apartments “as is”
- Owner of apartments typically private landlords who own large and small apartment buildings or 2-4 family houses

## Direct Access to Housing in CA

- The city of SF acquires sites for the DAH program through “master leasing”
- Most units have private baths and shared cooking facilities
- DAH housing presently includes:
  - The Camelot Hotel (51)
  - Windsor Hotel (78 units)
  - Star Hotel (54 units)
  - Pacific Bay Inn (75 units)
  - Le Nain Hotel (86 units)
  - Broderick Street Adult Residential Care Facility (34 units).

## Sunshine Terrace: A Partnership with a PHA in Ohio

- Columbus Metropolitan Housing Authority and the YMCA of Central Ohio partnered to convert Sunshine Terrace into supportive housing
- 50 units for formerly homeless, services and security, retraining of on-site staff
- Project is now fully occupied



## Developing Specific SH goals

### Housing Type & Service strategy

- single site foyer model w/ intensive services
- scattered site private market units w/ limited services
- single site supportive housing w/intensive services
- set asides of private market units w/ intensive services
- single site safe haven model w/intensive services
- single site, low demand SRO housing w/limited services



### Need by Target Population:

- Homeless youth
- Street homeless adults
- Long-term homeless adults
- Long-term homeless families
- At-risk adults
- At-risk families

= Total Number of Units



“I’m much less of a burden on society now than when I was homeless.”

Gene Pittman  
Supportive Housing Tenant



For more information:  
• CSH Resource Library - Supportive Housing Financing Pages  
• Visit [www.csh.org](http://www.csh.org)

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