



Finance Authority



Iowa Supportive Housing Institute Informational Webinar



About CSH

CSH is 501c3 nonprofit intermediary organization and CDFI that advances **supportive housing** as an approach to **help people thrive**.

Since our founding in 1991, CSH has distributed more than **\$1.7 billion in loans and grants** that has created over **467,000 homes for individuals and families** exiting long-term homelessness.



csh.org

What **We** Do

CSH takes action through our three lines of business.

Policy & Advocacy

We promote concrete policies and strategies that advance more supportive housing development.



Community Investment

We are a CDFI and invest resources to increase availability and sustainability of quality, affordable housing aligned with services.

Strengthening the Field

We provide training, technical assistance and thought leadership to the housing and services sectors.

There are approximately
9,211 households in Iowa
in need of supportive
housing today



Greatest Need by Group:

Aging - 45%

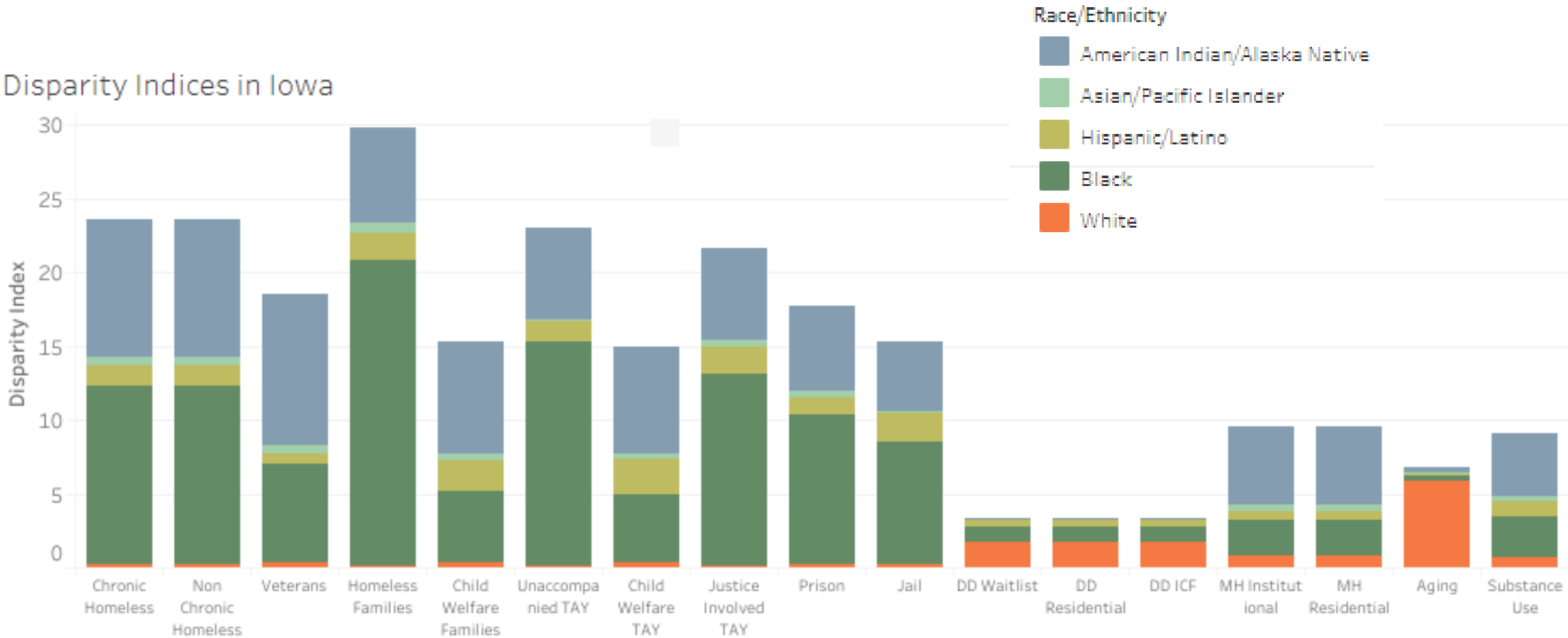
IDD - 20%

Justice - 15%

Based on [CSH National Supportive Housing Needs Assessment](#)

Racial Equity Gaps by System in Iowa

www.csh.org/data



Homelessness Across the US

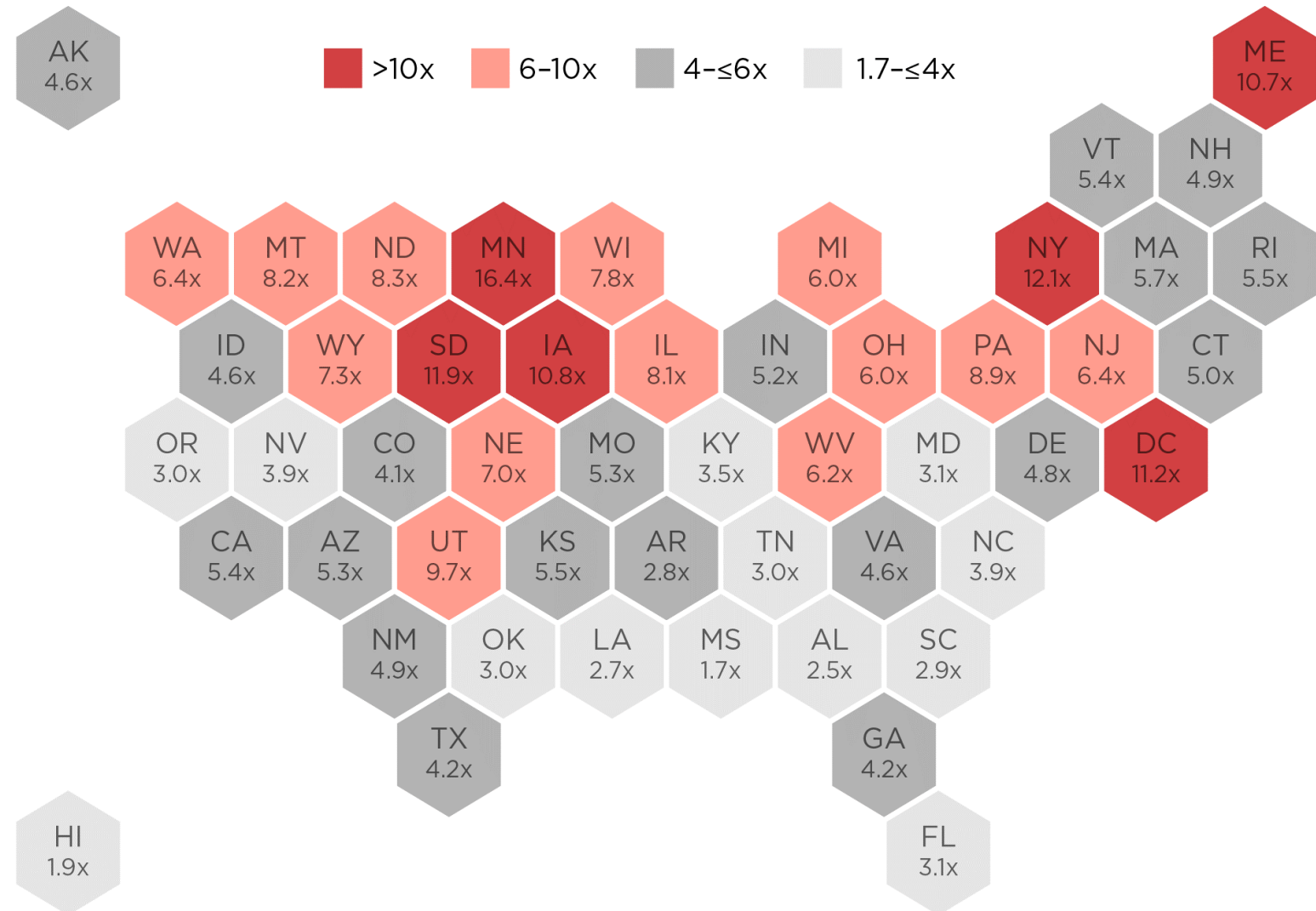
US Pop/Homeless

- 1.35 --> 3% Native
- 13% --> 40% Black
- 16.7% --> 22% Latinx
- 76% --> 49% White
- Source, National Alliance to End Homelessness

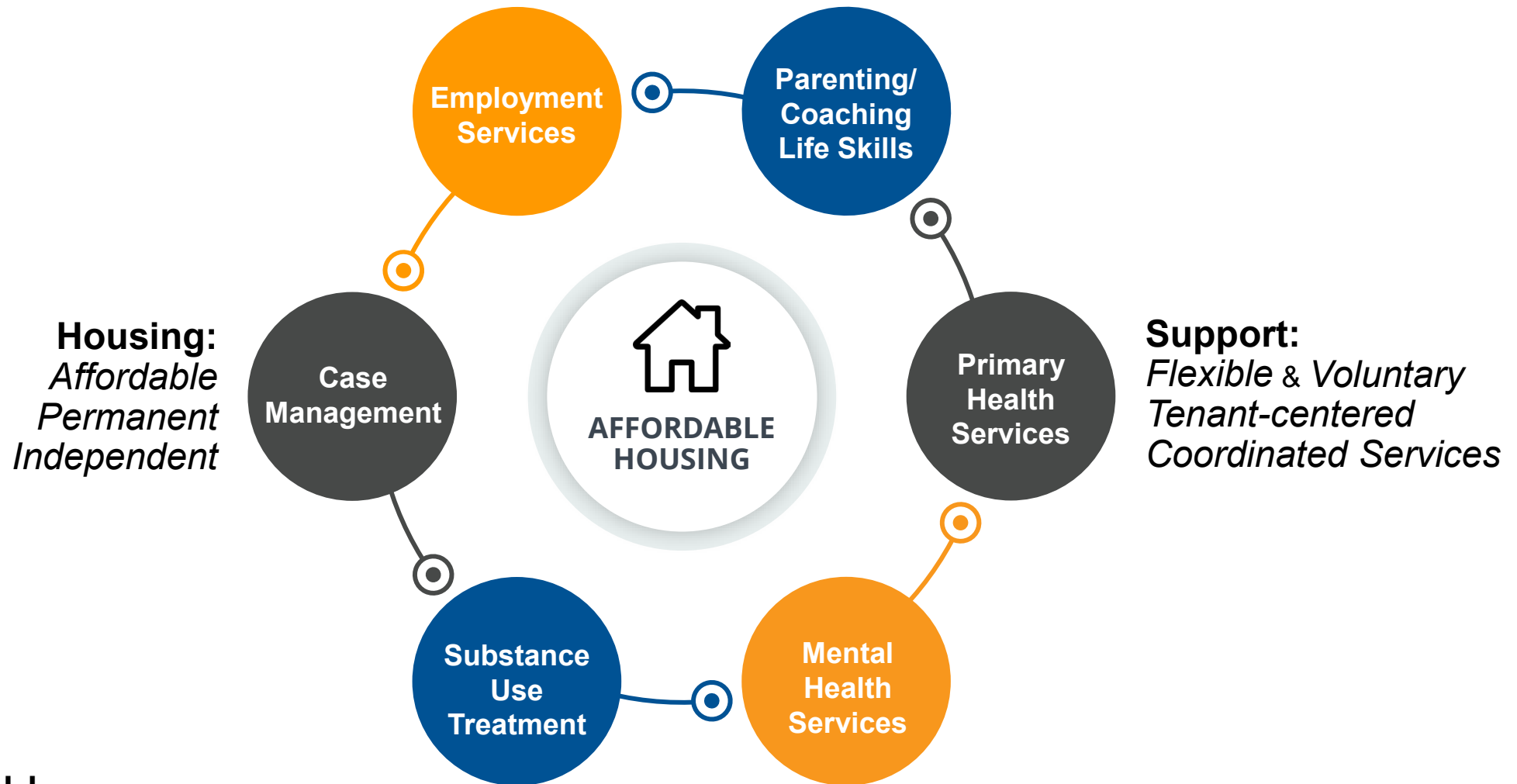


In Every State, African Americans Are More Likely Than Whites to Experience Homelessness

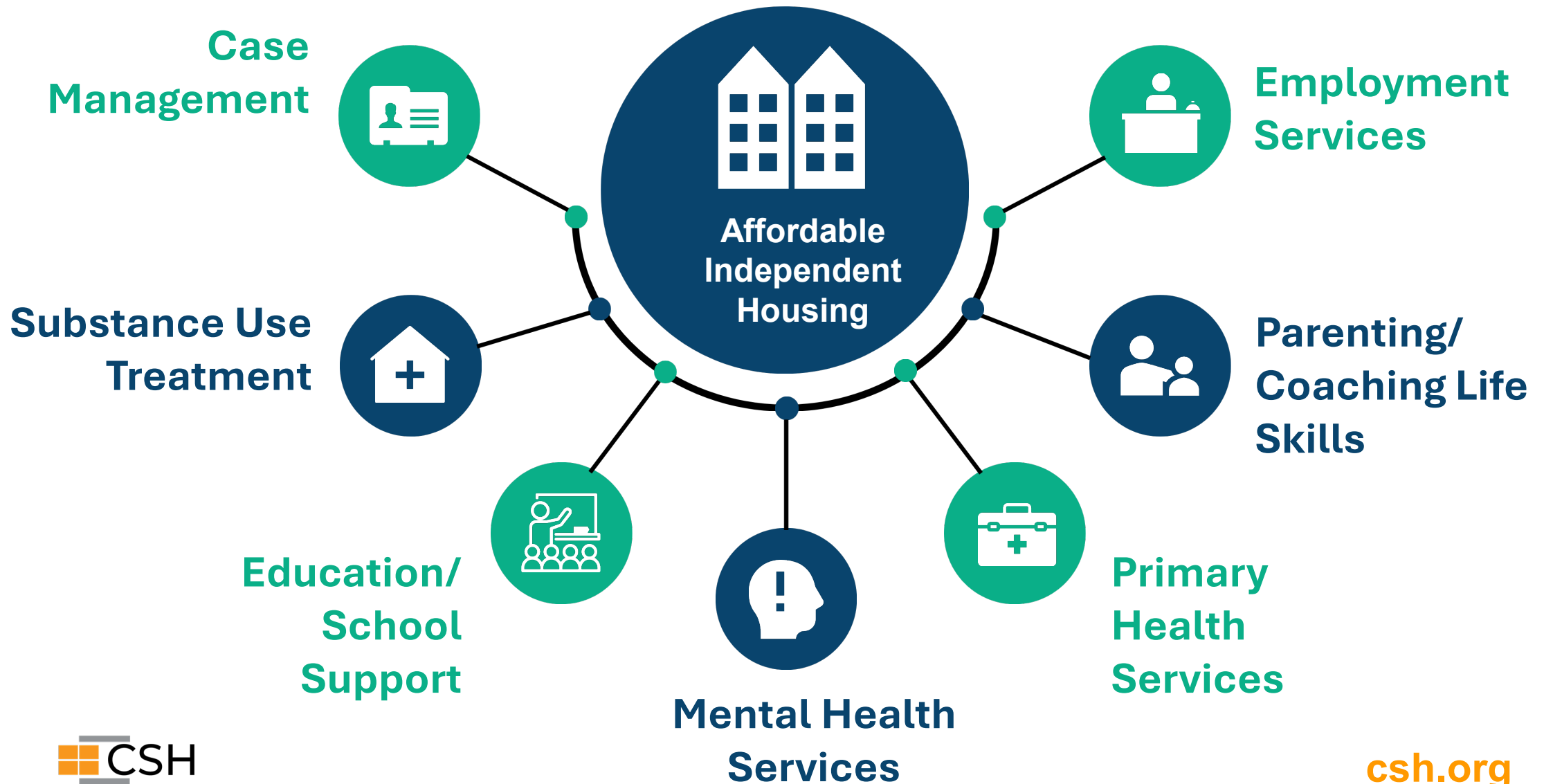
Ratio of Black-to-White homelessness rate by state, 2018



Supportive Housing



Supportive Housing



Supportive Housing is not:

- Treatment model or method
- Transitional housing
- Licensed Community care



Supportive Housing

&

Housing First Approach



Effective and Evidence based model for ending homelessness.



Quickly housing people experiencing homelessness to reduce the trauma caused by not having housing



Voluntary case management services that are flexible to meet the needs of tenants



It is NOT housing only. Tenants held to lease requirements. Choice in services is more effective than mandating services.

Key Components of Supportive Housing

1

Engages households with multiple barriers

2

Housing is affordable

3

Provides unit with lease & minimal barrier to entry

4

Engages tenants in flexible, voluntary services

5

Coordinates among key partners

6

Supports connecting with community

Supportive Housing Outcomes

Supportive Housing Improves Lives



Housing stability



Employment



Mental and physical health



School attendance



Supportive Housing Outcomes

Public System Savings

↓ Emergency room visits decline by **57%**

↓ Use of emergency detoxification services decline by **87%**

↓ The rate of incarceration declines by **52%**

↑ More than **83%** stay housed for at least one year

Center of Excellence for Behavioral Health

Definition of Permanent Supportive Housing

- Permanent supportive housing (PSH) is an evidence-based, minimal barrier housing intervention prioritized for individuals with complex, multi-occurring conditions that meet fidelity to established standards.
- Individuals in PSH live with affordability, autonomy, and dignity through the combination of person-centered, flexible, voluntary support services and have a legal right to remain in their housing, as defined by the terms of a renewable lease agreement.
- Access to and maintenance of housing is available to individuals who meet PSH eligibility criteria and is not based on housing readiness requirements, such as sobriety, behavioral, and/or program compliance.

Center of Excellence for Behavioral Health

Definition of Permanent Supportive Housing

- Permanent Supportive Housing (PSH) is a proven approach to the problem of homelessness and improves overall quality of life.
- PSH provides qualifying individuals permanent affordable housing with access to supportive services. Individuals also receive assistance in becoming fully integrated into their community.
- There are a multiple approaches to PSH including project-based rental assistance, sponsor-based rental assistance and tenant-based rental assistance. These strategies can be provided in single-site housing or scattered-site housing.

Permanent Supportive Housing Standards

<https://www.iowacebh.org/permanent-supportive-housing/>

IOWA
HEALTH CARE

Center of Excellence for Behavioral Health

	Permanent Supportive Housing Standards
Minimal Barrier	<p>Decent and Safe Housing</p> <ul style="list-style-type: none"> Housing units meet habitability standards & accessibility needs of the individual. Housing units must follow Fair Housing Laws. <p>Access to Housing</p> <ul style="list-style-type: none"> Access to & maintenance of housing is available to individuals eligible for PSH. Housing readiness is not based on sobriety, behavioral, and/or program compliance. Individuals are protected under the provisions of a standard, renewable lease agreement. Individuals with housing stability obstacles are given priority. <p>Access to Services</p> <ul style="list-style-type: none"> Services are provided by a team & available 24/7. Individuals have control over service staff entry to housing unit.
Voluntary	<p>Functional Separation of Housing and Services</p> <ul style="list-style-type: none"> Housing management staff have no role in providing clinical support services & service staff have no role in housing management. Caseload is on average 15 individuals or less per housing staff member. <p>Flexible, Voluntary Services</p> <ul style="list-style-type: none"> Individuals choose the type of services they want. Individuals are offered routine opportunities to modify their service selections.
Affordable	<p>Affordable Housing</p> <ul style="list-style-type: none"> Individuals pay a reasonable amount of their income for housing (30% or less of their income for housing costs). <p>Affordable Services</p> <ul style="list-style-type: none"> All available funding streams are exhausted for the most effective service delivery and utilization.
Integrated	<p>Housing Integration</p> <ul style="list-style-type: none"> Housing units are in the most integrated setting appropriate to the needs of individuals eligible for PSH. Housing type(s) available are scattered site and/or single site. <p>Integrated Service Options</p> <ul style="list-style-type: none"> Options for services are integrated within the community. Social and clinical service providers are readily accessible & mobile. Housing, service, and support staff collaborate for the most effective service delivery and utilization. Service mix is highly flexible and can adapt type, location, intensity, and frequency based on individual's changing needs and preferences.
Informed Choice	<p>Housing Options and Choice of Living Arrangements</p> <ul style="list-style-type: none"> Individuals have a choice of housing type and living arrangement. Individuals can wait for their unit of choice without risking discharge from the program or losing priority for a unit. <p>Individual Rights</p> <ul style="list-style-type: none"> Individuals have the right to remain in their housing, as defined by the terms of a standard, renewable lease agreement that aligns with Iowa's Landlord/Tenant Law. <p>Choice of Services</p> <ul style="list-style-type: none"> Individuals may choose from an array of services, including the option of no services, based on level of acuity. Individuals are informed of service changes and aware of newly available services.

Inaugural Iowa Supportive Housing Institute



Finance Authority



What is the FOCUS of the Iowa Supportive Housing Institute?

- **Focus:** Develop income targeted affordable housing with support services (supportive housing) for those Iowans with the highest needs who are also experiencing homelessness.
- The Institute will help supportive housing partners learn how to navigate the often complex process of developing housing with supportive services to prevent and end homelessness.



What are the GOALS of the Iowa Supportive Housing Institute?

Training Goal: Increase capacity within Iowa communities to develop supportive housing and to reduce the timeline for building supportive housing by improving the planning and development process.

Systems Goals:

- Expand the reach of Supportive Housing (SH) to new communities
- Improve communities by preventing and ending homelessness
- Reduce the number of households who are experiencing homelessness and cycling in and out of emergency systems



HOW will the Iowa Supportive Housing Institute do this?



The Supportive Housing Institute is a team-oriented training program best for groups in the beginning phases of a project, perfect for nonprofit or for-profit housing developers, service providers and public housing authorities



The Iowa Supportive Housing Institute will provide up to 7 teams made up of developers, social service providers, property managers, and other key partners with technical assistance and training to take a supportive housing development from an idea to reality.



The Institute will be held over five months with all training sessions to be held in-person at the IFA office in Des Moines.



Trainings will be facilitated by CSH and will feature a series of guest speakers and content experts.

Eligible Applicants

- Teams must include a **Developer** Partner, **Property Management** Partner and **Supportive Service** Partner
- Housing is permanent and affordable (the tenant household pays 30% or less of their income towards housing).
- Individuals have a choice of housing type and living arrangement;
- Tenants hold leases. Individuals have a right to remain in their housing, as defined by the terms of a standard, renewable lease agreement that aligns with Iowa's landlord/tenant law;;
- Housing readiness is not based on sobriety, behavioral, and/or program compliance;
- Housing is based on the Housing First model which includes eviction prevention and harm reduction strategies;
- Comprehensive case management services are accessible by tenants on-site and/or in the community where they live and designed to maximize tenant stability and self-sufficiency.
- Social and clinical service providers are readily accessible and mobile;
- Individuals choose the types of services they want, including the option of no services, based on level of acuity; and
- Individuals with housing stability obstacles are given priority.
- The supportive housing development must design tenant screening in a manner that ensures tenants are not screened out for having too little or no income, active or a history of substance use, a criminal record (with exceptions for funder mandated restrictions), or a history of victimization (e.g. domestic violence, sexual assault or abuse).
- Proposals to develop emergency shelters, transitional housing, or shared housing such as group homes or shared apartments, will NOT be considered

Key Institute Team Roles

Project Sponsor:
legal responsibility /
long-term control

+
Peer Specialist
or Lived
Experience
Team Member

**Property
Manager:**
physical & financial
viability

Development
Consultant

Developer: from
idea to occupancy

Service Provider:
supports people want & need



What makes for a successful team

- Passionate about ending homelessness
- Development understand and responds to its community needs
- Appropriate partners are included + those with lived experience
- Partners' mission and values align
- Planned level of services meets the needs of the population
- Experience in developing supportive and/or affordable housing, including applying for LIHTC
- Leverage local resources
- Open to Innovative models
- Team Matchmaking: Help connecting with another potential team members to build a team/project in advance of the Institute.

Institute Learning Objectives



1) Understand Core Concepts of Supportive Housing

including housing first, voluntary services, harm reduction, and eviction prevention



2) Identify Roles & Responsibilities

of each partner and establish how the team will work together



3) Create Plans

including tenant selection, supportive services, eviction prevention, property management, and tenant involvement



4) Understand Financing

develop preliminary budgets



5) Set Standards

for design criteria and site selection

Training Topics and Schedule

All trainings will be held in-person at the Iowa Finance Authority in Des Moines

March 2025:

- 3/26: Intro to Supportive Housing and Institute; Project Concept
- 3/27: Roles and Partnerships

April 2025:

- 4/8: Intro to Supportive Housing and Institute; Project Concept
- 4/9: Roles and Partnerships

May 2025:

- 5/20: Building out a services and operating budget for your project
- 5/21: Building out a capital budget for your project

June 2025:

- 6/24: Property Management
- 6/25: Fair Housing

July 2025:

- 7/22: First Year and Finale Presentation Prep. Institute Dinner in the evening.
- 7/23: Institute Finale Presentations (start first thing in morning so team can drive home in afternoon)

Institute Benefits

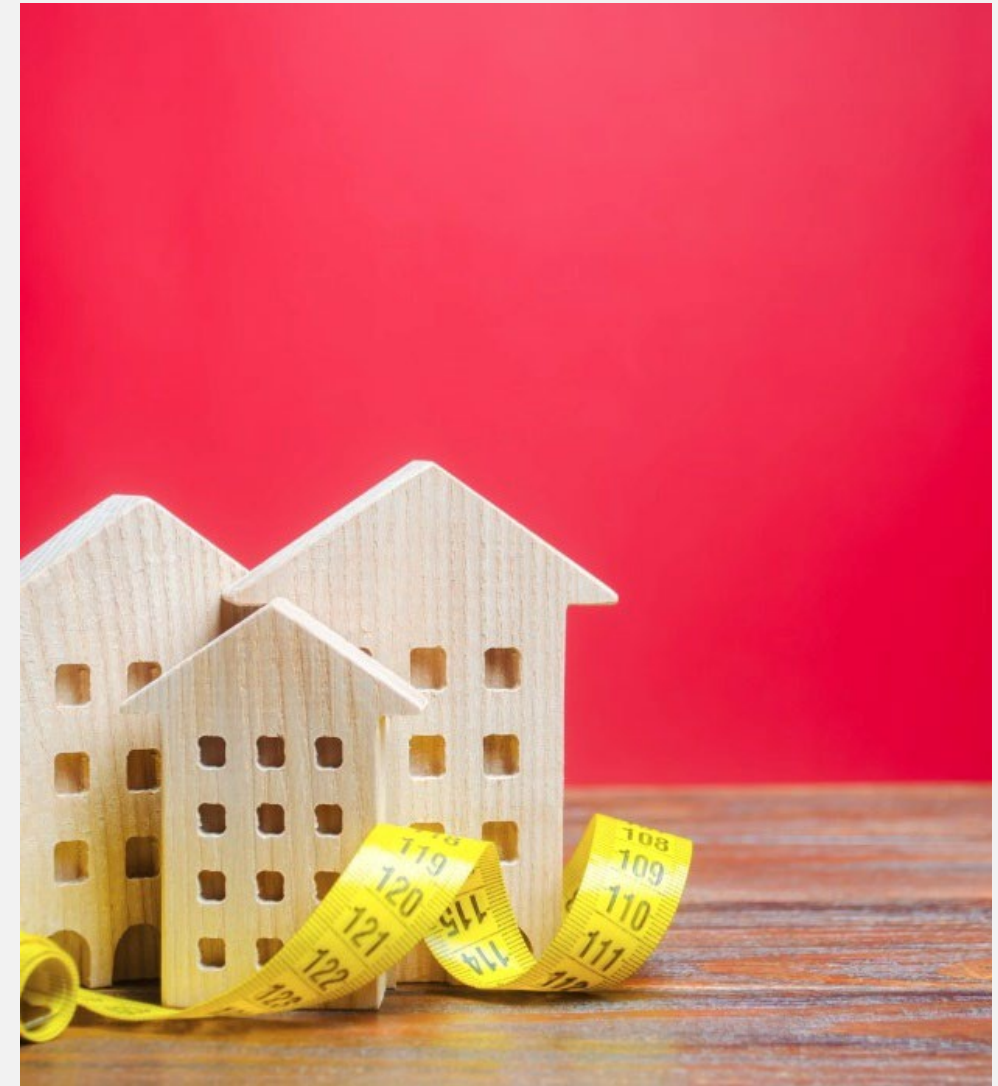
Upon completion, participants in the Institute will have:

- A **detailed, individualized supportive housing plan** that includes supportive service and delivery strategies that can be used to apply for funding from multiple sources;
- **Improved skills to operate existing supportive housing and develop new projects** serving people who experience multiple barriers to housing;
- A **strong, effective development, property management and service team** that leverages the strengths of each team member and has clearly defined roles and responsibilities;
- A **powerful network of peers and experts** to assist in project development and to trouble-shoot problems; and
- **Post-Institute technical assistance from CSH**
- Support and facilitate **connection to local resources**

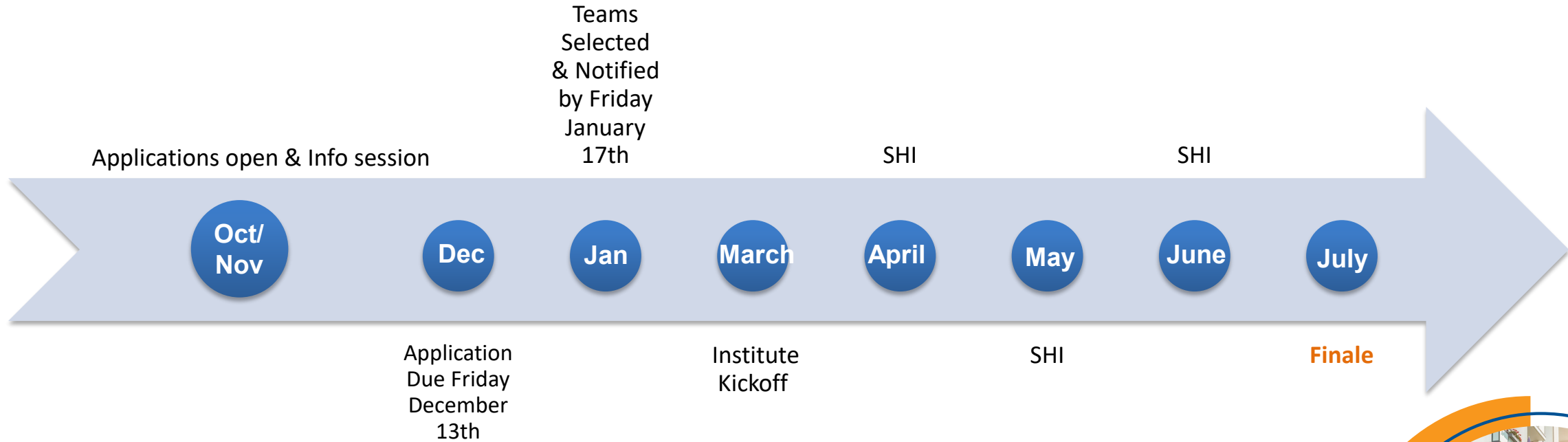
At the end of the Institute

Your team will have:

- Partnership MOUs
- Community Support Plan
- Preliminary Project Capital, Operating and Service Budgets
- Detailed Services Plan
- Operating Policies/Protocols for Service Provider(s) & Property Managers
- Management Plan
- Tenant Leadership Plan
- Eviction Prevention Plan
- Feasibility Analysis for Project Site



Iowa SH Institute Timeline



Institute Selection Process

For CSH to provide an appropriate level of technical assistance, the Institute will be limited to no more than 7 teams. Application DUE Friday December 13th, 2024!
[2025 Iowa-Supportive-Housing App Final.pdf](#)

Consideration will be given to the following factors when selecting teams:

- How the proposed project will increase capacity to create more supportive housing;
- Commitment to developing a supportive housing project and full participation in the Institute;
- Quality of the response to the application questions; and
- Alignment with the mission and goals of the Institute.

Contingent upon capacity, Individual Entity applicants will be matched with other entities (developers and/or providers) to form a conceptual team for the purposes of the Institute. Must attend ALL sessions.



Questions

Thank you!

csh.org

