



**LeBeau Development, LLC**  
*Engaging community possibilities*

**Permanent Supportive  
Housing Presentation  
UNUHA  
April 10, 2018**

# Introduction to Supportive Housing



**Supportive Housing** - A more humane solution to ending homelessness for families and individuals struggling with addiction, mental health and/or other disabilities who lack the social support, resources or ability to sustain and maintain housing without supportive services and subsidized housing.



Permanent supportive housing is *affordable* rental housing combined with *supportive services* that provides vulnerable individuals and families the *opportunity* to live stable, autonomous, and dignified lives.

# Housing

**Permanent:** Not time limited; not transitional

**Affordable:** Tenants pay no more than 30% of their income for rent

**Independent as possible:** Resident holds lease with normal rights and responsibilities



# Services

A man with a mustache, wearing a dark long-sleeved shirt and blue jeans, is sitting on a bed. He is looking down and to the left with a serious expression. A cardboard box is on the bed next to him, with his right hand resting on it. The box has some text on it, including "EXPRESS" and "Medicine". The room is dimly lit, with a lamp visible in the background.

Targeted: Based on populations served

Flexible: Responsive to residents' needs

Voluntary: Participation is not a condition of residency

Independent: Focus is on housing

# Who lives there?

## Families & Individuals who are:

- Homeless, including those living on the streets and in shelters
- Living in overcrowded conditions and/or couch-hopping
- Being discharged from prison and other systems of care
- Living in places not meant for human habitation, i.e., cars, garages, abandoned buildings, etc.



Who  
lives  
there?



## Families & Individuals who have:

- Serious chemical dependency and/or mental health issues who need supportive services to maintain stable housing
- “Burned their bridges” in other housing or service programs b/c of behaviors associated with chemical dependency, mental health or other disabilities
- Frequently use emergency services in the community because they lack stable housing

# Populations Served

- Families
- Unaccompanied adults (singles)
- Reintegrating from corrections
- Veterans
- Dual Diagnosed
- Mentally Ill
- Youth/Young adults aging out of foster care
- Chronically Addicted
- Chronically medically vulnerable or fragile







# Services are Key

- Flexible, voluntary
- Counseling
- Health & mental health services
- Alcohol & substance use services
- Independent living skills
- Money management / rep payee
- Community-building activities
- Vocational counseling & job placement

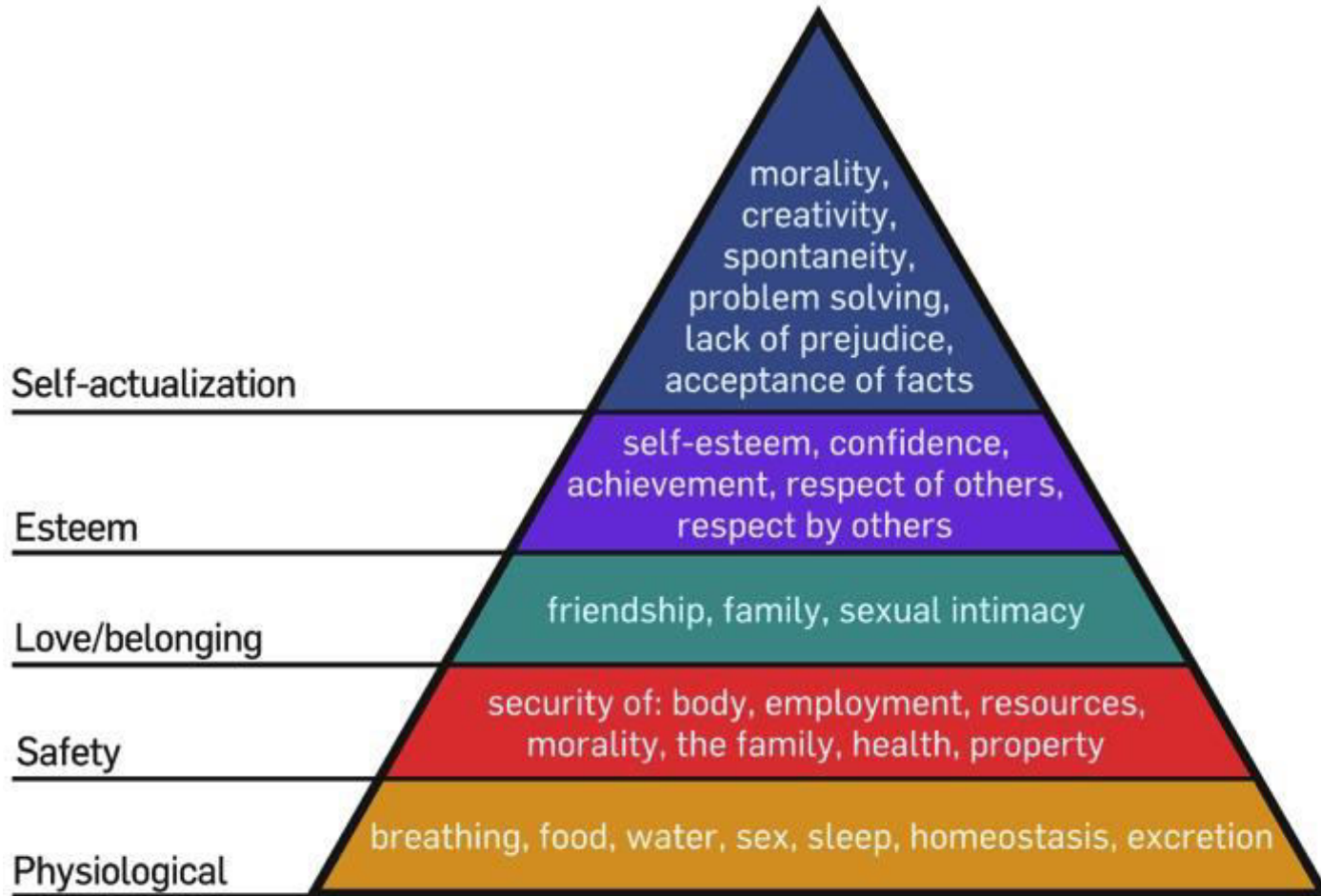


# Service Philosophy

- Housing is a human right
- Housing First
- Harm Reduction



# Maslow's hierarchy of needs



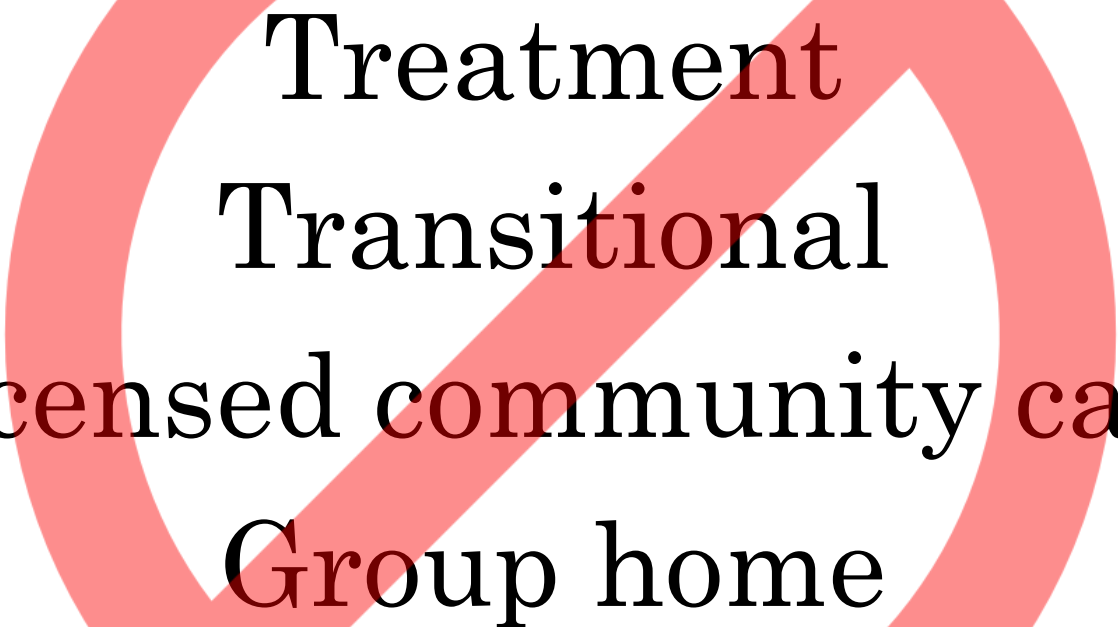
# Types of Supportive Housing



- Single site: buildings developed / rehabilitated
- Scattered Site: rent-subsidized apartments
- Mixed-income buildings
- Master-leased buildings or units



# Supportive Housing is NOT



Treatment  
Transitional  
Licensed community care  
Group home

# Transitional Housing

Works for people with minimal barriers who may just need temporary support to get back on their feet

Works for people who can/will comply with high threshold service requirements

Works for people who do not struggle with complex addiction or mental health issues



# Supportive Housing

Works for people with multiple or complex barriers

Works for people who have and will struggle long term with addiction and/or mental health or ongoing health issues

Works for people who every else has “given up on”, people who have recycled through the system and have not been able to maintain stable housing



# Benefits of Supportive Housing

- Reduces stress caused by doubled-up and overcrowding
- Reduces use of crisis and institutional services
- Produces better outcomes than the more expensive crisis care system
- Significantly reduces recidivism rates
- Ends cycles of homelessness



Patrick Haynes (Case Manager) & Paula



# Benefits of Supportive Housing

**Affordable housing providers** (including housing authorities) benefit from having services available for residents; it lessens wear on housing stock, and creates opportunities for people who struggle in existing housing properties.



**Human service providers** benefit because they know where clients reside, and have more efficient access to providing services.



**Tribal Governments** benefit because they have housing for members of the community who struggle to be housed, and have “burned bridges” and a ton of money can be saved by decreasing utilization of expensive crisis services

# Fond du Lac Supportive Housing





# Fond du Lac Veterans Supportive Housing





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# Gmaajii Mino Bimaadiziyaan











# New PSH Projects

- Red Cliff PSH
- Makah PSH
- St. Regis PSH
- UMHA PSH

# Lessons Learned

- Most states want to fund Tribes to do supportive housing once you show them how
- You can leverage millions of dollars in non-tribal funds to build it.
- Break down the silos between housing and human services

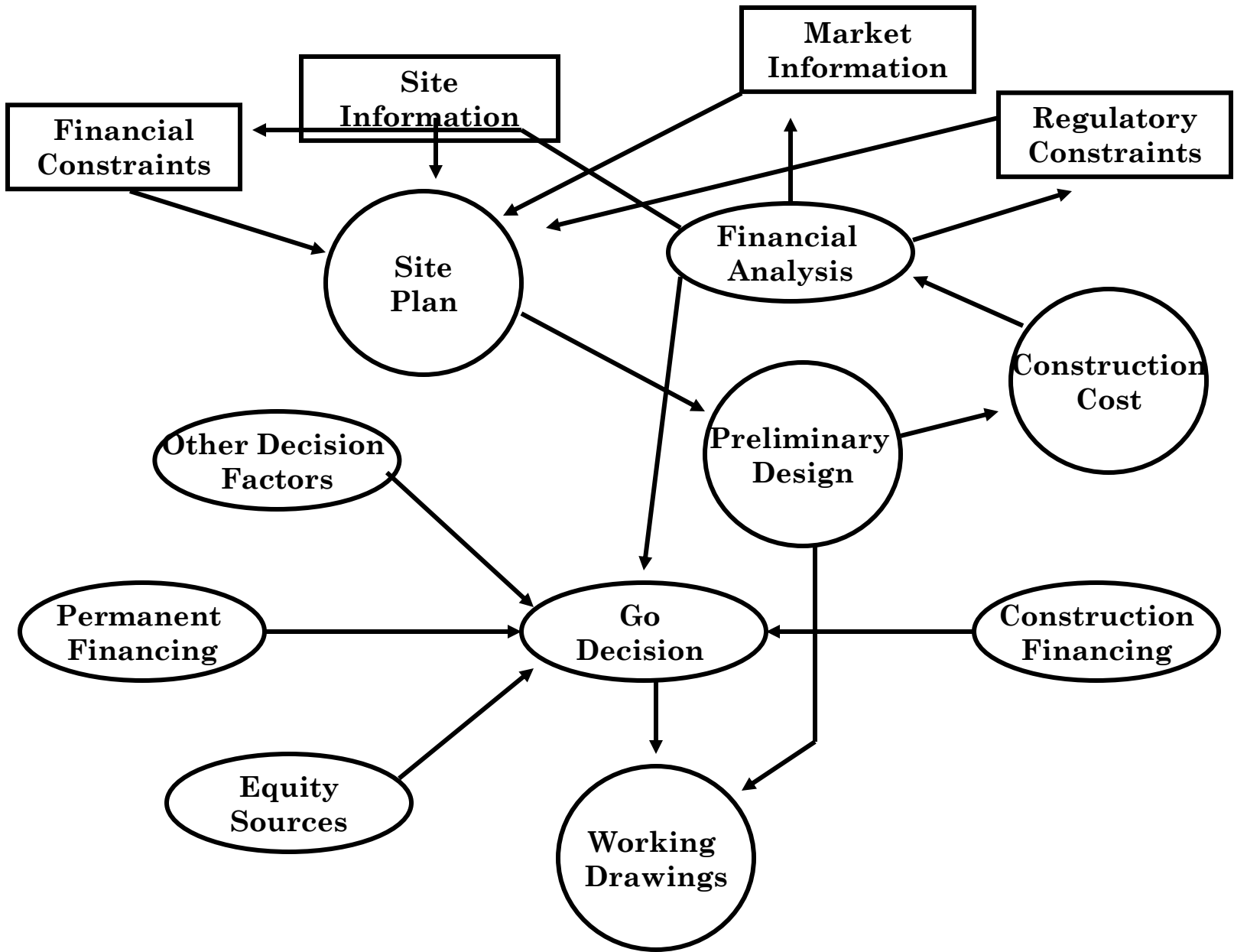
# The Development Process

- Supportive Housing takes a long time to develop
- This is a complex process involving multiple partners across disciplines
- Three separate budgets are involved
- Funding sources can be complicated

# The Development Process

- No Standard Model or Terminology
- Tasks are Interdependent
- Timing is Critical
- Multiple Players





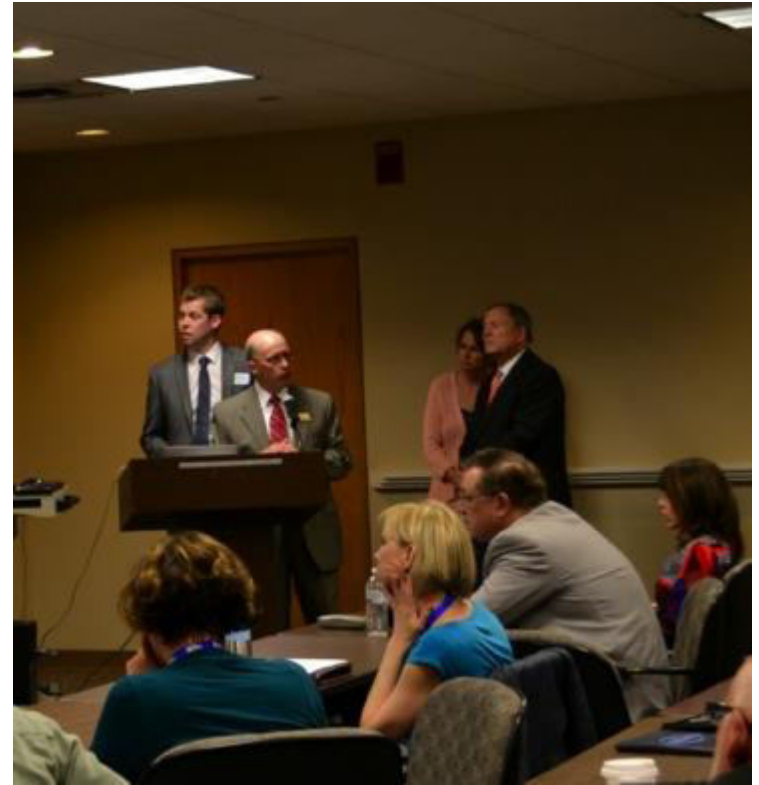


# Real 5 phases of Development

1. Concept
2. Feasibility
3. Deal making
4. Construction
5. Operations

# Supportive Housing Development Team

A group of consultants/developers, non-profits, service providers, community development entities and/or housing authorities that bring all of their skills, knowledge, expertise and resources together to develop and operate supportive housing.





- **Owner and/or Sponsor:** legally responsible for project, driving force behind the project
- **Developer:** delivery of complete, functional project ready for occupancy
- **Property Manager:** real estate management and operations for completed project
- **Service Provider(s):** design and implementation of the supportive services plan and evaluation

# Service Approach



- **Targeted** based on populations served
- **Flexible** in responding to comprehensive resident needs
- **Voluntary** with participation not being a condition of residency
- **Independent** focus specifically on housing stability

# Services Types

- Counseling
- Health and mental health services
- Alcohol and substance use services
- Independent living skills
- Money management / rep payee
- Community-building activities
- Vocational counseling and job placement



# Guiding Principles



Housing is a basic human need (and right)



Homelessness is a **really bad** treatment plan

# Service Models & Philosophies



Housing  
First



Harm  
Reduction

# New Opportunities

- **Federal HUD Budget-increased funding for LIHTC, Home, CDBG, USDA, 811**
- **Billing rates are typically higher for Tribes for Medicaid**
- **Mutually beneficial partnerships with Urban Indian organizations**



# Urban Indian Center- Bookcliffs



