

# Creating Permanent Supportive Housing: A Vision for Safe Horizon's Strategic Plan

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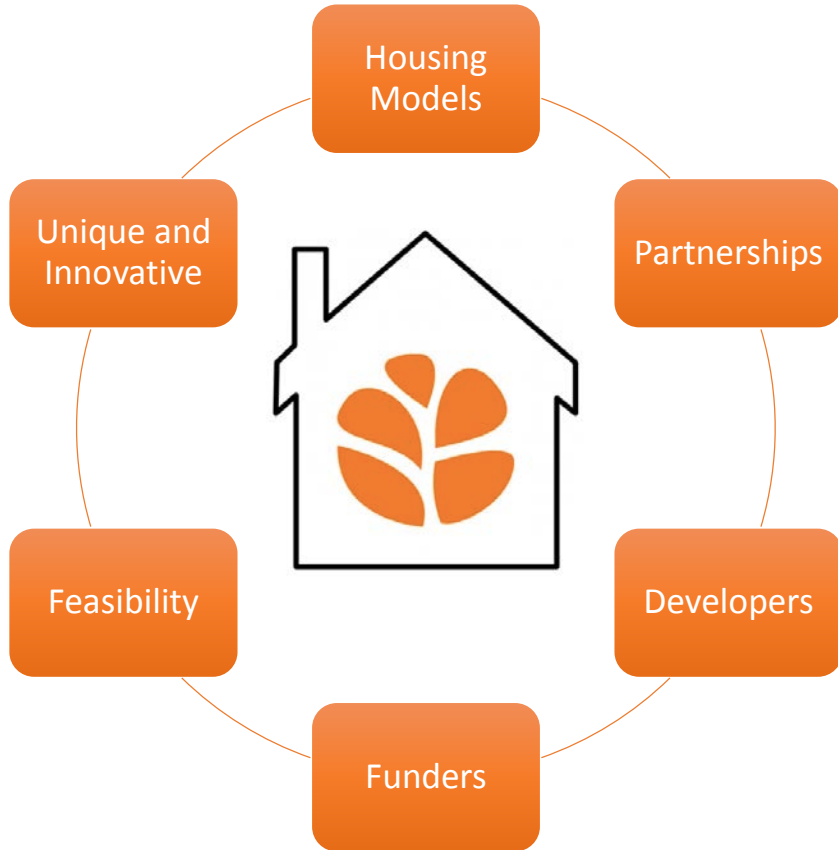


**SAFE**  
HORIZON

# Agenda

1. Project Scope and Methods
  2. Lay of the Land
  3. Findings
  4. Recommendations
- 
- A stylized, low-poly illustration of a city skyline. The buildings are rendered in shades of brown and tan, with some having multiple windows. The background features soft, green hills under a light sky. The overall aesthetic is clean and modern.

# Project Scope and Methods



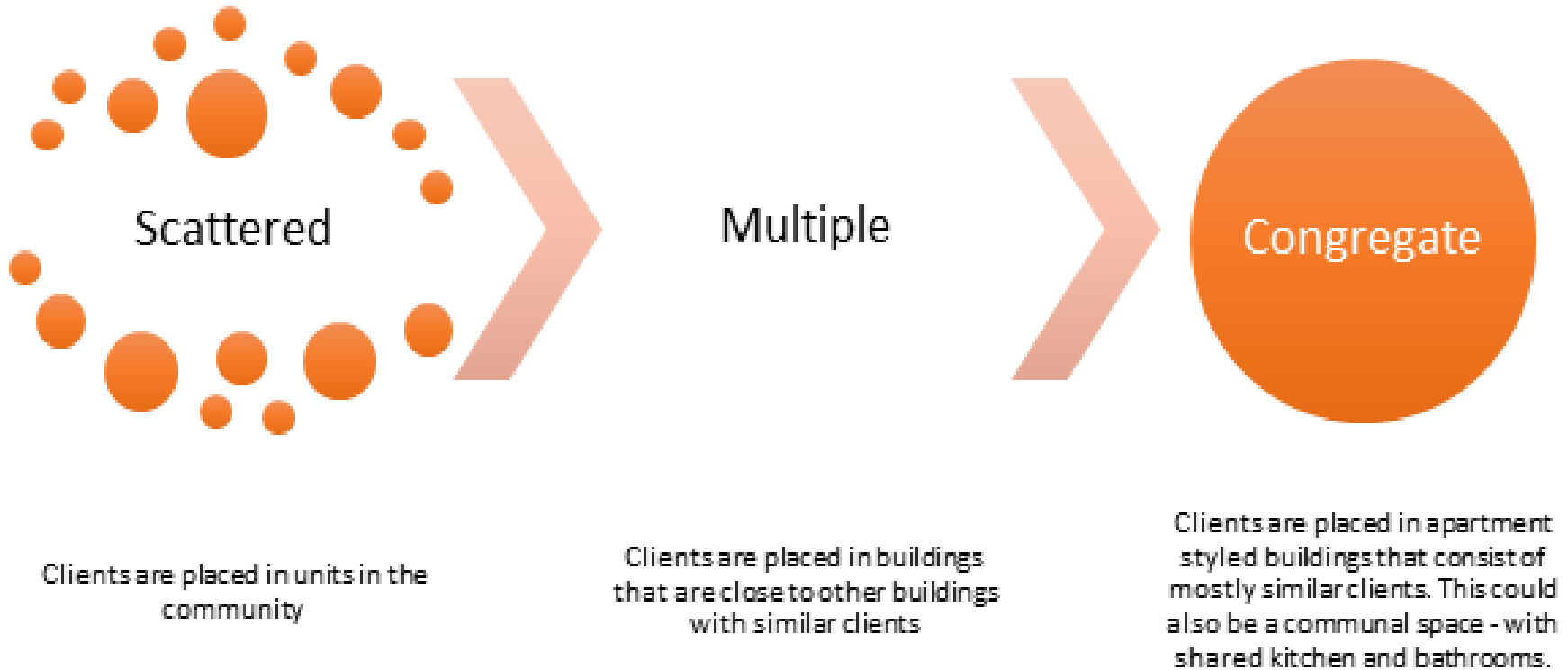
- Methodology
  - Literature Review +
  - Interviews
    1. Safe Horizon Staff
    2. New York Government Agencies and Advocacy Agencies
    3. Services and Housing Providers

# Lay of the Land

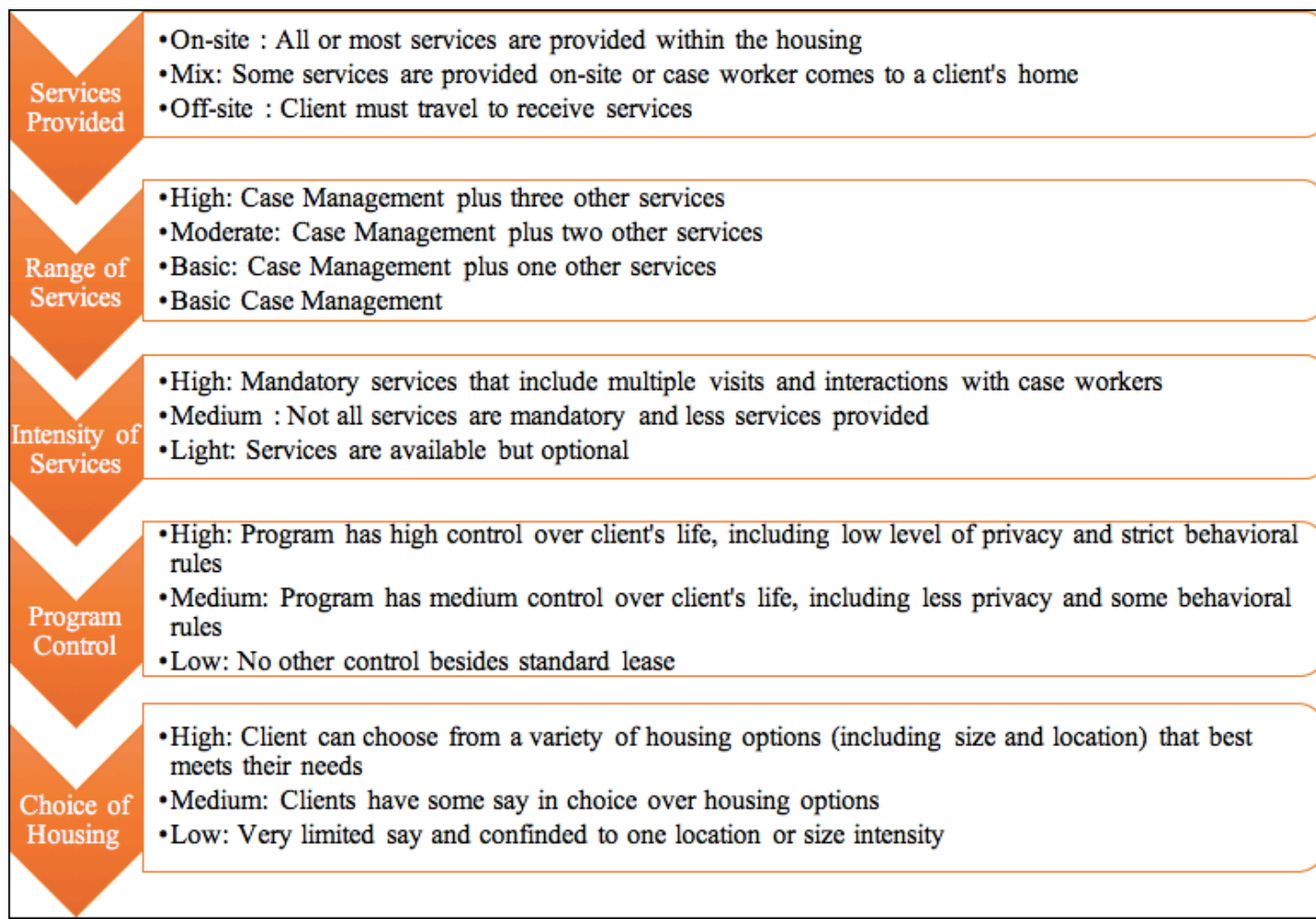
- What is permanent supportive housing?
- History of permanent supportive housing



# Housing Models



# Service Models



# Who Benefits from PSH?

## Domestic Violence Survivors

- 31% of homeless families in NYC are homeless because of domestic violence, but *only 1% of supportive housing are specifically for domestic violence survivors*
- Trauma-informed; survivor-driven; comprehensive, voluntary services

**Homeless Youth** 98-100% of youth in need of PSH

- Trauma-informed; positive youth development programs

## Where they Converge and Where They Differ

- ✓ Trauma-informed care
- ✓ “One-size-fits-all approach” not recommended
- But, survivors need targeted DV services and youth need “life-skills” education.

An illustration of a city skyline featuring several multi-story brick buildings with windows and awnings. A water tower is visible on the roof of one of the buildings. The background shows a hazy cityscape with various building shapes. The word "Findings" is centered over the middle of the illustration.

# Findings

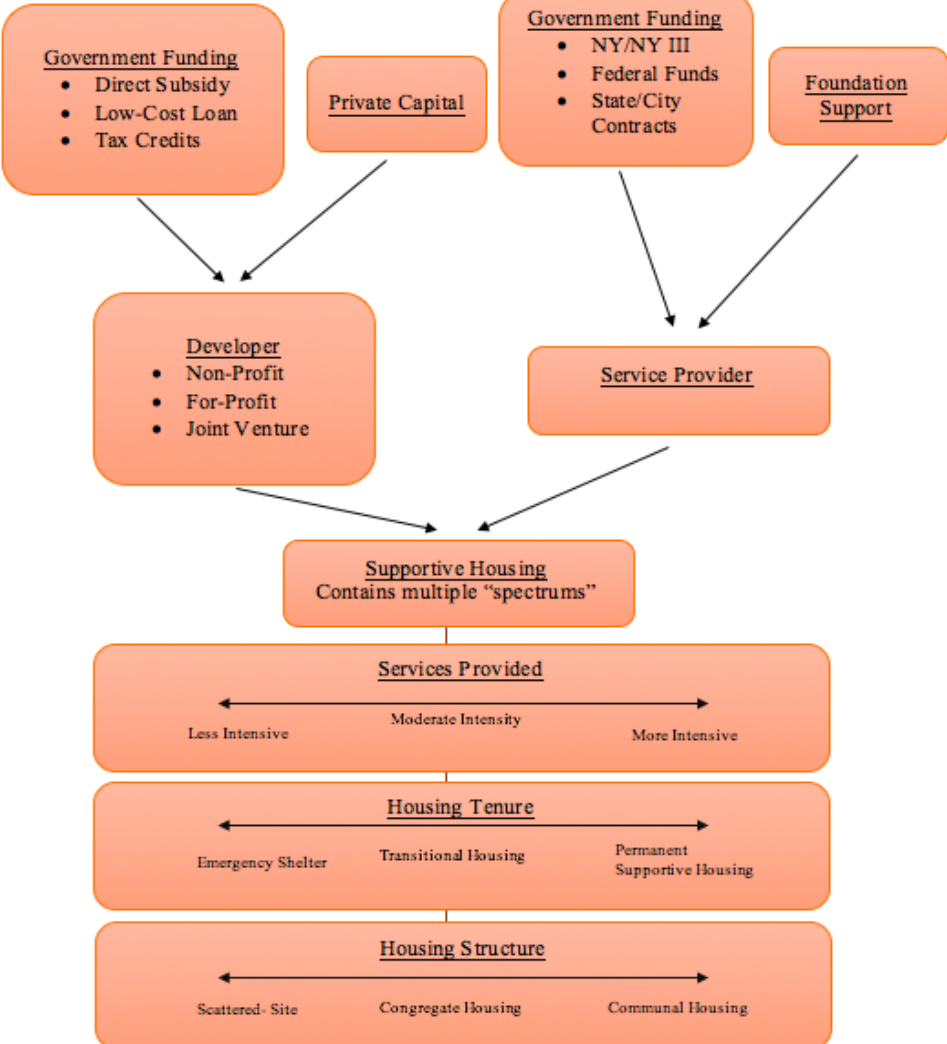


# Housing First Model

1. Principles
  - ✓ Rapid rehousing
  - ✓ Low barriers to entry
  - ✓ Highlighting individual's freedom / A harm reduction approach
2. Services
  - ✓ Be voluntary & have a harm reduction approach
  - ✓ Be tied to target population that is being served & feature trauma-informed care
  - ✓ Be client centered, while building towards independence
3. Population Specific Services
  - ❖ Domestic Violence Survivors
  - ❖ Homeless Youth (most between 18-24 years old)



# Existing Partnerships & Potential Funders



# Partnerships: Service Providers

## Supportive Housing Service Funding

Program	Agency	Description
NY/NY III	Multiple Agencies	Primary funding mechanism for PSH; limited new funding so must rely on already funded “beds”
NYSSHP	NYC DHS, NYS OTDA	Flexible (though limited) funding for at-risk homeless populations; requires that agency directly own or lease property
Empire State Supportive Housing Initiative	NYS OMH	Large subsidy for multiple populations (including survivors of domestic violence and homeless youth); must be paired with capital project
Section 8	US HUD	Standard affordability subsidy, does not directly apply to services
Continuum of Care	US HUD	Given out to CoCs for pre-determined project; limited availability, usually 1-2 projects a year

# Partnerships: Developers

## Joint Venture Structure

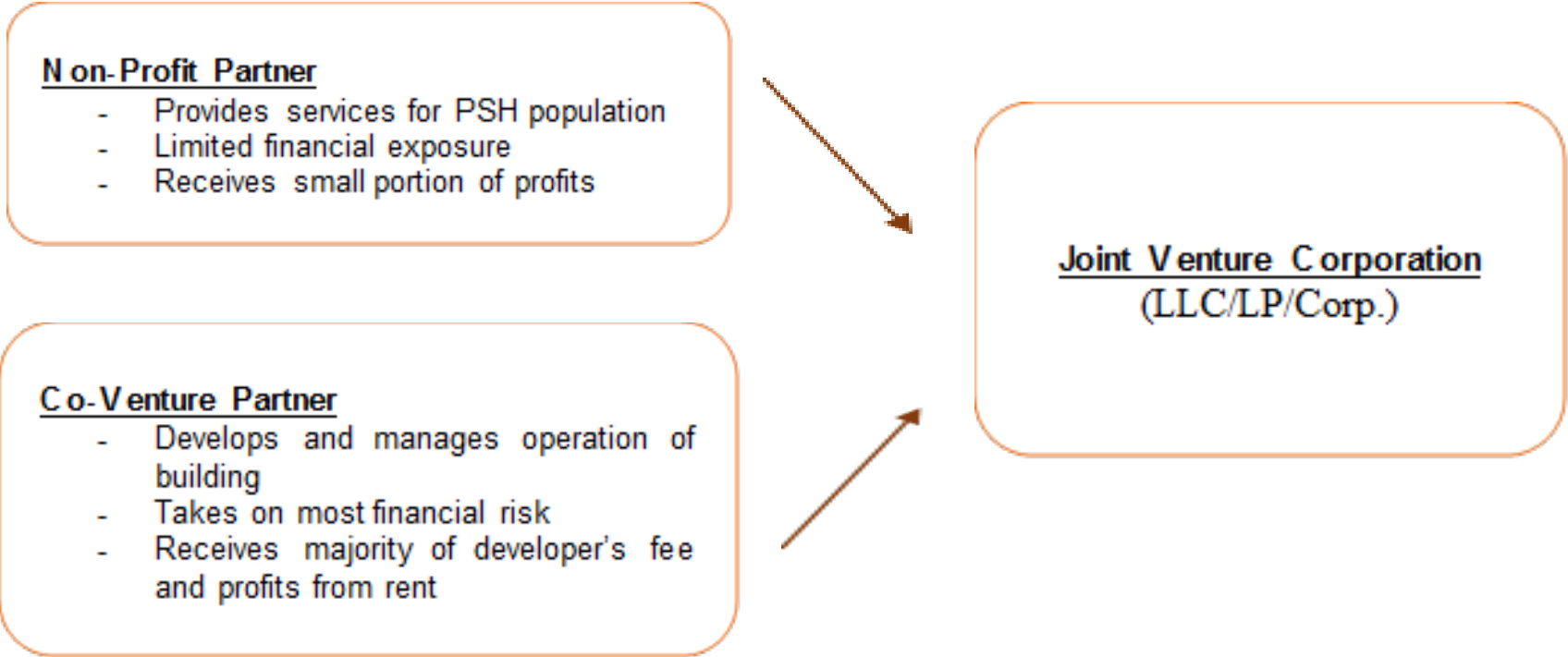
### Non-Profit Partner

- Provides services for PSH population
- Limited financial exposure
- Receives small portion of profits

### Co-Venture Partner

- Develops and manages operation of building
- Takes on most financial risk
- Receives majority of developer's fee and profits from rent

Joint Venture Corporation  
(LLC/LP/Corp.)



# Partnerships: Developers (cont'd.)

## Capital Funding Programs in New York

### New York State

Agencies: HCR, OMH, OASAS

#### Affordable Funding Programs:

- |                   |             |
|-------------------|-------------|
| A. 4% LIHTC       | B. 9% LIHTC |
| C. Bond Financing | D. HOME     |
| E. HTF            |             |

#### Supportive Funding Programs:

- |                                   |          |
|-----------------------------------|----------|
| F. NY/NY III                      | G. SLIHC |
| H. Medicaid<br>Housing<br>Capital | I. SHOP  |

### New York City

Agencies: HPD, HDC, DOHMH

#### Affordable Funding Programs:

- |                          |                       |
|--------------------------|-----------------------|
| A. 9% LIHTC              | B. ELLA Loans         |
| C. LIHTC<br>Preservation | D. Multifamily<br>HRP |

#### Supportive Funding Programs:

- |              |         |
|--------------|---------|
| E. NY/NY III | F. SHLP |
|--------------|---------|

# Partnerships: Advocacy



**the Network**  
SUPPORTIVE HOUSING NETWORK of NY




# Feasibility

1. Feasibility within NYC
  - The Need
  - Resources Available
2. Feasibility for each population
  - Domestic Violence Survivors
  - Homeless Youth



# Where Safe Horizon Can Be Unique

- ✓ SH is the leading domestic violence provider in New York City
  - ✓ Expert survivor specific services
  - ✓ Funding opportunities for a program that emphasizes a PSH model purely for domestic violence are scarce
  - ✓ Safe Horizon is in a prime position to take the lead on filling in the domestic violence service gaps
  - ✓ Many service providers want to partner with SH
- 



# Recommendations

1. **Partnerships**—with developers, service providers, as well as advocacy organizations.
2. Implement **congregate** housing instead of scattered-site housing arrangements .
3. **Consider purchasing and running a building** if no immediate partnerships are available.



The background features a stylized illustration of a city skyline. In the foreground, there are several multi-story brick buildings with numerous windows. Some buildings have awnings over their ground-floor entrances. In the middle ground, a prominent brick building has a water tower on its roof. The background consists of various green-tinted silhouettes of skyscrapers and buildings, creating a layered cityscape effect.

**QUESTIONS/COMMENTS?**