

A photograph of a city skyline at night, featuring several tall skyscrapers with illuminated windows. The lights from the buildings and a bridge in the foreground are reflected in the water below. The sky is a deep blue with some clouds. The overall scene is vibrant and modern.

**Scaling up
Organizations
to Meet the
Supportive
Housing Needs
of Their
Communities**



The information presented does not officially represent the opinion or policy position of the City of Austin.

PRESENTERS

Kevin James, Senior Program Manager, Corporation Supportive

Michael Wilt, Senior Manager of External Relations, Texas State Affordable Housing Corporation

Sally Gaskin, President, SGI Venture

Agenda

About TSAHC and
CSH

Texas Supportive
Housing Institutes

Development
Spotlight: Cady Lofts

Question and
Answer



About TSAHC

The Texas State Affordable Housing Corporation (TSAHC) is a nonprofit housing corporation created at the direction of the Texas Legislature to facilitate the creation of safe, decent and affordable housing for extremely low, very low, low and moderate income Texans.

TSAHC Accomplishes this by:

Helping developers *Build* affordable housing

Helping people *Buy* a home

Helping people *Stay* in their homes

TSAHC's Programs & Services

Build:

- Affordable Communities of Texas
- Texas Housing Impact Fund
- Multifamily Private Activity Bond Program
- Asset Oversight and Compliance
- Multifamily and Single-Family Rental

Buy:

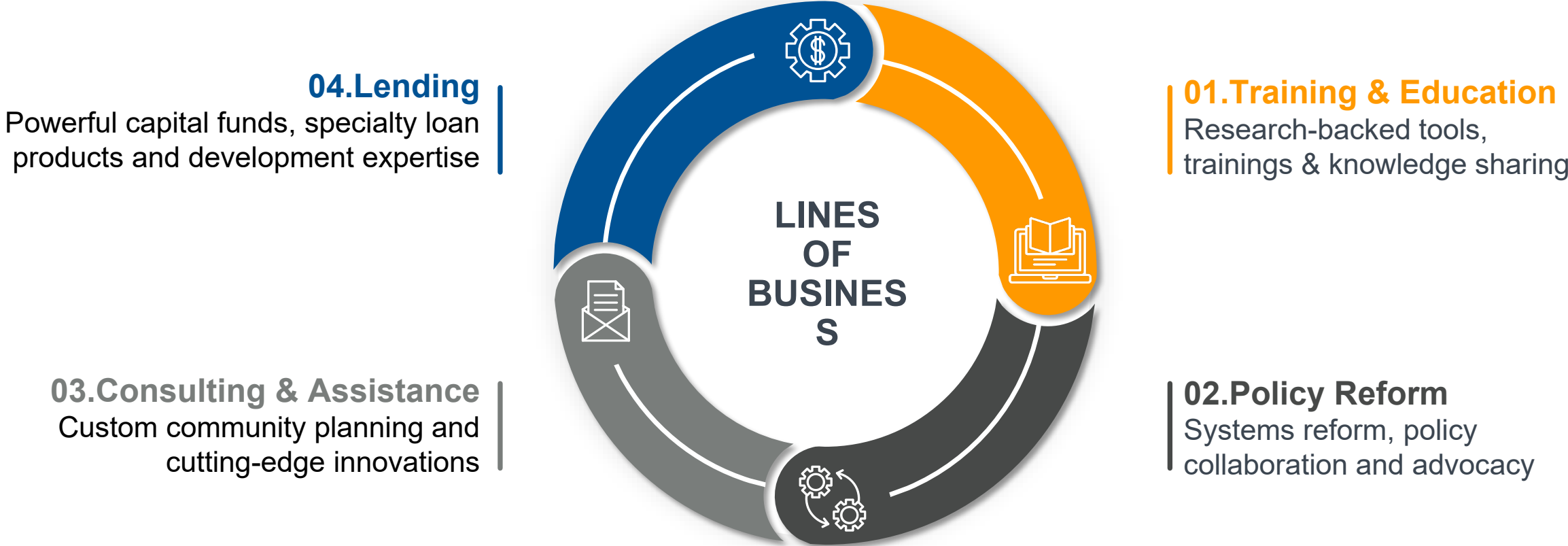
- Home Sweet Texas Home Loan Program
- Homes for Texas Heroes Home Loan Program

Stay:

- Texas Foundations Fund
- Housing Connection
- **Texas Supportive Housing Institute & PSH Symposium in Partnership with the Corporation for Supportive Housing**

What We Do

CSH is a touchstone for new ideas and best practices, a collaborative and pragmatic community partner, and an influential advocate for supportive housing.

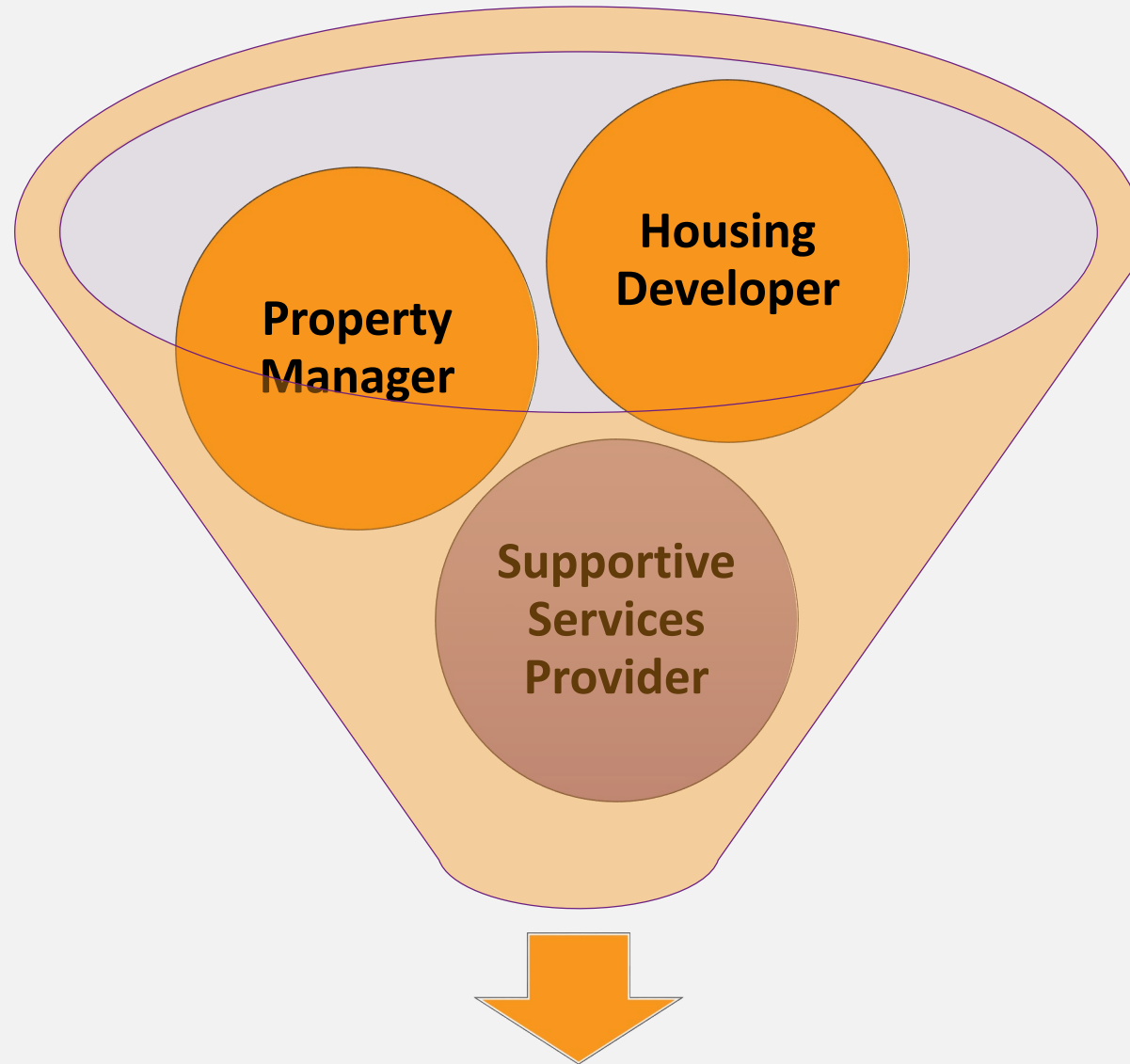


What is the Texas Supportive Housing Institute?

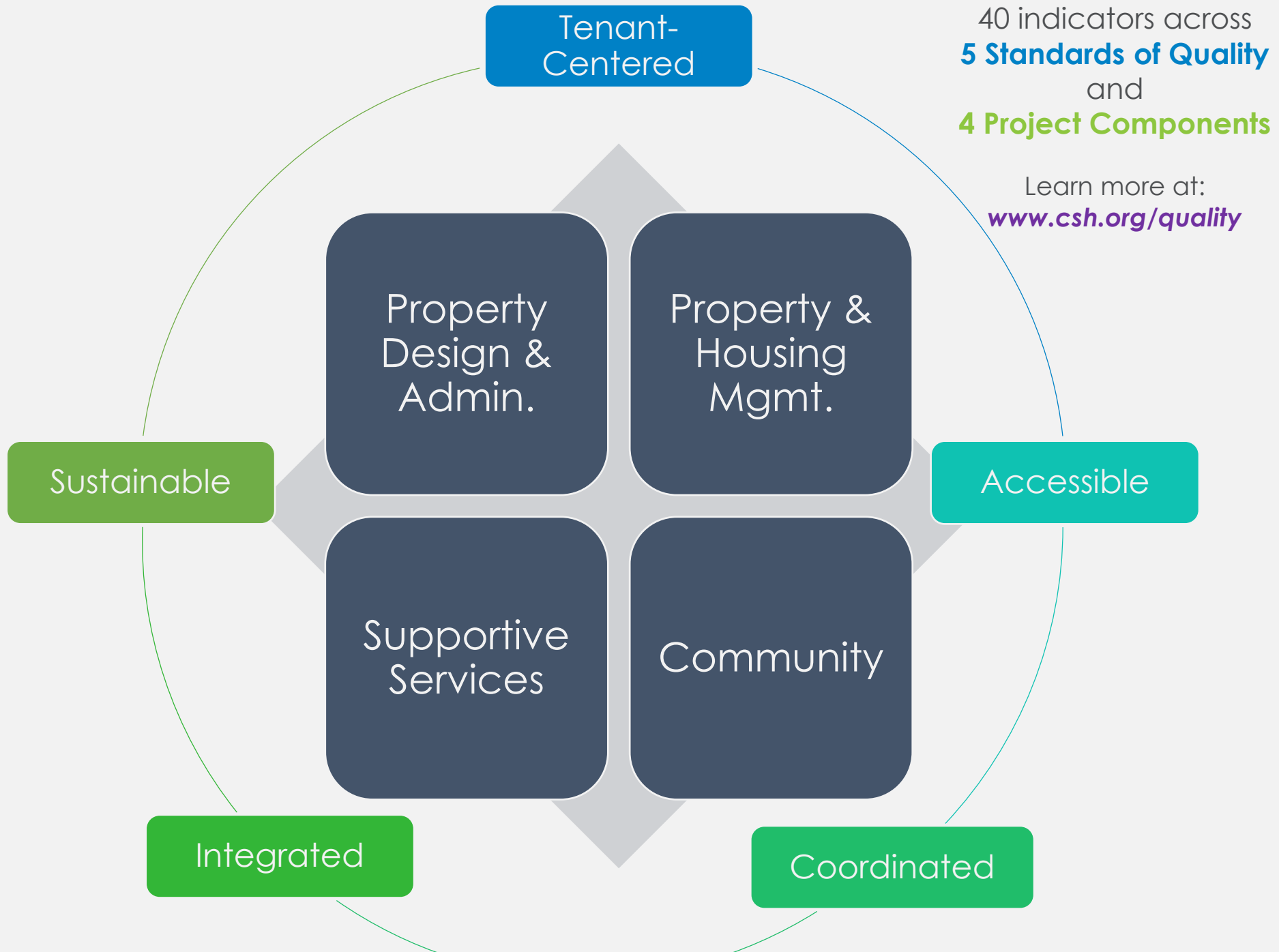


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Selected teams will leave the Institute with a detailed development and management plan for their housing project



Institute Objectives

01 Understand Housing First
including voluntary services,
harm reduction, and eviction
prevention

02 Identify Roles & Responsibilities
of each partner and establish
how the team will work together

05 Set Standards
for design criteria and
site selection

03 Create Plans:
tenant selection,
supportive services,
eviction prevention,
property management,
and tenant involvement

04 Understand Financing
develop preliminary budgets

Institute Topics



- Introduction to supportive housing
- Supportive housing roles and responsibilities
- Supportive service design and delivery
- Creating capital, operating, and service budgets
- Tenant leadership and involvement
- Community buy-in and building a network of support
- Integrated housing design and sustainable building

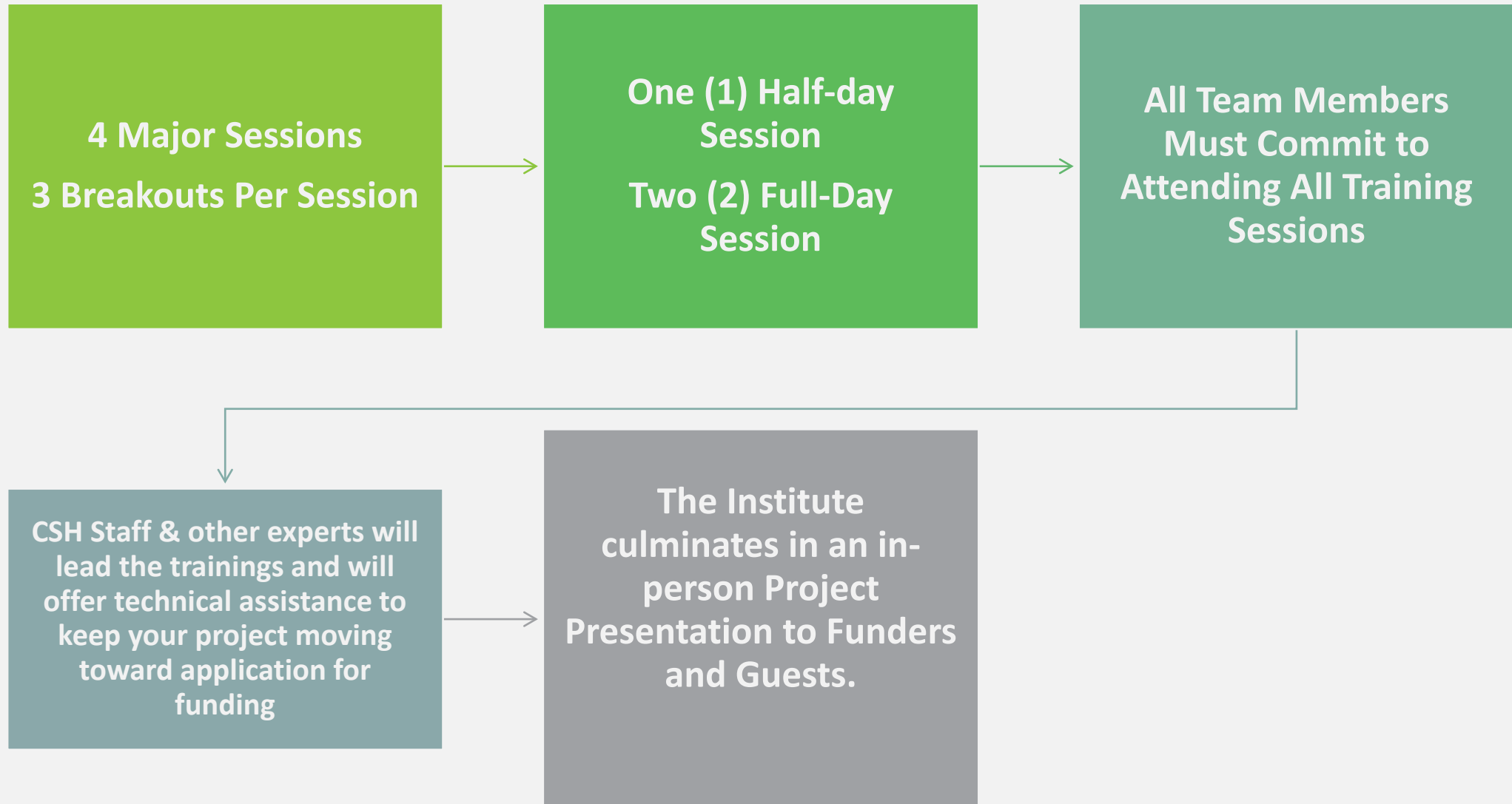
... and More!

Institute Benefits

Upon completion, participants in the Institute will have:

- A detailed, individualized supportive housing plan that can be used to apply for funding to IHDA's Permanent Supportive Housing development financing round
- Opportunity to apply for early pre-development financing through CSH's Project Initiation Loan Fund
- Improved skills to create and to operate single-site and integrated supportive housing projects serving people who experience multiple barriers to housing
- A powerful network of peers and experts to assist in project development and to troubleshoot problems
- Post-Institute technical assistance from CSH

Training Format



Team Selection Criteria

Selection process is competitive, and consideration will be given to the following factors:

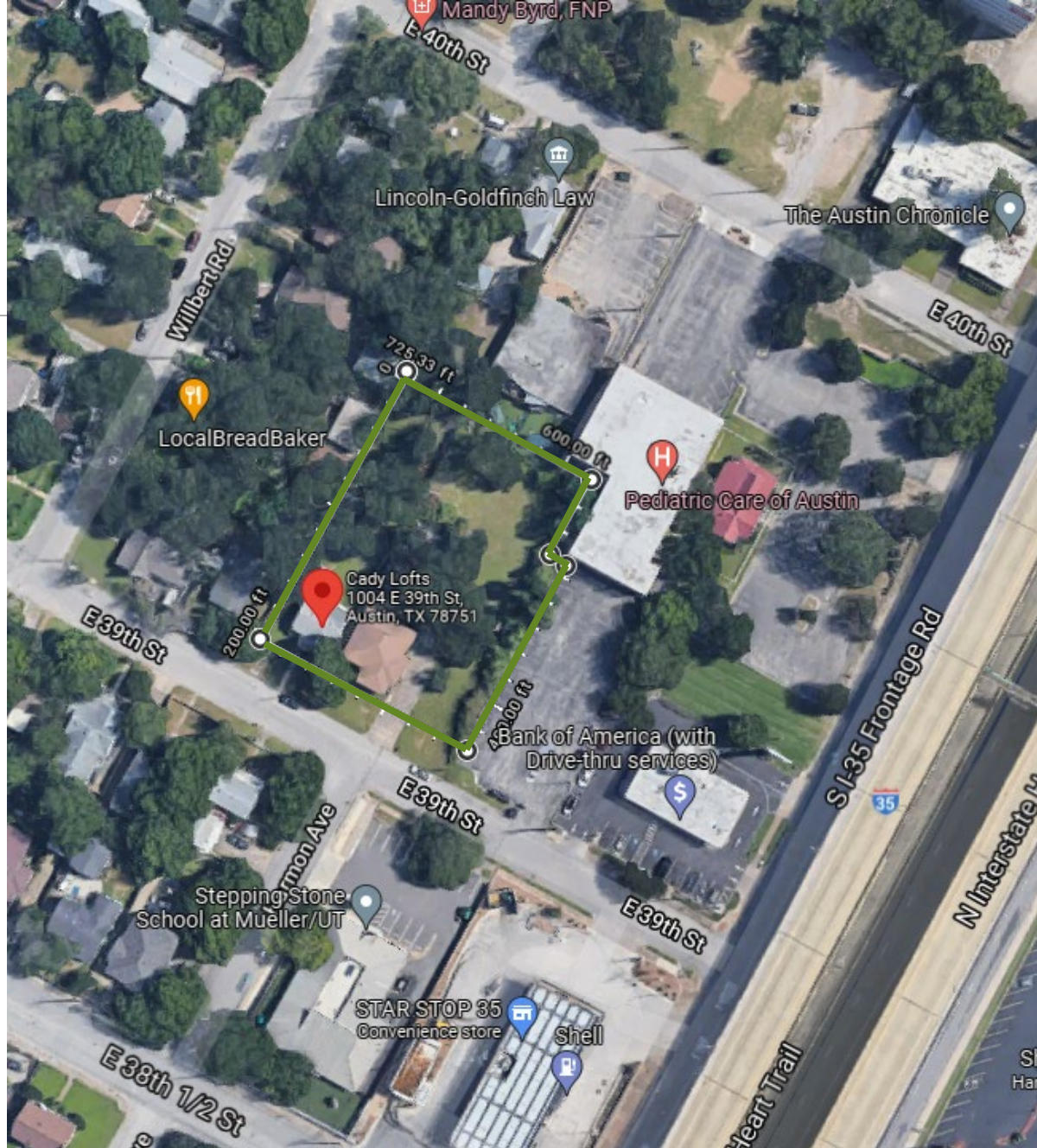
- Commitment to developing supportive housing project and participating in the Institute
 - Capacity and experience of the team members, including financial stability
 - Geographic location, to support development across Illinois
 - Quality of the Response to the Application narrative questions
 - Alignment with mission and goals of the Institute
-
- Selected teams will need to submit a letter from a Board Chair or Member of Board Executive Committee of not-for-profit project partners affirming commitment to participate in the Illinois Statewide Supportive Housing Institute and adhere to the guidelines provided through the RFA.

An architectural rendering of a modern multi-story residential building named Cady Lofts. The building features a mix of materials including dark blue panels, light green horizontal siding, and stone accents at the base. It has several windows, some with dark frames, and a prominent glass-enclosed entrance on the right side. The building is set against a clear blue sky with a few wispy clouds. In the foreground, there is a paved parking area, a concrete walkway, and some landscaping including green grass and purple flowering shrubs. A large tree with green leaves is visible in the upper left corner. The overall scene is bright and clear.

Cady Lofts

PERMANENT SUPPORTIVE HOUSING COMMUNITY

1004-1008 E 39TH ST. AUSTIN, TEXAS



Cady Lofts

PSH Community

1004-1008 E 39th St

100 furnished efficiency units, onsite support services, secure indoor and outdoor community space

100% Permanent Supportive Housing Units in an opportunity-rich area with great transit options

Residents will be referred through Austin's Continuum of Care Program (CoC)



PSH CHALLENGES

Team & Resources

TEAM

- Experience-traditional affordable development, but no PSH
- reached out partners in the community

RESOURCES for DEVELOPMENT & SERVICES

- Multiple layers of financing, grants and project-based vouchers
- HUD Special NOFO



Ownership, Development Team & Funding

Cady Lofts Team

Austin Affordable Housing Corporation, subsidiary of the Housing Authority of the City of Austin (HACA) – General Partner, Mike Gerber, Ex Dir, Ron Kowal, Suzanne Schwertner

SGI Ventures, Developer & Administrative Member, Sally Gaskin

Family Endeavors, Service Provider w 50+ yrs of experience providing supportive services in 90+ counties in Texas, Annie Erickson

New Hope Housing, PSH Consultant, nationally recognized PSH developer/owner w 30+ yrs of experience in Houston, Joy Horak-Brown and Tamara Foster

Volunteers of America-Texas, On-site Property Management, recognized for managing properties serving vulnerable populations, Jana Russell and Angela King

Saigebrook Development | O-SDA Industries, Development Consultants, widely recognized Texas affordable housing developers, Lisa Stephens and Megan Lasch

Project Funding

PERM SOURCES:

- 9% LIHTC tax credit equity \$13.84MM
- Austin Housing Finance Corp-RHDA loan \$7.2MM
- TDHCA HOME-ARP \$1.092MM
- TSAHC and Wells Fargo Grant \$75K
- HACA Sponsor Loan \$850K (funded with FHLB grant)
- 75 Project Based Housing Choice Vouchers (HACA)
- 25 Project Based Local Housing Vouchers (Austin HFC)
- DDF

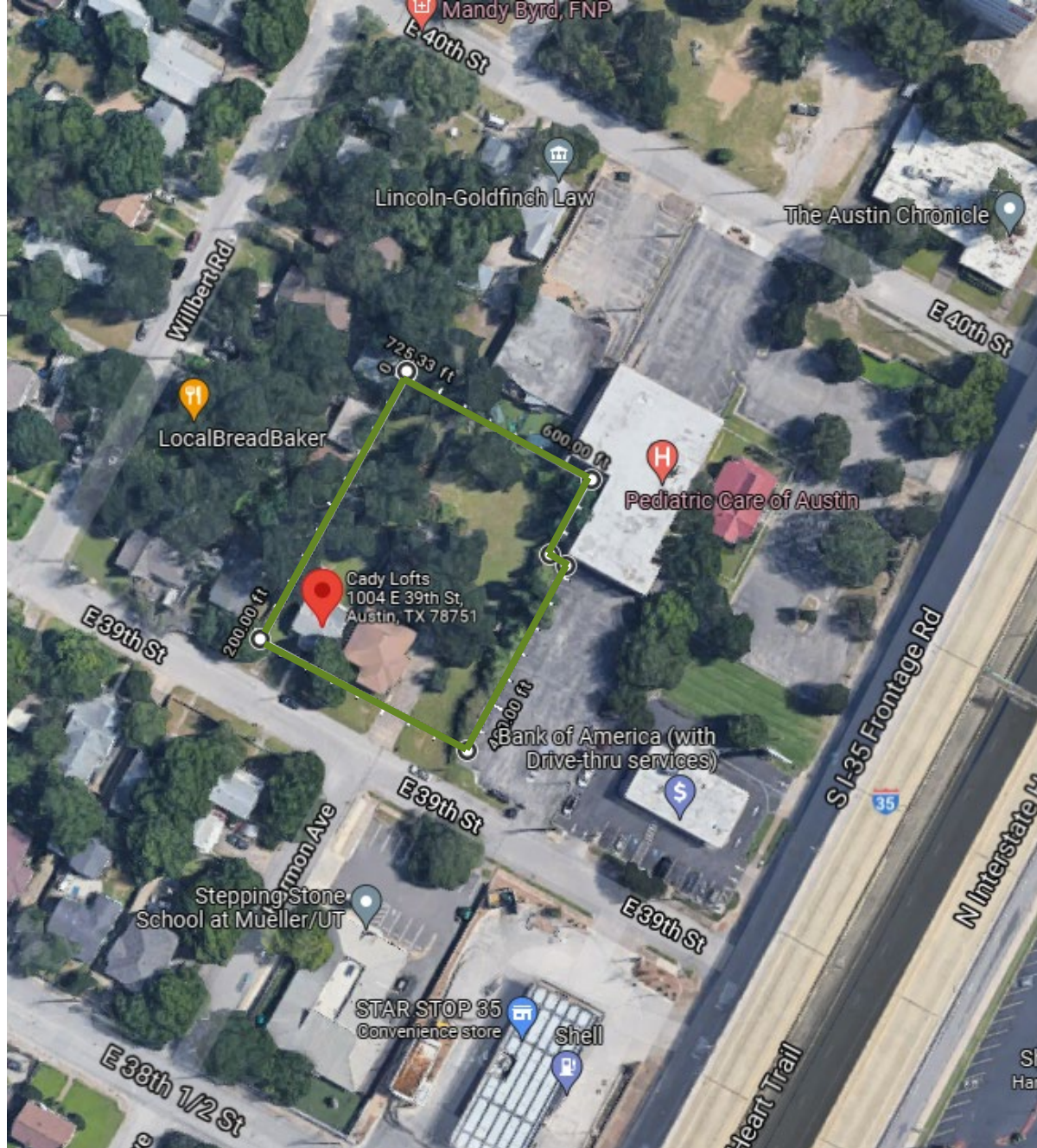
ACQUISITION & CONSTRUCTION PERIOD SOURCES

- Cadence Bank
- Austin Community Foundation

* From the time of TDHCA application to closing Project costs increased \$4MM



Location



Walkable to:

HEB, HEB Pharmacy,
Fiesta Mart, Hope Food
Pantry

4+ bus stops within $\frac{1}{4}$
mile radius, including
Red River/38th $\frac{1}{2}$ stop

Hancock Recreation
Center

Wide variety of
restaurants, retail, and
medical options



Site Plan, Units, & Amenities

Site Plan

Subject to ongoing updates as development team works with neighborhood representatives.





Rendering

Unit Interiors

- Fully furnished 450 SF units
- Resilient flooring
- Solid surface kitchen countertops and bathroom vanities
- Energy efficient lighting
- Energy efficient appliances
- Low-flow plumbing fixtures



Community Amenities

- On-site leasing center including office space for service providers and meeting rooms for case managers
- Community Warming Kitchen
- Telehealth/clinic room
- Computer Center
- Fitness/wellness room
- Education and training rooms
- Community Laundry
- Outdoor community courtyard space and outdoor gathering space on each floor
- Elevator-served building
- Controlled access, 24 onsite management





Support Services

Onsite Support Service & Case Management

Funding Provided by HUD Special NOFO Grant

Onsite support services and case management will be provided by **Family Endeavors**. Support services will include:

- Support from licensed chemical dependency counselors, certified on-site case managers, and information and referral specialists
- Direct assistance with basic necessities and financial services that promote stability in the lives of residents
- Educational and recreational opportunities for spiritual and social wellbeing.

Onsite Healthcare

- Telehealth computer access with private consultation room
- Residents will have access to onsite healthcare services provided by a collaborative of providers, coordinated through Austin ECHO.
- Cady Lofts and ECHO are engaged with DellMed and CommUnityCare to design the healthcare collaborative and has secured funding to launch it in alignment with receiving certificates of occupancy.

Support Service Funding

Endeavors and Cady Lofts successfully submitted a collaborative application for the HUD Special NOFO, through Austin ECHO, to provide supportive services to 100 residents.

Anticipate that services and bridge housing will be available for future Cady Lofts residents in advance of construction completion.

Development & Capacity Building Support

Many Resources:

- TSAHC
- CSH – Supportive Housing Institute
- ECHO
- Network of organizations currently providing permanent supportive housing in Austin
- If interested in developing PSH, strongly encourage CSH Supportive Housing Institute
 - For education
 - Support
 - Network

Audience Questions

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Thank you!

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Supportive Housing Academy



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Supportive Housing TRAINING CENTER

www.csh.org/training



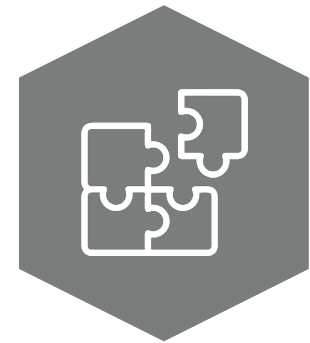
Live Webinars



Self-Paced
On-Demand Training



Workshops



Custom Training
And Learning



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