



Permanent Supportive Housing Scattered Site vs. Site-Based

Practice and Funding Considerations

Mission

SAMMinistries is an interfaith ministry whose mission is to help the homeless and those at risk of becoming homeless attain self-sufficiency by offering, with dignity and compassion, shelter, housing, and services. SAMMinistries also provides volunteers opportunities to be renewed and fulfilled as they serve.

SAM Ministries Programs

**Homeless
Prevention**

**Street
Outreach**

**Youth
Homelessness
Drop-In Center**

Emergency Shelter

**Transitional
Housing**

**Rapid
Re-Housing**

**Permanent
Supportive
Housing**

Training Overview

- Overview of Scattered-Site PSH
- Operationalizing a Vision for Site-Based PSH
 - Why and Where?
 - The Hudson Apartments
 - Funding the Purchase / Operation
 - Services
 - Property Management
 - Boundaries
 - There goes the neighborhood!
 - Does this “feel” like a residential program?
 - Connection & Community 👍 🏠
 - “Housing Project”/ “Institutional” feel 👎 🏠
 - How are things going?

Scattered-Site PSH

- **226 households**
90 families & 136 single individuals
Started 9 years ago with 65 units
- **HUD support**
\$3,621,215
2 rental assistance & 2 leasing grants
- MOUs w/12+ apartment complexes and relationships w/other landlords where clients in rental assistance projects reside
- **96%+ housing stability**



Scattered-Site PSH (cont.)



- **Program strengths**
 - client choice of residence
 - client experience in neighborhoods
 - distance from people and places connected to past
- **Program challenges**
 - client experience in various neighborhoods;
 - distance from people and places connected to past
 - maintaining/securing property partners
 - intensive CM services require significant staff travel
 - case managers are less accessible to clients
 - clients must travel to service providers



Site-Based PSH

52 singles

42 – The Hudson
10 – project partner
site

The Hudson Apartments

- 60-unit garden style community built in 1961
- 36 one-BR units; 11 two-BR; 13 three-BR
- Purchased by SAMMinistries in November 2021
- Occupied at time of purchase
- Located within a block of SAMMinistries' Transitional Living and Learning Center and within 3 miles of SAMMinistries' main office



Site- Based PSH (cont.)



Why here?



Financing the purchase



HUD support - \$1,010,559
(CoC rental assistance
grant)

Challenges

- Age/condition of property
- Occupancy at time of purchase
- Lack of meeting/community center space
- Being both property owner and service provider
- Neighborhood concerns



Strengths



- On-site staff provide intensive support
- Staff more quickly aware of client challenges and successes
- Ease of access to services
- Sense of community - includes staff and clients
- Clients experience decreased feelings of isolation
- Particularly well-suited for individuals recovering from alcohol/other substance dependence
- More flexible leasing criteria

Challenges

- HUD PSH funding prioritizes single individuals; what do we do with the 2-BR and 3-BR units?
- Timing of diverse funding source availability
- Property taxes
- Establishing appropriate boundaries & maintaining positive relationships
- Community and property management misunderstanding about PSH
- Clients who may have histories of conflict residing in the same complex
- Ensuring clients and community recognize client choice and autonomy





What's next for The Hudson?

- 100% occupancy by PSH and RRH clients
- Property renovation - 10 ADA accessible units
- Construction of a Service Center!

Questions?



Thank You!

Nikisha Baker, President and CEO

nbaker@samm.org

Gay Lynn Schwenk, Chief Operating Officer

gschwenk@samm.org

Naomi Nussbaum, Director of Permanent Supportive Housing

nnussbaum@samm.org