

CHARITY'S HOUSE SUPPORTIVE SERVICES

Safety, Housing, Education, & Homelessness Committee

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DENVER
HOUSING STABILITY

RESOLUTION #20-1171 SUMMARY

- Provides a \$950,000 services contract to Community Outreach Service Center (COSC) to provide supportive services to residents of 36 units at Charity's House for 15 years (\$1,759 per unit per year)
- COSC can draw up to \$63,333.33 in year one and \$63,333.33 in each subsequent year. If the Contractor draws no funds in year one, the Contractor can draw up to \$126,666.67 in year two.
- COSC may draw in advance of expenses, rather than on a reimbursement basis.

Supportive Housing Services Can Include:

- Case management
- Mental health services
- Transportation
- Education services and job training
- Food services
- Legal services
- Child care
- Life skills training
- Outpatient health services
- Substance abuse treatment services

SUPPORTIVE SERVICES REQUIREMENTS

- Intensive case management services must be available to residents of Supportive Housing Units, including access to a multidisciplinary treatment team, housing stabilization, and linkage to community supports
- Providers must have a budget of at least \$7,200 per unit per year exclusive of operating expenses
- Services must provide for at least one staff person for every 15 supportive housing units.
- Supportive Services must be offered on a volunteer basis to tenants of Supportive Housing Units and be implemented in a manner reliant on current best practice models, including Housing First, Harm Reduction and Trauma-Informed Care.

TENANT REFERRALS

- 100% of referrals will originate from the OneHome Coordinated Entry System

SUPPORTIVE SERVICES BUDGET (FIRST FIVE YEARS)

Forecast of Expenses (Year 1 Taken from Budget)	Year 1	Year 2	Year 3	Year 4	Year 5
Annual inflation factor of __3_% applied to Years 2-5	\$275,480	\$283,744	\$292,256	\$301,024	\$310,055
Forecast of Sources					
Name of Funder	Year 1	Year 2	Year 3	Year 4	Year 5
Capitalized Service Fund (5% of Developer Fee made available through PSH boost)	\$40,200	\$40,200	\$40,200	\$40,200	\$40,200
HOST Services funding	\$63,333	\$63,333	\$63,333	\$63,333	\$63,333
Medicaid	\$121,000	\$123,420	\$125,888	\$128,406	\$130,974
Project Generated Cash Flow	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
In-Kind staffing support COSC	\$30,946	\$36,791	\$42,835	\$49,084	\$55,547
Total Annual Sources Forecast	\$275,479	\$283,744	\$292,257	\$301,023	\$310,055
Surplus/Deficit by Year	\$0	\$0	\$0	\$0	\$0

- Supportive services budget in year one is \$7,652 per unit and increases by 3% per year
- Services budget includes 1:10 staff-to-resident ratio
- Services budget includes 24-hour front desk support

Questions?



APPENDIX



SUPPORTIVE SERVICES REQUIREMENTS

- Intensive case management services must be available to residents of Supportive Housing Units, including the following services:
 1. **Access to a multidisciplinary treatment team, including:** Nursing care, case management, peer support, individual therapy and group therapy, and psychiatry/medication support.
 2. **Housing stabilization:** Contractor must provide assistance in healing from trauma, addiction, mental health issues and homelessness through assessment, treatment planning, benefit acquisition, care coordination, and crisis response. These interventions will support long-term housing stability.
 3. **Linkage to community supports:** Contractor must work to develop community supports through engagement, socialization, life skills, peer activities, and vocational programming.

SUPPORTIVE SERVICES REQUIREMENTS continued

- Providers must have a budget of at least \$7,200 per unit per year exclusive of operating expenses
- Services must provide for at least one staff person for every 15 supportive housing units. Staff must have the relevant education and experience needed to implement Supportive Services, as determined by the State of Colorado Office of Homeless Initiatives (OHI).
- Supportive Services must be offered on a volunteer basis to tenants of Supportive Housing Units. In addition, services are expected to be implemented in a manner reliant on current best practice models, including Housing First, Harm Reduction and Trauma-Informed Care.

PROCESS AND OUTCOME MEASURES (1) - INCOME

Income Acquisition Benchmarks:

For Current Participants

- 80% of Current Participants must increase or maintain income (earned and unearned) and non-cash benefits. Income includes, but is not limited to, mainstream financial benefits (i.e. SSI, SSDI, TANF, AND), income from employment, and non-cash benefits such as SNAP.
- This will be measured as the percentage of households who increase or maintain total income from program entry to most recent assessment.

For Exiting Participants

- 80% of Exiting Participants must have increased or maintained income (earned and unearned) and non-cash benefits. Income includes, but is not limited to, mainstream financial benefits (i.e. SSI, SSDI, TANF, AND), income from employment, and non-cash benefits such as SNAP.
- This will be measured as the percentage of Exiting Participants who increase total income from program entry to program exit.

PROCESS AND OUTCOME MEASURES (2) – PERMANENT HOUSING

Program Retention and Housing Attainment Benchmarks:

For Current Participants

- Average and median length of Program Enrollment Period, measured in terms of days.
- Number and percentage of Current Participants enrolled in the program for: less than 3 months, 3 to 12 months, and longer than 12 months.

For Exiting Participants

- 70% of Exiting Participants must exit the program into a Permanent Housing outcome.
- Number and percent of Exiting Participants by Destination at Exit. Destinations at Exit are defined as: Permanent Housing, other stable housing outcomes, and outcomes to other locations (e.g., nightly shelter, street, jail, or unknown destinations).
- Length of stay for Exiting Participants

PROCESS AND OUTCOME MEASURES (3) – HOUSEHOLDS SERVED

Households Served and Household Characteristics

- Number of households served each reporting period
- Number of Exiting Participants within the reporting period
- AMIs of each assisted household
- Number and percent of heads of household by race, ethnicity, and income level at entry