

NATIONAL
HEALTH CARE
for the
HOMELESS
COUNCIL

HOUSING IS HEALTH CARE:

An In-Depth Look at Denver HCH's Integrated
Model of Care

Wednesday, September 26, 2018

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TODAY'S PRESENTERS FROM COLORADO COALITION FOR THE HOMELESS

- **John Parvensky**, President & CEO
- **Lisa Thompson**, Chief Operating Officer
- **Bill Windsor**, Chief Real Estate Officer
- **Matt Mollica**, Vice President of Housing Assistance

- Moderator: **Barbara DiPietro**, Senior Director of Policy, National HCH Council

DISCUSSION AGENDA

- About CCH and it's leadership structure
- Developing housing (portfolio, financing, process)
- Planning & designing projects
- Assessing needs and aligning services
- Delivering services (program models)
- Integrating services and property management
- Q&A



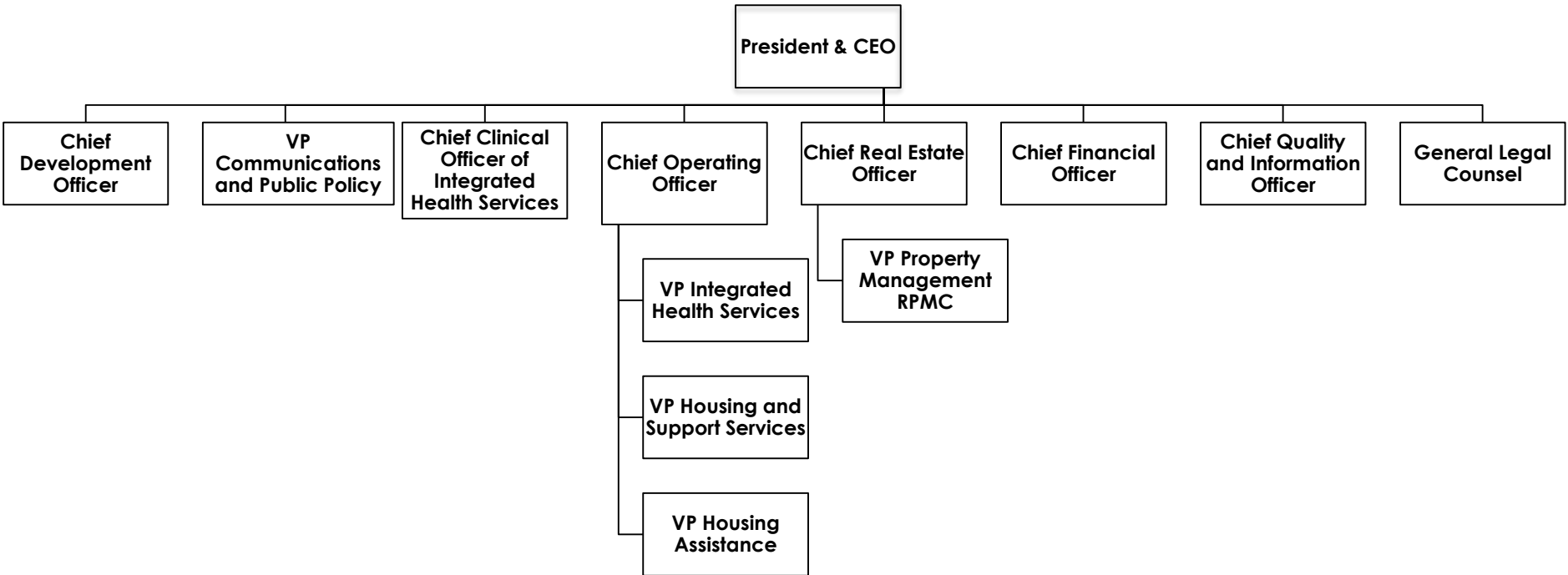
ABOUT CCH

- Health Care for the Homeless -- 13,500 patients, 100,000 visits
 - Primary Care, Behavioral Health, Dental, Vision, Pharmacy – five clinical sites
- Housing Development – 18 developments, 1,800 units
- Rental Assistance – Scattered Site- Fixed site, PSH, RRH, PBV
- Housing Services
 - Assertive Community Treatment (ACT) through Housing First
 - Residential Services and Family Support Services
- Recovery Services, Vocational Services, and Child Care

ABOUT CCH

- Colorado Coalition for the Homeless – Parent and Sponsor
- Renaissance Housing Development Corporation – Developer
- Renaissance Property Management Corp. – Property Management Subsidiary
- Tax Credit Subsidiaries
 - Housing Corporation
 - Limited Partnership

ABOUT CCH



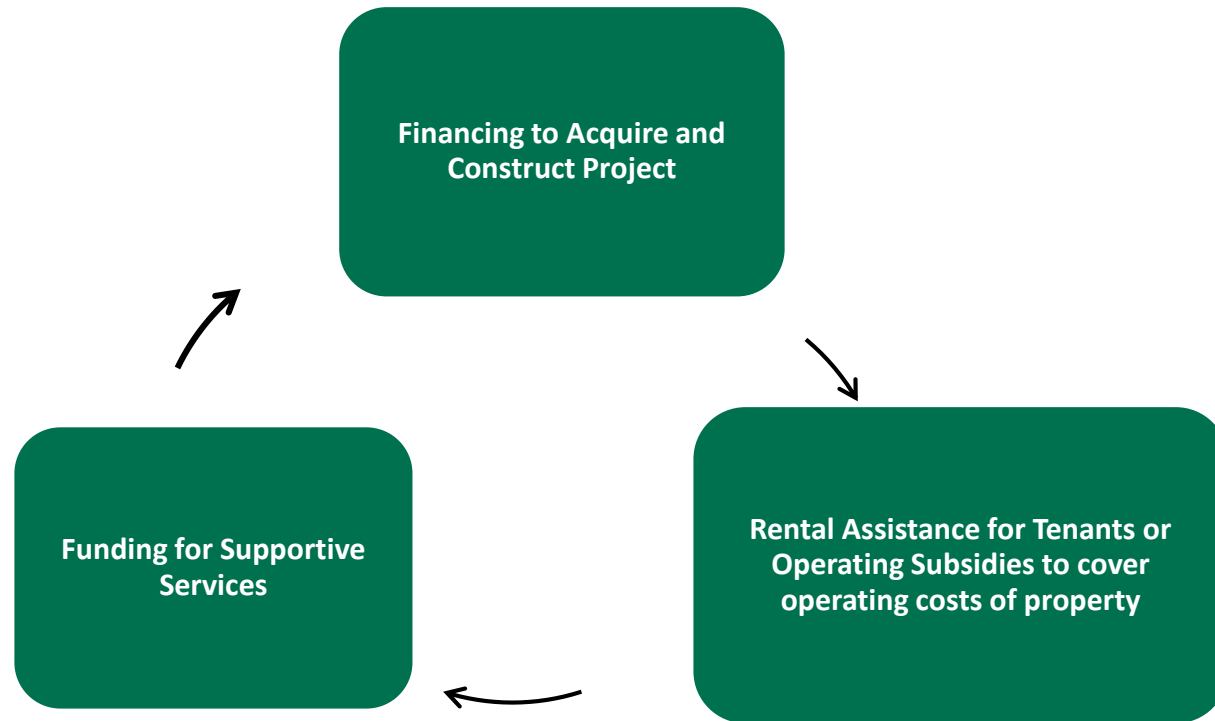
DEVELOPING HOUSING



- 18 buildings
- ~1,800 units
- Mixed-income
- Supportive housing
- Retail and/or services in some spaces



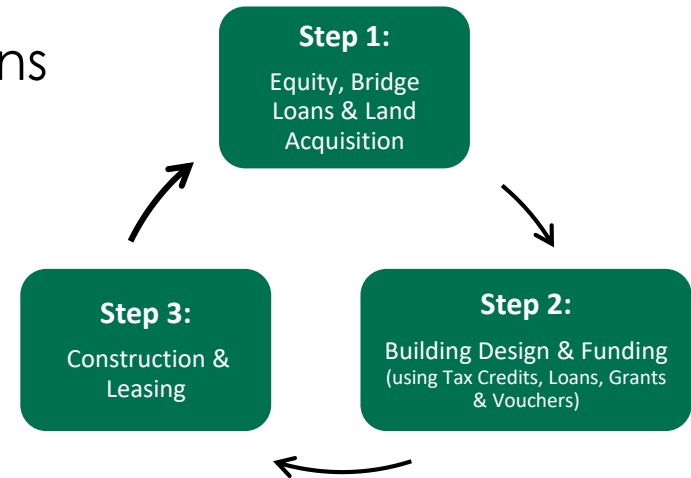
FINANCING PROJECTS



Three Areas of Housing Funding Focus

FINANCING PROJECTS

- Low Income Housing Tax Credits (LIHTC)
- New Market and other tax credits
- Federal, state & local grants & loans
- Foundation funding
- Fundraising
- Housing vouchers
- Income from rent



DEVELOPMENT PROCESS



Project Planning

- 2-3 yrs
- Ideal # units
- Studio v. 1 & 2 BR
- Zoning/ parking
- New v. existing space



Client & Staff Involvement

- What has worked in past projects
- Feedback loops
- Post move-in comments



Community Involvement

- Attend local mtgs
- Build space
- Address myths
- Reps in process



Project Sustainability

- Constant process
- Loans to bridge time for tax credits
- Little or no debt

DEVELOPMENT “PRO TIPS”



Partnerships
with external
agencies

Community
meeting
space

Neighborhood
associations

Ceiling height
Laundry
facility

Deadbolt
locks

Fire
suppression
Building height
Security

Small area fair
market rent

Exemptions to
city fees

Parking
reduction

ASSESSING NEEDS & ALIGNING SERVICES

- Referrals for CCH programs mainly come from our Coordinated Entry System (OneHome)
 - Assigned to specific program upon referral based on VI-SPDAT score
- CCH has some wiggle room if multiple programs have vacancies
 - Work with community partners who know the tenant to better determine need
 - Work with CCH Outreach team if they know referral to get clinical and homeless history
- Internal transfers occur when there is a level of care need change
 - Currently the DLA-20 is used to assess level of care but CCH is in the process of developing a new tool

DELIVERING SERVICES: TRADITIONAL V. ACT MODELS

**Model/Client
Needs**

Caseloads

**Number of
Clients**

Support Staff

**Funding
Sources**

**Primary
Advantages**

Key Benefits

Key Challenges

Safety Issues

**Common
Challenges**

INTEGRATING SERVICES & PROPERTY MANAGEMENT

- Natural tension between different roles
- Common goal for safety and housing success
- Co-located with case management staff
- Property management staff employed by CCH
- Training in trauma-informed care
- Address security issues
- **Pro tips: Regular meetings & standardized leases**

STOUT STREET HEALTH CENTER AND LOFTS



- 54,000 sq. ft. Integrated Health Center
- Health, mental health, dental, vision and pharmacy
- 78 permanent supportive housing units on upper floors



STOUT STREET HEALTH CENTER AND LOFTS

❖ Stout Street Health Center

❖ New Market Tax Credits	\$ 4,250,000	
❖ HRSA Capital Grant	\$ 5,000,000	
❖ Local Capital Campaign	\$ 5,000,000	
❖ Leveraged Loan	\$ 3,500,000	
❖ Other	\$ 375,000	
❖ TOTAL		\$18,125,000

❖ Stout Street Lofts

❖ Low Income Housing Tax Credits	\$12,250,000	
❖ Denver HOME funds	\$ 1,000,000	
❖ Colorado HOME Funds	\$ 1,000,000	
❖ FHLB AHP	\$ 800,000	
❖ Other	\$ 678,036	
❖ TOTAL		\$15,728,036

❖ Grand Total

\$33,853,036

RENAISSANCE DOWNTOWN LOFTS



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QUESTIONS?

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