

Developing Housing for Homeless Individuals and Families:

From Shelter to Permanent Supportive Housing

Workshop Overview

- Introduction
- Types of Projects
- Current Challenges
- Current Opportunities
- Road Map to Success
- Project Concepts from Workshop Participants



Shelters of the Past



What's possible?

Types of Projects:

- Housing
- Shelter
- Community Facilities
- Mixed Income & Mixed Uses
- Think Outside the Box



Shelter

Salvation Army, Spokane



Transitional Housing

Salvation Army, Spokane



Permanent Supportive Housing

Northwest Estates, Moses Lake, Washington



Mixed Use Project

Shōve House, Omak, Washington



Mixed Use

**“Dove House” Domestic Violence/Sexual Assault
*Housing and Services, Port Townsend, Washington***



Current Challenges

- **Dwindling Resources**
 - State budget **Crisis**
 - **Pressure** to reduce spending on federal level
 - **Decreased** private giving
- **Longer development timelines**
- **Higher risks**



Current Opportunities

- **Federal and State Policy Emphasis on Homelessness**
 - **HEARTH Act**
 - State's Investment in the **Supportive Housing Institute**
 - **Veteran's Initiative**

Current Opportunities

- **Public Resources**

- State Housing Trust Fund
- Document Recording Fees
- HOME/ CDBG/ Section 811/ USDA Programs
- Sales Tax Money for Mental Health/ CD Programs
- Possible New Federal Money: HEARTH Act, National Housing Trust Fund

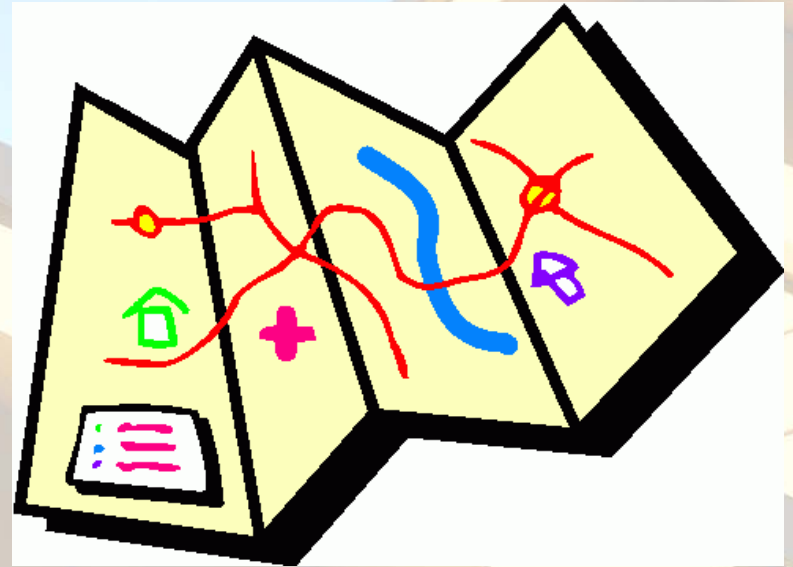
Current Opportunities

- **Lower Costs**

- Cheaper Land
- Cheaper Construction Costs
- Cheaper Existing Buildings for Conversion/
Renovation

Road Map to Success

- **Strong Local Commitment**
- **Strong Private Fundraising**
 - Expect to raise 25% or more from the community, corporations, and foundations
- **Agency Resources**
 - Land
 - Money



Road Map to Success

- **Flexibility/ Creative Approaches to Reduce Project Costs**
 - Manufactured Housing
 - Partnerships with Private Developers (BMAC example)
 - Partnerships w/ Non-Profits (homeless units in workforce housing developments)
 - Consider Rehab, rather than New Construction



Project Concepts from Workshop Participants:

What is your agency interested in pursuing? What are the challenges and opportunities?

Who We Are

- Community Frameworks is a non-profit organization that facilitates the construction of **affordable rental and shelter housing** with supportive services
- For over 35 years we have worked with public agencies, non profit organizations, tribal, local, state and federal governments to construct affordable housing solutions.

How it works

Rental/Shelter and Social Services Construction:

- Determine feasibility of a project
- Assemble financing packages
- Facilitate design process
- Manage the construction of a project from inception to occupancy



Why this work is so important

- Expands available housing
- Enriches neighborhoods and communities
- Improves the lives of families and individuals
- Impacts homelessness
- Generates economic development





www.communityframeworks.org

509-484-6733