



Partnership Outcomes:

The Supportive Housing Provider Group
and the Family Housing Fund

1998-2009

The Family Housing Fund has developed a unique, ten-year collaborative partnership with 17 nonprofit sponsors of supportive housing for over 600 homeless families and more than 2,000 children. This collaborative has focused its work on “the four D’s”.

Discovery - discovered needs of supportive housing providers and homeless families through research and provider group meetings over a 10 year period.

Demonstration - demonstrated strategies through direct services to families and provider group staff members.

Documentation - documented the results of the research and service strategies.

Dissemination - disseminated the lessons learned through training opportunities, written materials, and web-based tools.

This partnership has resulted in:

- A national model of discovery and research focused on the unique needs of homelessness and its impact on each member of a family
- An established set of performance standards created in tandem with the service community that can be measured, documented, and evaluated
- A cost effective staffing and direct service model that leverages staff resources across sites and communities
- A combined capital and operating strategy that resulted in more than \$15 million in new recapitalization of the supportive housing real estate, but also in excess of \$34 million in federal operating subsidies not previously available
- A shared mental health consultation initiative that filled the gaps left by an overburdened and often unresponsive mental health system
- Exciting research and discovery on the impact of homelessness on children – the very young and school age – and how to leverage children’s resourcefulness and resiliency.

All of these outcomes are the result of this unique partnership and were achieved through listening, problem-solving, and responding together. The Fund supplied the resources, including coordination support; the Provider Group provided the data, the practical wisdom of serving families, and collective staff support as solutions were identified and implemented. For the first time, the voices of those who have experienced homelessness were combined with those of professionals in the field, policy makers, and funders in order to understand homelessness and find ways to mitigate the impact of trauma caused by homelessness on families and young lives.

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- Breaking Free
 - Dakota Woodlands
 - East Metro Women’s Council
 - Emma Norton
 - Indigenous Peoples Task Force
 - Jeremiah Program
 - Lutheran Social Services
 - Minnesota Indian Women’s Resource Center
 - Model Cities of St. Paul
 - New Foundations, Inc.
 - Perspectives Family Center
 - RS Eden
 - Tubman
 - Wayside House, Inc.
 - Wilder Foundation – Jackson Village
 - Simpson Housing Services – Passages Community
 - YWCA of St. Paul

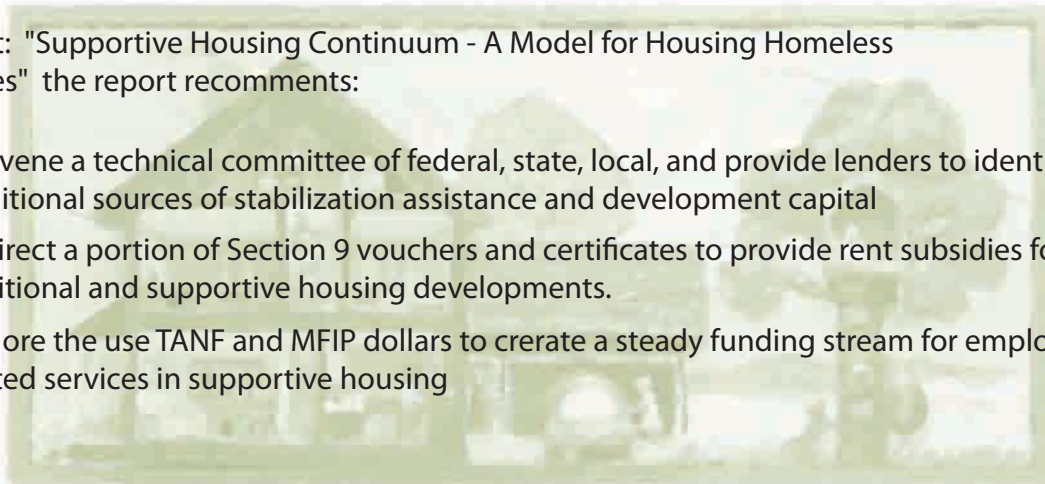
- Family Housing Fund convenes a meeting of Transitional Housing and Supportive Housing providers, later to be known as the Provider Group (11/98)
- Family Housing Fund convenes a meeting of local funders and policy makers, named the Supportive Housing Policy Group (12/98)



- The Transitional and Supportive Housing member organize formally to collaboratively implement stabilization and best practice initiatives.
- Family Housing Fund continues a meeting of local funders and policy makers, later to be named the Supportive Housing Policy Group

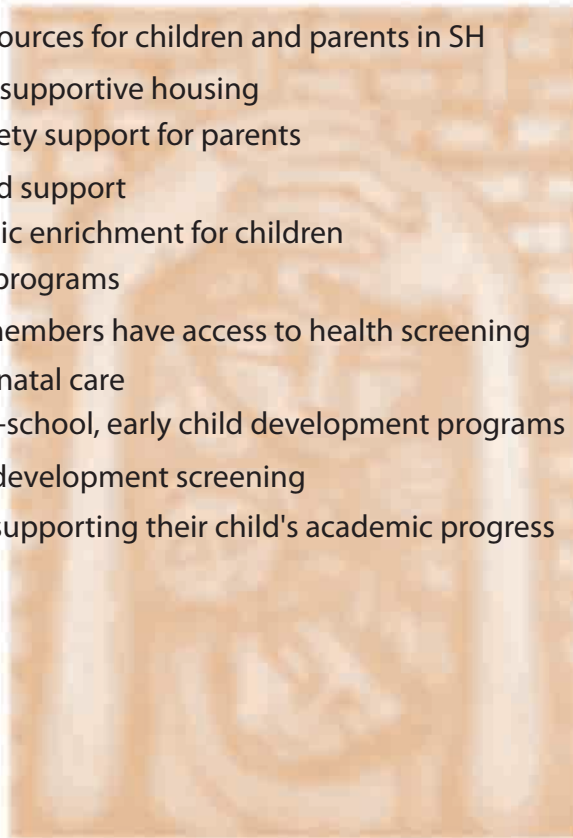
- Report: "Supportive Housing Continuum - A Model for Housing Homeless Families" the report recommends:

1. Convene a technical committee of federal, state, local, and provide lenders to identify additional sources of stabilization assistance and development capital
2. Redirect a portion of Section 9 vouchers and certificates to provide rent subsidies for transitional and supportive housing developments.
3. Explore the use TANF and MFIP dollars to create a steady funding stream for employment related services in supportive housing

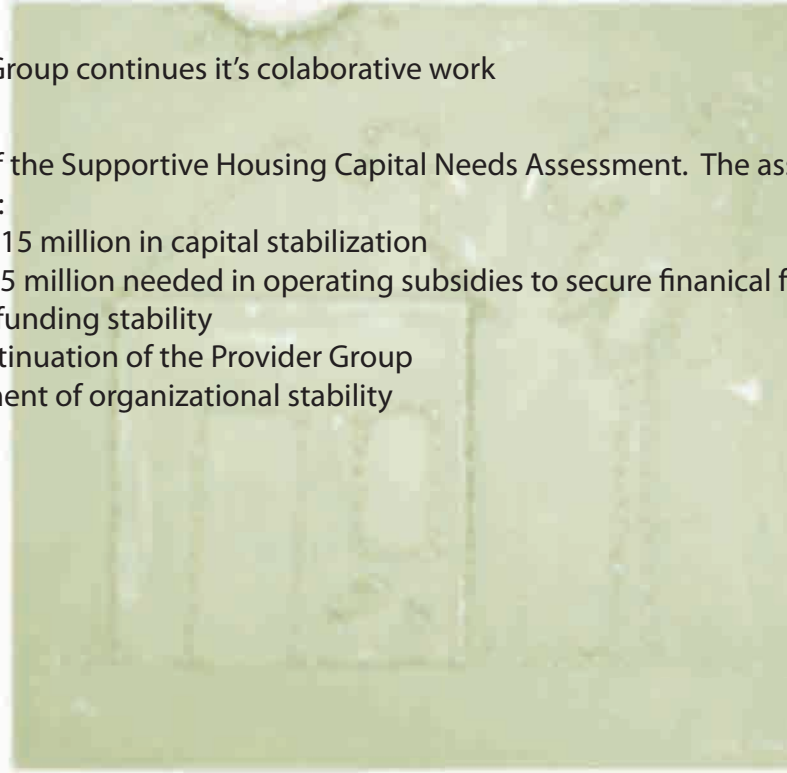


- Publication of the report: "Homelessness and its Effects on Children" the report recommends:

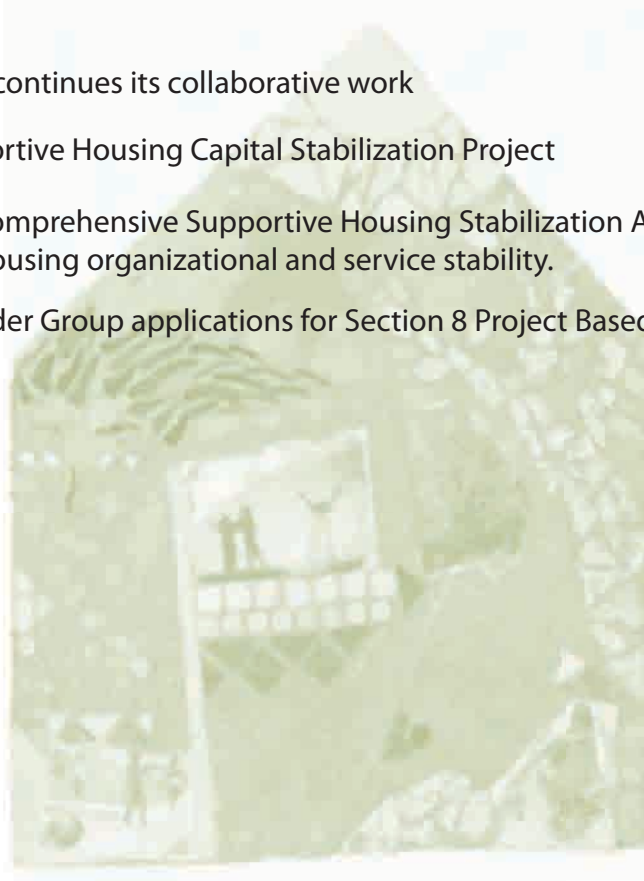
1. Priority access to resources for children and parents in SH
2. Access to long-term supportive housing
3. Treatment and sobriety support for parents
4. Parent education and support
5. After school academic enrichment for children
6. Nutritional support programs
7. Ensuring all family members have access to health screening
8. Ensure access to prenatal care
9. Ensure access to pre-school, early child development programs
10. Conduct early child development screening
11. Assisting parents in supporting their child's academic progress



- The Provider Group continues it's colaborative work
- Completion of the Supportive Housing Capital Needs Assessment. The assessment identified the needs for :
 - Nearly \$15 million in capital stabilization
 - Nearly \$5 million needed in operating subsidies to secure financial feasibility for 450 units
 - Service funding stability
 - The continuation of the Provider Group
 - Assessment of organizational stability



- The Provider Group continues its collaborative work
- Launch of the Supportive Housing Capital Stabilization Project
- Development of a comprehensive Supportive Housing Stabilization Assessment program to assess Supportive Housing organizational and service stability.
- Submission of Provider Group applications for Section 8 Project Based Assistance support for project sites.



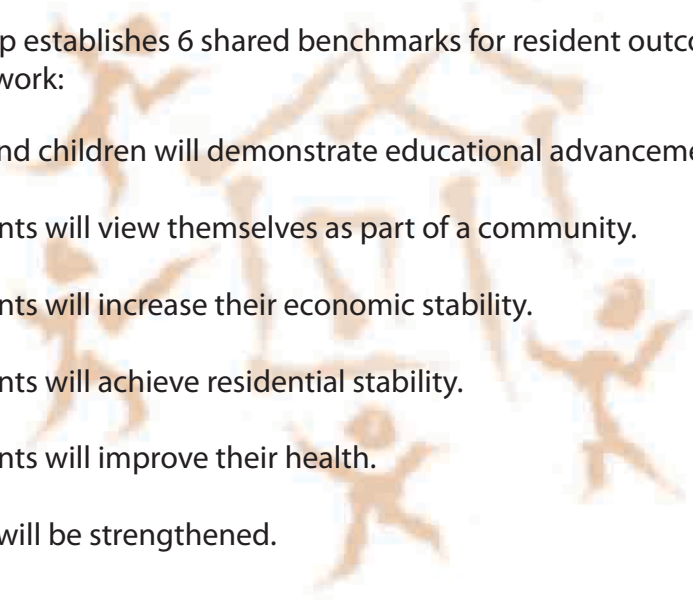
- Completion of the Supportive Housing Cost Study, which examined cost projections for three models of supportive housing by five members of the Provider Group. Established both an estimate of projected service funding needs as well as a compendium of support services available on or off site via sponsor or contract services for families.



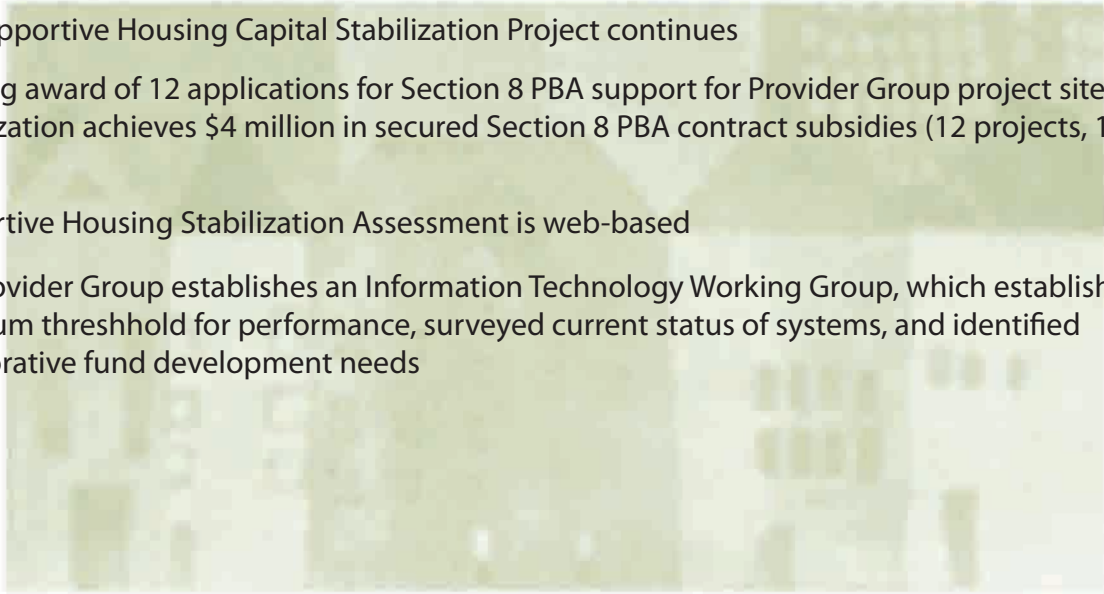
- Provider Group continues its collaborative work
- The Supportive Housing Capital Stabilization Project continues
- 19 Provider Group members complete the Supportive Housing Stabilization Assessment.
- Submission of Provider Group applications for Section 8 Project Based Assistance support for stabilization project sites.
- Development of the Benefits of Building with Quality Products video
- Family Housing Fund commissions development of High Cost of Housing Development Report, which analyzes a comparison of development costs of 5 new development projects by cost component



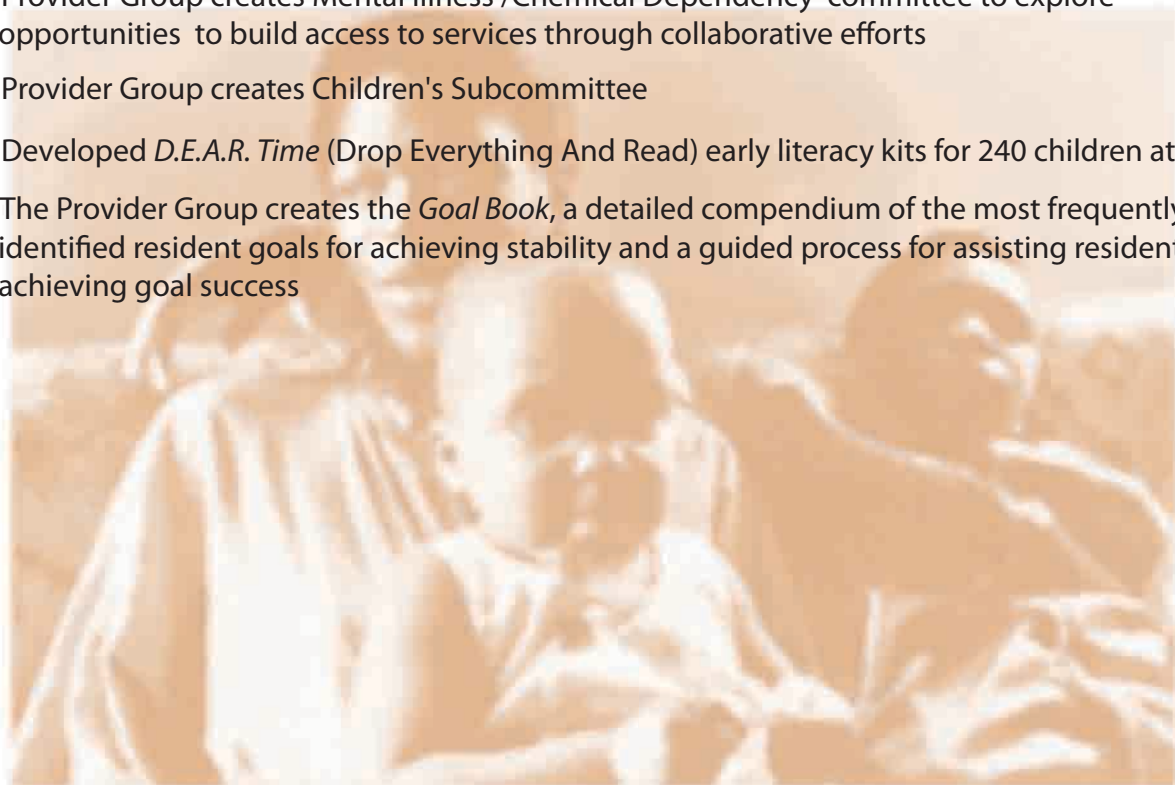
- Family Housing Fund publishes "Supportive Housing for Chronically Homeless Families - Potential for Cost Savings to Public and Private Funders", a study that examines the distribution of cost savings among various public and private funders of human services
- Provider Group establishes 6 shared benchmarks for resident outcomes as context of collaborative work:
 1. Adults and children will demonstrate educational advancement.
 2. Participants will view themselves as part of a community.
 3. Participants will increase their economic stability.
 4. Participants will achieve residential stability.
 5. Participants will improve their health.
 6. Families will be strengthened.



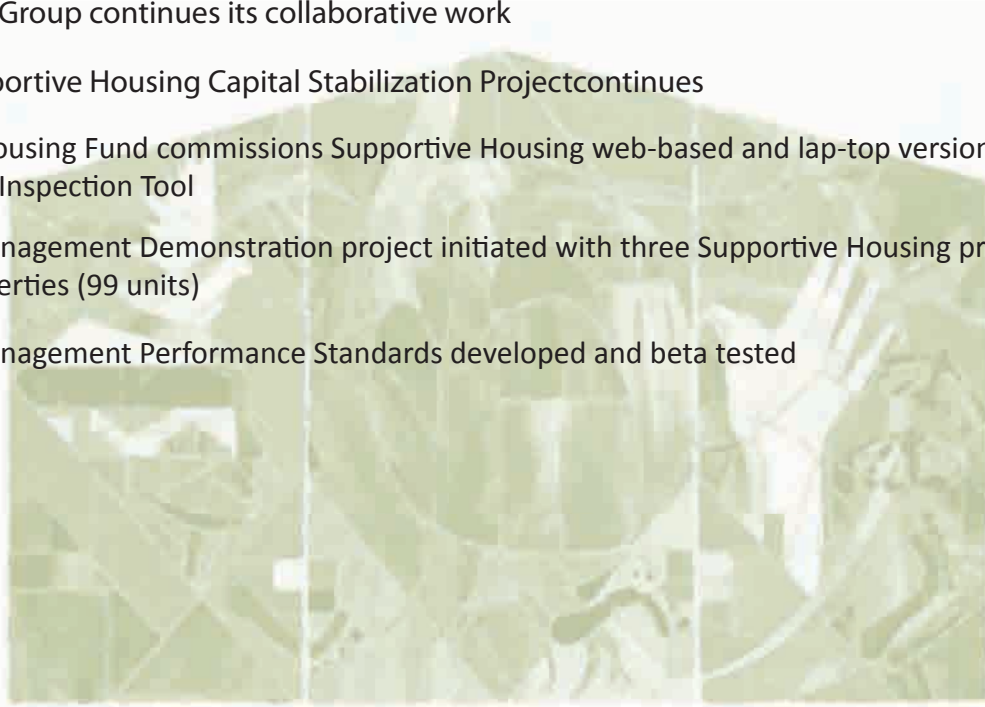
- The Provider Group continues its collaborative work
- The Supportive Housing Capital Stabilization Project continues
- Funding award of 12 applications for Section 8 PBA support for Provider Group project sites. Stabilization achieves \$4 million in secured Section 8 PBA contract subsidies (12 projects, 188 units)
- Supportive Housing Stabilization Assessment is web-based
- The Provider Group establishes an Information Technology Working Group, which established a minimum threshold for performance, surveyed current status of systems, and identified collaborative fund development needs



- Publication of *The Family Centered Supportive Housing Principles*
- Provider Group creates Mental Illness /Chemical Dependency committee to explore opportunities to build access to services through collaborative efforts
- Provider Group creates Children's Subcommittee
- Developed *D.E.A.R. Time* (Drop Everything And Read) early literacy kits for 240 children at 15 sites
- The Provider Group creates the *Goal Book*, a detailed compendium of the most frequently identified resident goals for achieving stability and a guided process for assisting residents in achieving goal success



- Provider Group continues its collaborative work
- The Supportive Housing Capital Stabilization Project continues
- Family Housing Fund commissions Supportive Housing web-based and lap-top version of Property Inspection Tool
- Asset Management Demonstration project initiated with three Supportive Housing providers of 6 properties (99 units)
- Asset Management Performance Standards developed and beta tested



- Launch of First Books partnership-distribution of 3,000 books to children living in supportive housing



- Provider Group continues its collaborative work
- The Supportive Housing Capital Stabilization Project continues
- The Asset Management for Supportive Housing Series is published with handbooks, curricula and tools for board, property management and service staff.
- Loan document review and template created.
- Publication of *Asset Management for Supportive Housing Series* including:

Asset Management for Supportive Housing- Performance Standards

For Non Profit Boards:

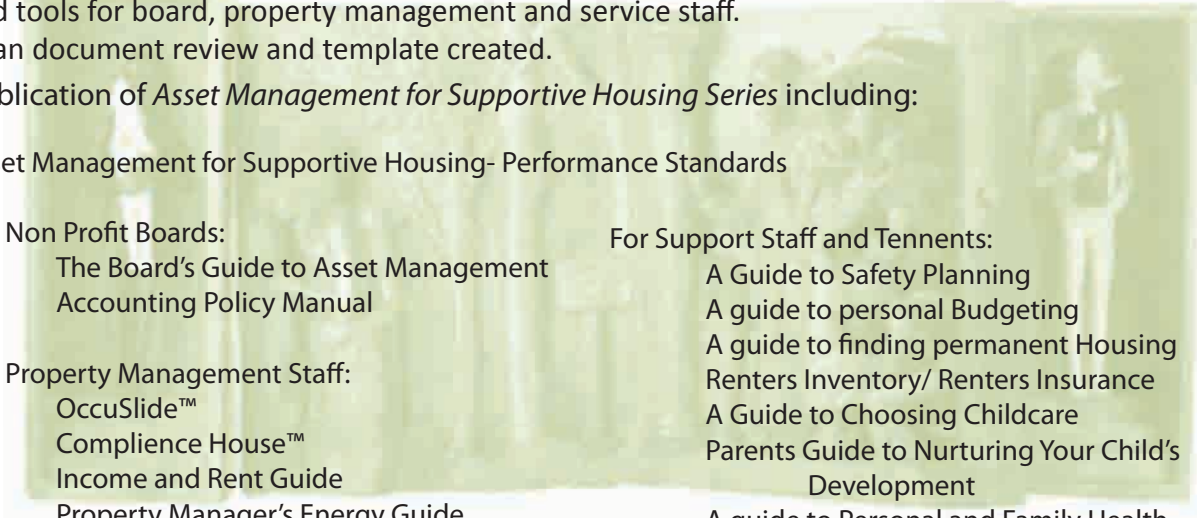
The Board's Guide to Asset Management
Accounting Policy Manual

For Support Staff and Tennents:

A Guide to Safety Planning
A guide to personal Budgeting
A guide to finding permanent Housing
Renters Inventory/ Renters Insurance
A Guide to Choosing Childcare
Parents Guide to Nurturing Your Child's
Development
A guide to Personal and Family Health
A guide to Finding a job

For Property Management Staff:

OccuSlide™
Compliance House™
Income and Rent Guide
Property Manager's Energy Guide
Warrenty and Product Book
Resident Handbook
Blended Management- The Double Bottom Line
Project Safety Plan
Asset Management Operations Manual



- Provider Group publishes first research project with U of M, "Promoting Healthy Development Among Homeless Children and Youth: Assessing Needs and Anchoring Prevention Within Supportive Housing Communities"
- Implementation of the Children's Mental Health and Healthy Development Training Series, offering training to an average of 406 direct service staff



- Provider Group Continues its collaborative work
- The Supportive Housing Capital Stabilization Project continues
- Asset Management for Supportive Housing Training Series for Boards and Staff training series begins
- The Asset Manager project begins with San Diego firm Nan McKay and Associates

- Completion of the Children's Study- 14 Provider Group sites, 415 children ages birth-18 years
- Second year of Children's Mental Health and Healthy Development Training Series, offering training to 214 of direct service staff
- Provider Group launches Infant/Toddler Research Project among 10 supportive housing sites
- Provider Group hires Clinical Services Manager to provide site-based Mental Health Consultations
- Provider Group and U of M implement NIMH Research project - Early Risers: First Best Practice Prevention program for School Age Children in Supportive Housing.
- Creation of the Family Supportive Housing Center, LLC
- Launch of the Partnerships for Children Initiative
- Launch of the Self Care Initiative: self care grants and Case Manager Support Group
- Backpack Project- Distribution of backpacks and school supplies to children in supportive housing

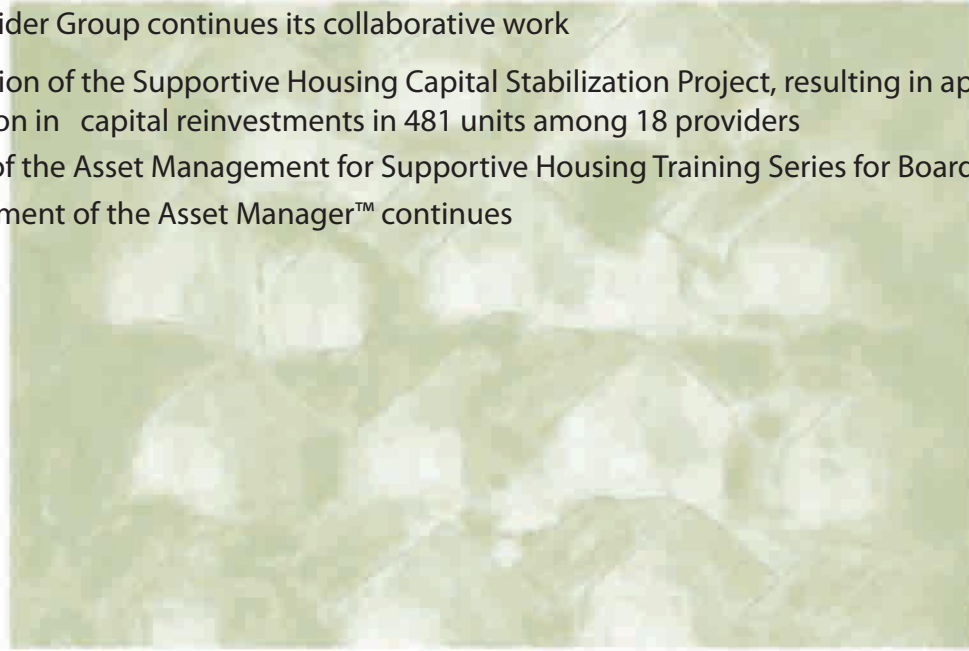
- The Provider Group continues its collaborative work
- The Supportive Housing Capital Stabilization Project Continues
- The Asset Management for Supportive Housing Training Series for Boards and Staff training series continues
- Development of the Asset Manager™ continues



- 3rd of the Children's Mental Health and Healthy Development Training Series, offering training to 362 direct service staff
- Provider Group continues Infant/Toddler Research Project expanding to all 17 supportive housing sites in the Provider Group, interviewing nearly 200 parents and their young children.
- Clinical Services Manager continues to provide site-based Mental Health Consultations
- Creation of the 90 Day Window and the Behavioral Health Subcommittee
- Provider Group and U of M continues implementation NIMH Research project - Early Risers: First Best Practice Prevention program for School Age Children in Supportive Housing.
- Provider Group implements the Children's Environmental Project
- Continuation of the Partnerships for Children Initiative
- Continuation of Self Care Initiative: Self Care grants and Case Manager Support Group
- Continuation of Backpack Project: Distribution of backpacks and school supplies to 410 children in supportive housing



- The Provider Group continues its collaborative work
- Completion of the Supportive Housing Capital Stabilization Project, resulting in approximately \$17 million in capital reinvestments in 481 units among 18 providers
- Launch of the Asset Management for Supportive Housing Training Series for Boards and Staff
- Development of the Asset Manager™ continues

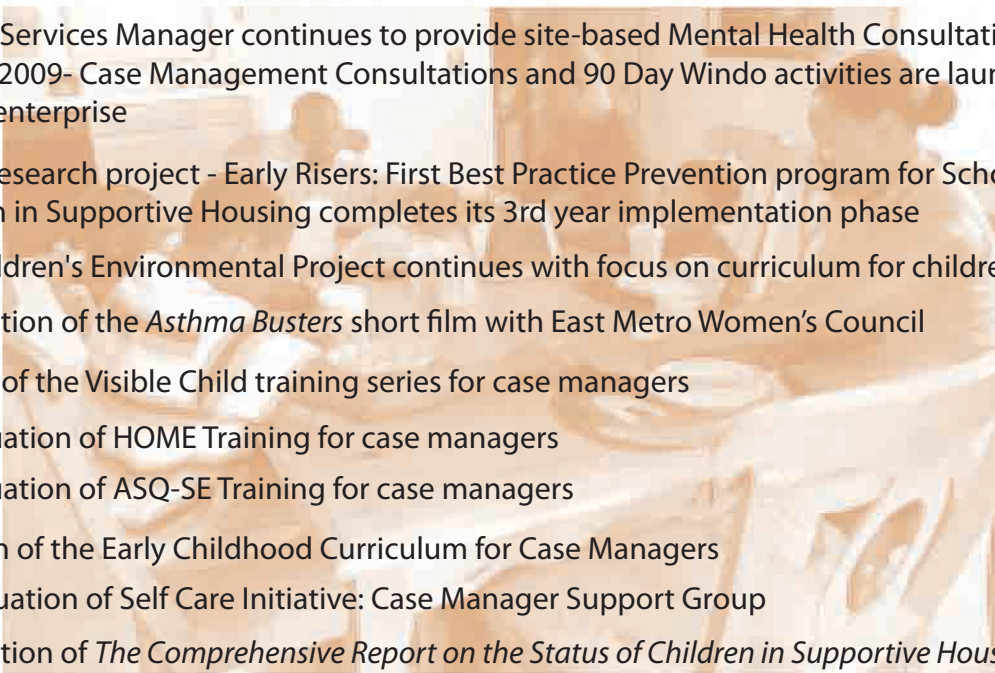


- 4th year of the Children's Mental Health and Healthy Development Training Series, offering training to 380 direct service staff
- Provider Group completes Infant/Toddler Research Project among 17 supportive housing sites, interviewing nearly 200 parents and their young children.
- Clinical Services Manager continues to provide site-based Mental Health Consultations
- Provider Group and U of M continues implementation of NIMH Research project - Early Risers: First Best Practice Prevention program for School Age Children in Supportive Housing.
- Provider Group continues the Children's Environmental Project, publication of *The Supportive Housing Environmental Report*
- Visible Child Legislative Agenda - seeking child care subsidies for children who have experienced homelessness
- Continuation of DBT Training program for case managers
- ASQ-SE Training provided to 31 case managers
- Launch of the Arts Program at 10 Provider Group sites
- HOME Training provided to 45 case managers
- Publication of the Infant/Toddler Discovery Project
- Visible Child Conference- First national conference dedicated to elevating the developmental needs of children who have experienced homelessness
- Continuation of the Partnerships for Children Wellness Program
- Continuation of Self Care Initiative: Self Care Grants and Case Manager Support Group
- Completion of the Health Survey on Health and Wellness
- Launch of the Family Supportive Housing Center, LLC website

- The Provider Group Continues its collaborative work
- Launch of the Asset Manager, an interactive, web-based capacity building tool providing assessments to action plans in six disciplines: Organizational Management, Property Management, Property Maintenance, Financial Management, Recordkeeping and Compliance, and Risk Management



- 5th year of the Children's Mental Health and Healthy Development Training Series
- Clinical Services Manager continues to provide site-based Mental Health Consultations unit June of 2009- Case Management Consultations and 90 Day Windo activities are launched as a Private enterprise
- NIMH Research project - Early Risers: First Best Practice Prevention program for School Age Children in Supportive Housing completes its 3rd year implementation phase
- The Children's Environmental Project continues with focus on curriculum for children
- Completion of the *Asthma Busters* short film with East Metro Women's Council
- Launch of the Visible Child training series for case managers
- Continuation of HOME Training for case managers
- Continuation of ASQ-SE Training for case managers
- Creation of the Early Childhood Curriculum for Case Managers
- Continuation of Self Care Initiative: Case Manager Support Group
- Publication of *The Comprehensive Report on the Status of Children in Supportive Housing Based on the Early Risers Project*
- Publication of *The Early Risers Resource Guide*
- Completion of the Early Risers video with Lutheran Social Services



The artwork used in this publication was produced from original works from the Home Sweet Home: An Affordable Housing Art Exhibit and Home Sweet Home Again: An Exhibition of Art and Poetry, both of which were sponsored by the Family Housing Fund to raise awareness of the great need for affordable housing in the Twin Cities metropolitan area. For more information please check out the website at <http://www.fhfund.org/sshh/default.htm>



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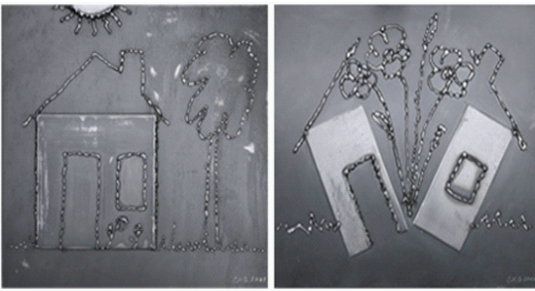
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