

COMMUNITY
HOUSING
NETWORK

Warren Commons

Toledo City Council

July 19, 2021

Presentation Overview

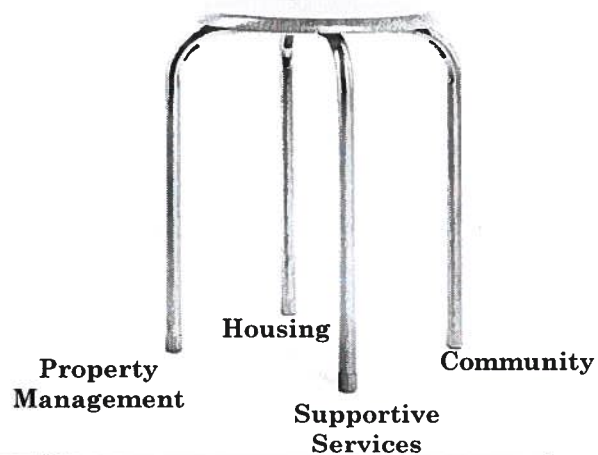
- Permanent Supportive Housing
- Community Need for Warren Commons
- Community Concerns and Mitigations
- Overview of Warren Commons
 - Description
 - Team
 - Location
 - Timeline
 - Budget
 - Design

Permanent Supportive Housing

Permanent Supportive Housing Overview

Permanent Supportive Housing (PSH) is a careful balance between 4 essential components:

- Housing
- Property Management
- Supportive Services
- Community



Permanent Supportive Housing Overview

Population

- Serves individuals with disabilities
 - Disabilities may include mental health, substance use disorder, and/or physical disabilities
 - Frequently focus on chronic homeless population

Housing

- Multifamily apartment and apartment buildings
 - 12-month lease that follows Ohio Landlord Tenant Laws
- Single Site Permanent Supportive Housing
 - On-site property management
 - Includes 24/7 front desk
 - Access to supportive services
 - Case-management
 - Psychiatric services
 - Employment services
 - Individual counseling
 - Substance abuse treatment



Permanent Supportive Housing Overview

State of Ohio PSH Definition per the Interagency Council on Homelessness & Affordable Housing

- Permanent Supportive Housing consists of:
 - Permanent community-based housing
 - Tenants have leases with all rights under tenant-landlord laws
 - Meets (at minimum) Housing Quality Standards
 - Tenants pay no more than 30-40% of their income for rent
 - Services are voluntary and cannot be mandated as a condition of tenancy



Community Need for Warren Commons

Toledo Lucas County Continuum of Care

Per Point-In-Time Date 1/22/2020

- Total Number of Persons Homeless on 1/22/2020: 602
- 363 Persons who are homeless and without children (60% of total)
 - Age 18 to 24: 28 (4.6%)
 - Age is over 24: 335 (56%)
 - Qualify as Chronically Homeless: 40 (6.6%)
- Demographics
 - Severe Mental Illness 18% (110)
 - Chronic Substance Abuse 11% (66)
 - Victim of Domestic Violence 4% (27)
 - Race: 47% White; 44% Black; 7% Mixed Race; 1% American Native/Hawaiian or Other Pacific Islander

Per the Community Housing Prioritization List

- There are currently 72 individuals and 10 families that qualify for PSH.

9% LIHTC Awards for PSH Projects by County

County	Total Population	# Awards	% of Total PSH Awards	Total Units	PSH Units Per Capita
FAYETTE	28,620	1	1.2%	36	0.1258%
FRANKLIN	1,290,360	26	30.6%	1616	0.1252%
CUYAHOGA	1,247,451	18	21.2%	1069	0.0857%
MONTGOMERY	531,670	9	10.6%	447	0.0841%
MUSKINGUM	86,131	2	2.4%	68	0.0789%
ROSS	76,948	1	1.2%	60	0.0780%
HAMILTON	813,589	10	11.8%	492	0.0605%
SUMMIT	541,334	5	5.9%	293	0.0541%
LUCAS	431,102	3	3.5%	180	0.0418%
MAHONING	229,961	2	2.4%	70	0.0304%
STARK	372,404	3	3.5%	88	0.0236%
ALLEN	103,175	1	1.2%	24	0.0233%
BUTLER	380,019	2	2.4%	68	0.0179%
DELAWARE	201,135	1	1.2%	32	0.0159%
FAIRFIELD	154,457	1	1.2%	21	0.0136%

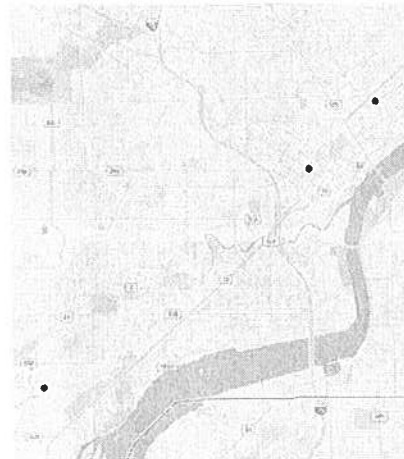


COMMUNITY HOUSING NETWORK

July 19, 2021 9

Lucas County's 9% LIHTC Awards for PSH

Funding Year	Project Name	Project Status	Units
2007	YWCA of Toledo	Active	65
2008	Chestnut Hill	Active	40
2013	Commons at Garden Lake	Active	75



COMMUNITY HOUSING NETWORK

July 19, 2021 10

Community Concerns and Mitigations

Will PSH properties in my neighborhood harm my property's value?

The Furman Center for Real Estate & Urban Policy looked at 7,500 PSH units in New York City where there is a 20 year history

- No statistically significant reduction of property values
- Five years after completion, prices of nearby properties grow in value more than comparable properties that are more than 1000 feet from the permanent supportive housing

In 2013, National Church Residences commissioned a study on NCR's PSH impacts in Columbus, Ohio from Arch City Development:

- "Permanent Supportive Housing facilities have no discernible negative impact on their surrounding neighborhoods' character or stability."

Are there are less expensive solutions for homelessness?

- Studies have found that operating PSH is about equal to the cost of operating homeless shelters
- Cost studies in six different states and cities indicate that residents of PSH use shelters, hospitals, emergency rooms, jails and prisons less compared to individuals who are homeless
 - Public costs are reduced as much as 65% after a person is housed in permanent supportive housing



Do optional services work?

Housing First is a recognized best practice in permanent supportive housing.

Multiple studies have found that making housing requirements separate from service requirements is the best practice for housing stability.

Studies also find that services that are optional have better participation rates than mandatory service programs.

Do PSH properties help my neighbors?

Addresses homelessness in Lucas County

- Permanent supportive housing is our most effective solution for ending homelessness (90% Success Rates)
- Permanent supportive housing is cost effective for our communities and saves tax payers money compared to crisis intervention alternatives
- Street homelessness contributes to feeling unsafe in your neighborhood

Represents investment in the neighborhood

- Currently vacant undeveloped land
- Approximately \$8M cost in construction related expenditures (short term jobs that support the local economy)
- Short term jobs that support local economy (typically 150 to 200 jobs are involved with housing construction)
- Beautiful building that will enhance the attractiveness of the area
- Long term employment opportunity for Property Management and Supportive Services

Will I feel less safe in my neighborhood?

- 📍 Site is designed using defensible space concepts
- 📹 Exterior security cameras viewing parking lot, entrance and recreational spaces
- 💡 Outdoor lighting
- 🚶 Single entry and single exit point
- 🖥️ 24/7 front desk with video monitors
- 📷 Internal and external cameras
- 🏠 On-site property management
- 👥 On-site service staff

PSH developments incorporate multiple security features. As a result, PSH developments will contribute to enhanced safety in your community.

All Residents sign a legally binding 12 month lease with the property manager. The lease includes House Rules to set expectation about appropriate behavior.

How does someone become housed at Warren Commons?

TLCHB: Coordinated Assessment

TLCHB: Coordinated Entry Referral

Lucas Metropolitan Housing : Rental Subsidy Qualification

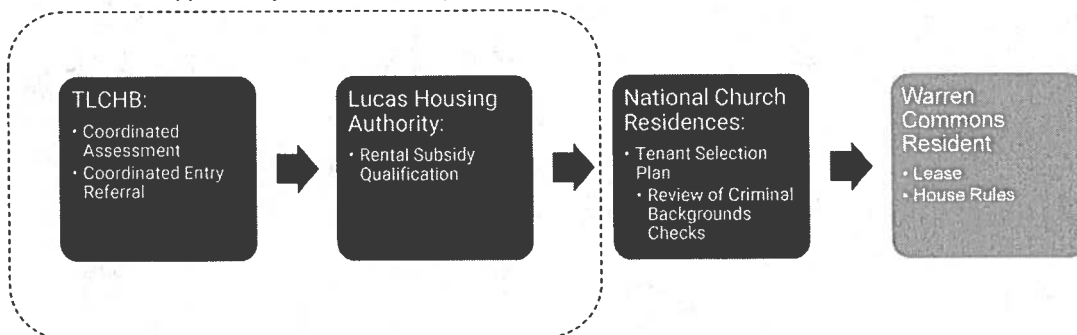
- Potential residents that are required to register as a federal sex offender, have a conviction for arson, or a conviction for the manufacturing of drugs in a public housing property, may not be able to receive rental subsidy.

Tenant Selection Plan

- Review of ability to pay rent (rental subsidy qualification accepted)
- Review of Criminal Backgrounds Checks
 - Sex offenders and arsonist with convictions in the last 20 years will be required to show that they have made significant reforms to their lives and may not be allowed into Warren Commons.
 - People convicted violent felonies in last 12 months may not be allowed into Warren Commons if they cannot provide evidence of significant changes in their life.

How does someone become a Warren Commons resident?

Transition Supported by TLCHB Housing Navigator

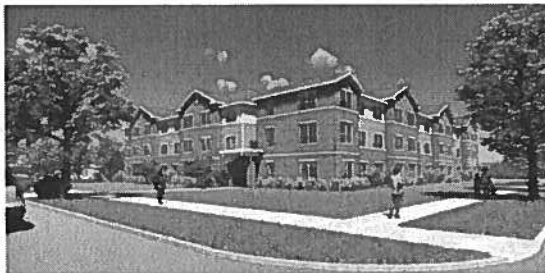


Overview of Warren Commons

Description

Warren Commons

- Forty-six (46) One-bedroom Apartments
- Amenities
 - Common Space
 - On-site Property Management
 - On-site Supportive Service Offices
 - Computer Room
 - 24/7 Front Desk

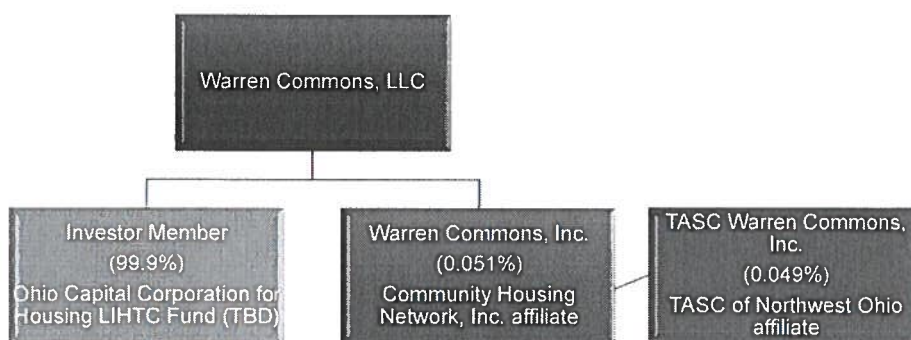


Warren Commons

- The primary goal of Warren Commons is to bring stability to its residents lives by providing access to housing.
- Residents' histories will include evidence of homelessness and/or a disability and may include:
 - Mental Illness
 - Substance Abuse
 - Criminal Justice Involvement
- For many people, stability is not achieved just by a roof over their head, they also need a supportive community

Team

Ownership



Developer

- Community Housing Network is the Developer
- Our development team includes:
 - Berardi Partners Architects
 - Lewandowski Engineers
 - General Contractor is TBD
 - Carlile, Patchen & Murphy, LLP
 - Plante Moran (Accountants)
 - Gould Development Co. LLC. (MBE/WBE consultant/ TASC Owners Representative)

People struggling with mental illness, addiction, or homelessness need a source of stability. For more than 30 years, Community Housing Network has been that source.

We start with housing, because it enables our residents to feel safe, maybe for the first time in a long while. It shows them we value their resilience and believe in their potential.

But our work isn't just housing. It's building. We build a supportive system to help people overcome crises and obstacles. We build a network of services and partners to address every need. We build a safety net that empowers residents to move forward, knowing that we have their back. We build a sense of belonging and community.

At Community Housing Network, we make sure people have options and opportunities. With us, they have more than a place to stay; they have a place to truly live.

CHN LIHTC Developments 2000 to Present

COMMUNITY HOUSING NETWORK

		25 Tax Credit Buildings				
					1,085 Tax Credit Units	
			8 24/7 Buildings			
	5 Projects Under Development					

Developer's Role

- Assemble a development team
- Secure financing
- Obtain all necessary entitlements and approvals
- Construct the building
 - On time
 - On schedule
- Turn over completed building to Owner

Property Management Company

- National Church Residences will serve as Property Management for Warren Commons

National Church Residences' Permanent Supportive Housing group aims to promote and improve mental, emotional, physical and financial stability for our residents. Our approach also links residents to internal programs and external community resources that assist them in achieving their highest level of self-sufficiency.

National Church Residences manages Permanent Supportive Housing properties in Toledo, Columbus, & Cincinnati Ohio. Additionally, National Church Residences owns PSH properties and provides comprehensive supportive services in many of its properties, providing experience with all aspects of Permanent Supportive Housing.



Property Management's Role

- Represent the Landlord for all aspects of property operations, including:
 - Lease signing and maintaining occupancy
 - Lease enforcement
 - Tracking rental income and expenses of the property
 - Building maintenance
- Adhere to the Lease, Ohio Landlord Tenant Laws, Fair Housing Act, and all other relevant laws and regulation

On-Site Service Provider

- TASC of Northwest Ohio will provide on-site supportive services to Warren Commons residents and help connect residents to existing community based services

To break the cycle of recidivism, TASC of Northwest Ohio supports criminal justice-involved individuals in their efforts to become healthy, self-sufficient and law-abiding citizens.

TASC provides psychosocial assessments that measure the individual's needs and abilities, clinical case management services, programming and where warranted, monitors for court-ordered compliance. Our services reduce resistance to services and treatment by building a mutually respectful relationship that values the individual's unique needs and abilities.

TASC recognizes that our work does not end at a referral, we provide essential services like transportation and housing to help our client make the first offense the last offense.

Services Provided at Warren Commons

- **On-Site Case management:** A case manager provides counseling, referrals, check-ins and transportation.
- **Additional On-Site Services:**
 - Financial coaches may be available for occasional financial literacy education.
 - Case managers may lead group sessions.
 - AA or NA meetings may occur on site.
- **Clinical Services Not Available On-Site:**
 - Medication management
 - Prescriptions for medications
 - Psychiatric sessions
 - Alcohol/Drug Rehabilitation Services

PSH Best Practices used at Warren Commons

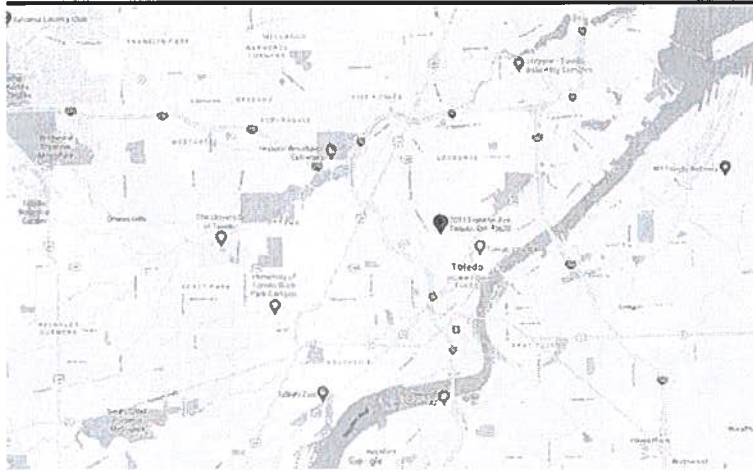
- Housing First
- Blended Management
- Individualized Service and Goal Plans
- Trauma Informed Care, Motivational Interviewing, Stages of Change, Integrated, Wellness Recovery Action Planning Critical Time Intervention, and Harm Reduction frameworks and techniques will be utilized
- Cultural Competency
- CSH's Six Dimensions of Quality:
 - **Tenant-Centered**—Every aspect of housing focuses on meeting tenants' needs
 - **Accessible**—Tenants of all backgrounds and abilities enter housing quickly and easily
 - **Coordinated**—All supportive housing partners work to achieve shared goals
 - **Integrated**—Housing provides tenants with choices and community connections
 - **Sustainable**—Housing operates successfully for the long term

Community Partners

- Toledo Lucas County Homelessness Board
- Mental Health and Recovery Services Board of Lucas County
- Lucas Metropolitan Housing

Location

Location: 2011 Franklin Avenue



Location



Location

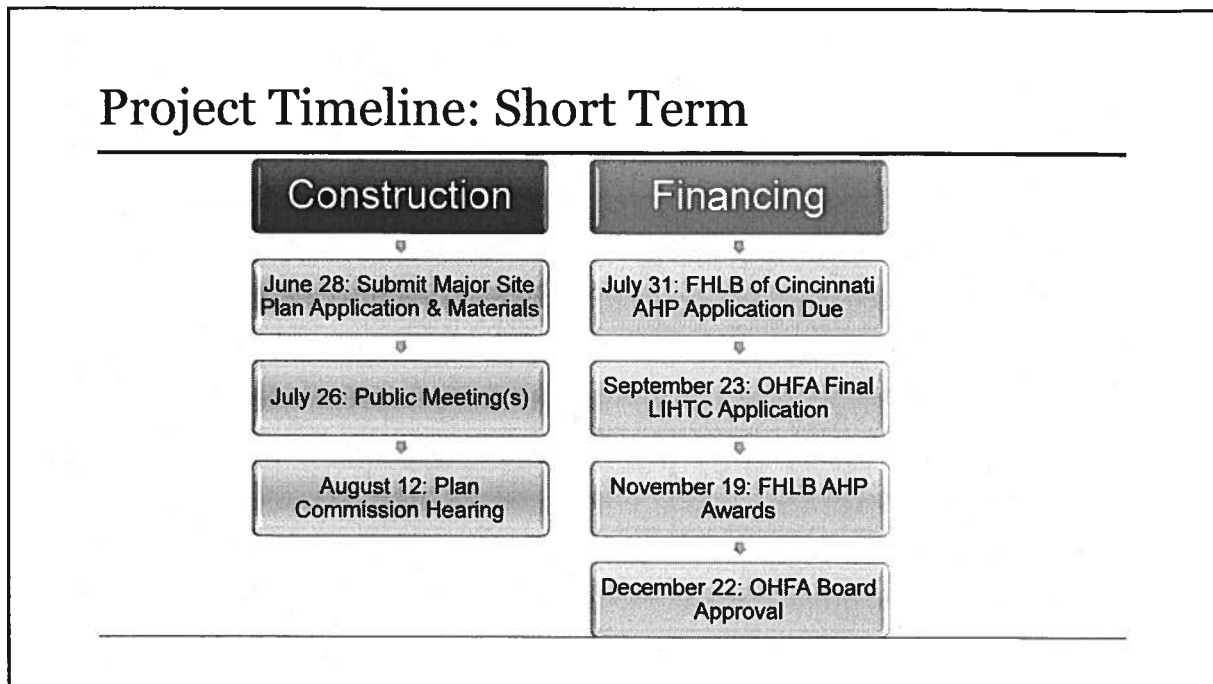


Location

- Warren Commons site is located on a bus line at ~2011 Franklin Avenue and is within less than a mile from the following amenities (distance):
 - Seaway Market (1,822 ft)
 - Restaurants (922 ft)
 - Churches (200 ft)
 - Mercy Health- St. Vincent Medical Center (2,700 ft)
 - Inez Nash Park (1,182 ft)
 - Toledo Lucas County Public Library (2,872 ft)
 - Recreation Center: Wayman D. Palmer YMCA (928 ft)
 - Cultural Facility: Toledo Museum of Art (3,855 ft)
 - Social Service Agencies and Recovery Services (1,442 ft)
 - Downtown Toledo (4,440 ft)
- OHFA provided the site the maximum possible number of points for amenities for a project in Lucas County

Timeline

Project Timeline: Short Term



Project Timeline: Long Term

- December 2021: Submit permit drawings to Building Department for review
- April 2022: Building permits are ready for pickup
- May 2022: Financing closed and construction starts
- May 2023: Construction is complete
- August 2023: Building is 100% leased up

Budget

Development Expenses and Sources

Preliminary Development Budget		
Acquisition	\$	232,000.00
Predevelopment	\$	563,124.00
Site Development	\$	1,066,108.00
Hard Construction	\$	6,938,362.00
Interim Costs/Finance	\$	548,545.00
Professional Fees	\$	149,719.00
Developers Fees	\$	1,225,000.00
Compliance Costs	\$	178,400.00
Reserves	\$	294,500.00
Total Project Costs	\$	11,195,758.00
Total Project Costs/Unit	\$	243,386.00

Preliminary Permanent Financing Sources	
Tax Credit Equity	\$ 9,000,000.00
HDAP: OHTF/HOME	\$ 300,000.00
Deferred Developer Fee	\$ 174,758.00
Requested City of Toledo HOME	\$ 500,000.00
FHLB Cin: AHP	\$ 1,000,000.00
Donations	\$ 1,000.00
MHRS Board of Lucas County	\$ 220,000.00
Other	\$ -
Total Sources	\$ 11,195,758.00
For \$1 of Toledo HOME funds there are \$21 of other funds	

Design



Preliminary Rendering: Subject to updating.

Operations

Operating Income

- 46 One-Bedroom Units
- 100% of Units receiving rent subsidy- Project Based Housing Choice Vouchers
- 46 x \$674 x 12 months = \$372,048 Gross Operating Income
- Less 5% vacancy \$18,602 = \$353,446 Effective Gross Income

Operating Expenses

Administrative Expenses	\$83,333
Utility Expenses	\$64,400
Operating/Maintenance	\$88,220
Taxes & Insurance	\$34,320
Operating Expenses	\$270,273
Replacement Reserve	\$16,100
Total Annual Expenses	\$286,373
Estimated 1st Year NOI:	\$67,073

Services

Service Expenses

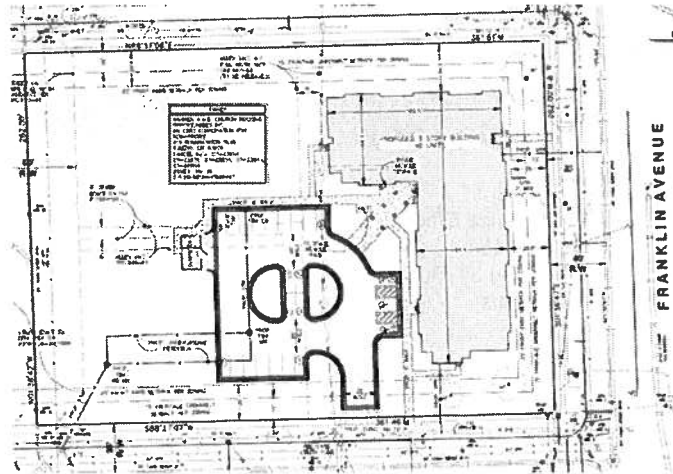
- 24/7 Front Desk= \$145,000
- 1 Case Manager to 30 residents = 1.5 FTE @ \$20/hour + Benefits = \$82,458
- Annual Assessments and Housing Search Counseling=\$10,000
- Transportation=\$12,025
- Administration = \$20,000
- Total Services \$269,483 (\$5,800/unit /year)

Potential Service Sources

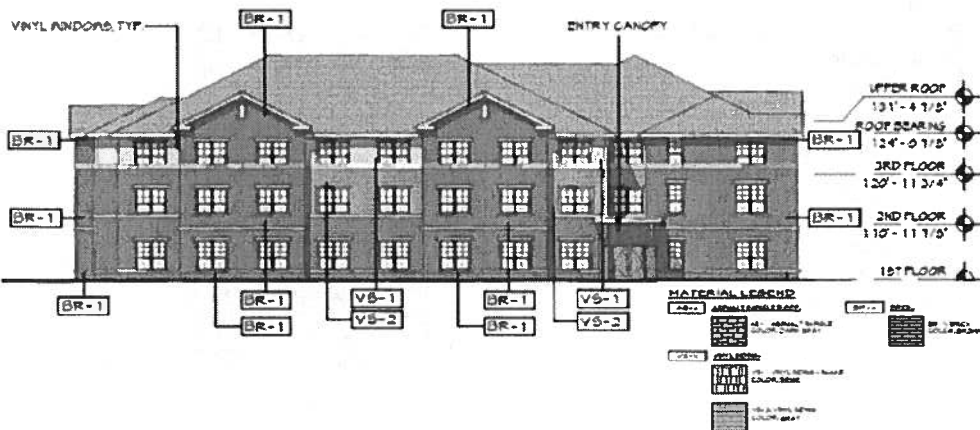
- Ohio Development Services Agency
- HUD New Bonus Continuum of Care funds
- MHRS Board of Lucas County
- Ohio Mental Health and Addiction Services
- Ohio Department of Medicaid
- Foundations and Grants

Design

- 3 Story Building
- 46 One-Bedroom Units
- 23 Parking Spaces
- 10 Space Bike Rack
- Interior Bike Storage



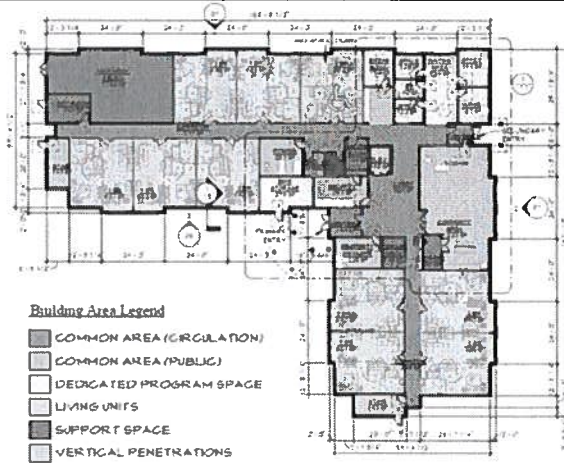
Design



Design

Amenities:

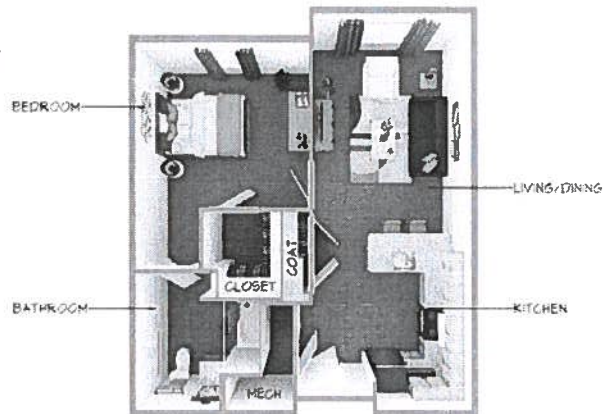
- Secure Entrance
- Community Room w/Kitchen & TV Lounge
- Property Management Office
- Fitness Room
- Computer Room
- Supportive Service Offices
- Bike Storage Room
- Laundry (2nd and 3rd Floor)
- Public Restrooms
- Elevator



Design

One-Bedroom Apartment

- Private Kitchen w/Dinning Counter
- Private Bathroom
- Living Room
- Bedroom
- Closets
 - Coat/Pantry
 - Clothes
 - Linen
- Thermostat
- Vinyl Plank Flooring
- Unit Furniture Package
 - Bed
 - Dresser
 - 2 Dinning Chairs
 - Sofa/Loveseat



TYPICAL UNIT PLAN (ANSI A & B)
N.T.S.

Trauma Informed Design

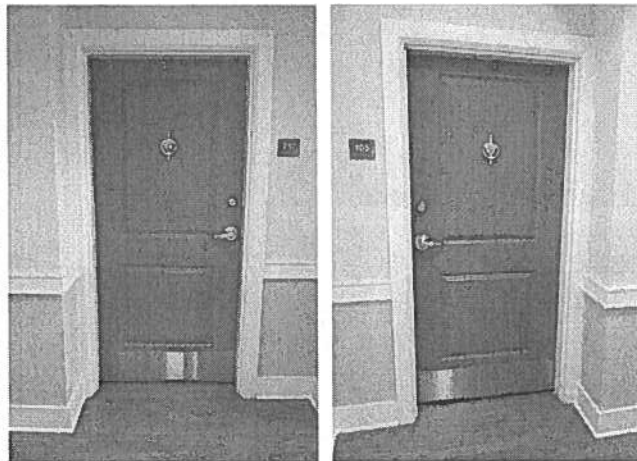
"Trauma-Informed design takes into account someone's past environment: temporary housing, overcrowded clinics, shelters, addiction recovery centers, hospitals — places typically designed via budget-driven utilitarianism. Elements like dark corridors, stark fluorescent lighting or worn, anonymous spaces."

- Personalized
- Choice
- Residential
- Comfortable

Trauma Informed Design

Personalized:

Details like the varying door and hallway colors and sign details help to personalize the housing and signal to a resident that this is their home and they have license to control the look of their home.



Trauma Informed Design

Residential:

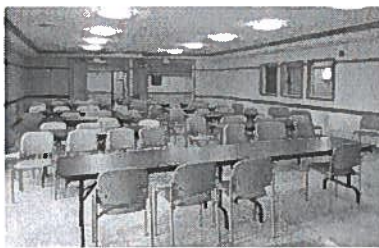
Details like the white appliances and stylish counter tops in the kitchen and in the "living-room", the wood floor, varied seating designs, small shelves with decorative elements, residential light fixtures and color palette.



Trauma Informed Design

Comfort and Choice:

Furniture that is comfortable and is able to support all body types. Windows that offer views to nature and interior corridors. Varied settings for social interactions outside of one's home.



Questions?

Ryan Cassell, Chief Real Estate Development
Community Housing Network
rcassell@chmnc.org
614-487-6782

Johnetta McCollough, Executive Director
TASC of Northwest Ohio
jmccollough@taschnw.org
419-242-9955

Colleen Bain, V.P. of Supportive Housing
National Church Residences
cbain@nationalchurchresidence.org
614-716-0886

Sylvester Gould, Principal
Gould Development Co. LLC.
goulddevelop@aol.com
419-787-7837

Michael Hart, Director of Policy and Planning
& Rachel Gagnon, Executive Director
Toledo Lucas County Homelessness Board
mhart@tlchb.org & rgagnon@tlchb.org
419-244-9440

Contacts

