

PERMANENT SUPPORTIVE HOUSING

NOVEMBER 2021



INTRODUCTION TO UPHOLDINGS



Create

Real Estate Development &
Finance

Operate

High Quality, On-Site Property
Management

Sustain

Asset Management &
Compliance

PSH STAKEHOLDERS

Project Team

Developer / Owner

Property Manager

On-Site Service Provider

Local Stakeholders

City / Local Government

Housing Authority / Commission

Continuum of Care

Local Residents & Community Organizations



WHAT IS PERMANENT SUPPORTIVE HOUSING?

Permanent

- Tenants are full leaseholders who live independently
- No time limit for residency

Supportive

- Robust on-site services are available to ALL residents
- Full-time service staff on-site in addition to property management
- Service provider refers tenants to other agencies, as needed

Housing

- High-quality, environmentally-sustainable construction
- Apartments with full kitchens and bathrooms



WHAT IS PERMANENT SUPPORTIVE HOUSING?

Permanent Supportive Housing IS:



Apartments for lease-holding, rent-paying residents



Opportunity for a long-term home



Supportive services available & encouraged



Privately owned & operated with public oversight

Permanent Supportive Housing IS NOT:



Homeless shelter



Treatment facility



Transitional living



Public or rent-free housing

WHY SHOULD BATTLE CREEK CONSIDER PSH?

2020 Homelessness Report:

- 732 people experiencing homelessness
- 402 (51%) have a disability
- 186 people are considered chronically homeless: have experienced homelessness for more than 12 months

Local priorities among stakeholders working with people experiencing homelessness:

- #1 priority is chronically homeless
- People with disabilities in need of supportive services
- High barriers to entry
- Small number of existing service-enriched housing opportunities

WHY SHOULD BATTLE CREEK CONSIDER PSH?

Permanent Supportive Housing Improves Lives

Research has shown that supportive housing has positive effects on housing stability, employment, mental and physical health, and school attendance. People in supportive housing live more productive lives than they would on the streets or in shelters.



Click [here](#) for more information!

WHY SHOULD BATTLE CREEK CONSIDER PSH?



Permanent Supportive Housing Generates Significant Cost Savings to Public Systems

Studies in six different states and cities found that supportive housing results in tenants' decreased use of shelters, hospitals, emergency rooms, jails and prisons.



Click [here](#) for more information!

WHY SHOULD BATTLE CREEK CONSIDER PSH?



Permanent Supportive Housing Benefits Communities

Further evidence shows that supportive housing benefits communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time.



Click [here](#) for more information!

HOW IS PSH FUNDED?

This varies from state to state. In most states, including Michigan, it is virtually impossible to build and operate permanent supportive housing without:

- **Low-Income Housing Tax Credits (LIHTC)**
- Additional “soft” gap financing (FHLB AHP, Foundations, CDFIs, etc.)
- Funds from local governments (HOME, CDBG, TIF, ARPA, etc.)
- Rental/Operating subsidies (Project-Based Vouchers, etc.)
- Supportive services funding & partnership

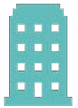
HOW IS PSH FUNDED?

Low-Income Housing Tax Credits (LIHTC)

- In Michigan, this is administered by the [Michigan State Housing Development Authority](#) (MSHDA)
- These funds are awarded to projects on a competitive basis because demand exceeds supply
- MSHDA has a [scoring system](#) that determines which projects get funds and which projects do not:



Location-Based Criteria (34 points)



Project-Based Criteria (78 points)



Permanent Supportive Housing Criteria (53 points)

Other Criteria (32 points)

HOW IS PSH FUNDED?

Low-Income Housing Tax Credits (LIHTC)



Location-Based Criteria (34 points)

- Public transit
- Grocery store
- Pharmacy
- Medical clinic
- Public library
- Public school
- Community organization
- Bank / credit union
- Employment center
- Public park
- Job training center
- Food pantry

UPHOLDINGS CASE STUDIES & TESTIMONIALS



- [River's Edge Grand Opening Video](#) – 56-unit PSH Project in Ft. Wayne, Indiana
- [Butterfly Gardens Groundbreaking Video](#) – 75-unit PSH Project in Clovis, California
- [Myers Place Resident Interview](#) – 39-unit PSH Project in Mt. Prospect, Illinois
- [Prairie Pointe Resident Interview](#) – 40-unit Affordable Housing Project in Monmouth, Illinois
- [New Evergreen Sedgewick Resident Interview](#) – 84-unit Affordable Housing Project in Chicago, Illinois



ADDITIONAL PSH RESOURCES & SUPPORT

Click the logo for a hyperlink to each organization's webpage with has resources and information that are specific to Permanent Supportive Housing!



NEXT STEPS

- Collaboration with development team to find an appropriate site for a PSH project in Battle Creek
- City Commission support for PSH project in Battle Creek including PILOT, potential zoning needs, and community engagement efforts
- Invitation to visit River's Edge – a PSH project located in Fort Wayne, Indiana that is owned & operated by UPholdings





Questions or Feedback?



EXISTING UPHOLDINGS PROJECTS



River's Edge

Fort Wayne, Indiana

56 units

1-Bedroom & 2-Bedroom

Opened in 2020

Formerly Homeless & Disabled

Permanent Supportive Housing



EXISTING UPHOLDINGS PROJECTS



Harbor Square

East Chicago, Indiana

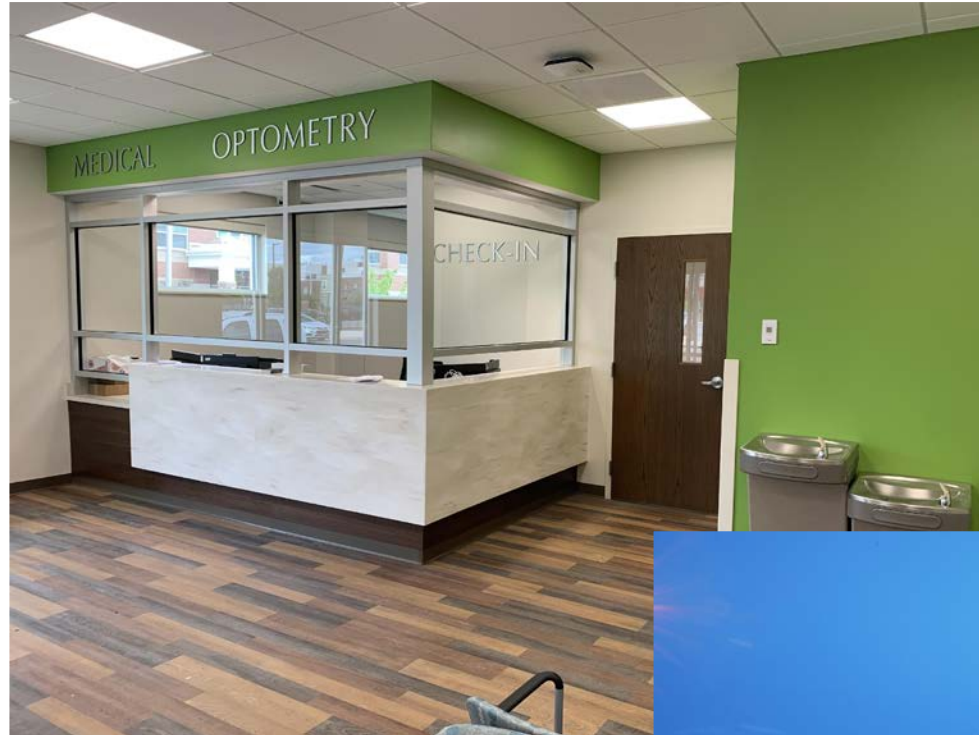
28 units

1-Bedroom & 2-Bedroom

Opened in 2021

Community Hub for programs open
to residents and the public

On-site health clinic open to the
public



EXISTING UPHOLDINGS PROJECTS



Walnut Commons

Muncie, Indiana

44 units

Studio & 1-Bedroom

Opened in 2015

Formerly Homeless & Disabled

Veterans

Permanent Supportive Housing



EXISTING UPHOLDINGS PROJECTS



Westhaven

Columbus, Ohio

92 units

1, 2, 3, & 4-Bedroom

Opened in 2019

Low Income Families & Individuals

Permanent Supportive Housing



EXISTING UPHOLDINGS PROJECTS



PhilHaven

Wheeling, Illinois

50 units

1, 2, & 3-Bedroom

Opened in 2017

Families & Individuals with Disabilities

Permanent Supportive Housing

