

State of Florida  
Permanent Supportive Housing  
Workgroup

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**Mission & Vision**

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**Mission**  
To rebuild lives through the integration of housing and services for persons with special needs or experiencing homelessness

**Vision**  
A Florida where people with special needs can live, work and prosper in their communities of choice with the supports they need

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## Who We Are



- Founded in 1997
- Statewide advocacy organization
- Coalition of coalitions
- Housing developers, service providers, homeless continua of care, local governments, others

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## What We Do



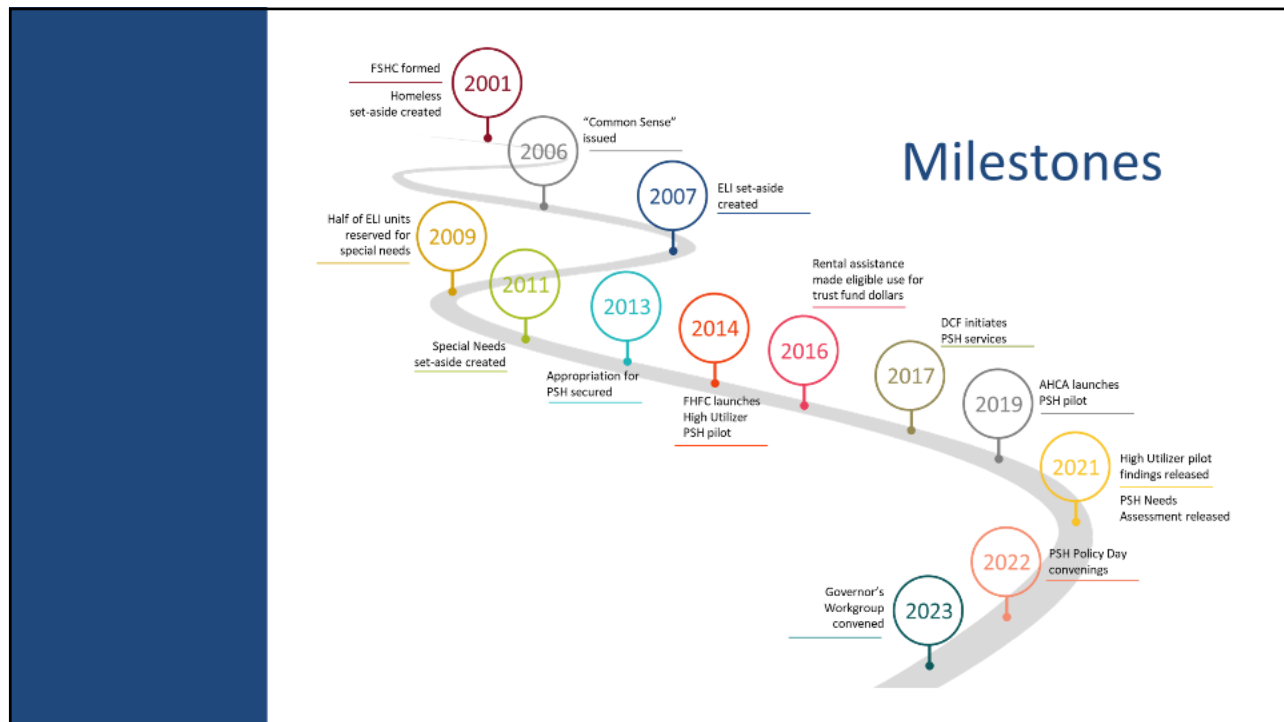
- Advocate with local, state and federal policy makers
- Educate as to best practices and how to access, develop and provide supportive housing
- Provide technical assistance for communities to create actionable plans to develop supportive housing

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## Impacts – just a few

**6,643** units in 204 properties targeted to homeless and special needs households

**4,308** units in general occupancy properties targeted to special needs and homeless households

Local communities able to provide rental assistance to special needs and homeless households

Advocated for state pilot to determine Florida specific cost effectiveness of providing supportive housing to high utilizers of crisis services

**Supportive housing recognized as a cost-effective best practice for supporting households with complex needs**

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## Supportive Housing Best Practices

### Housing that is affordable to special needs residents, with sufficient voluntary wraparound support services


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## Key Elements




### Choice

- Consumer choice is a core element
- Basic choices include:
  - who to live with
  - type of housing
  - location

### Housing and services are functionally separate

- Clear delineation of roles and responsibilities
- Can be different organization or  
separate/independent departments within  
same org

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## Key Elements - continued

### Integration; rights of tenancy

- Tenants have all the rights and responsibilities of a legal lease used in the open market
- Housing is integrated into the broader community
- Tenants participate in community activities
- Natural supports are encouraged

### Flexible, voluntary & recovery-focused services

- Designed to help tenants access and maintain stable housing
- Recovery focused
- Participation in services not required to maintain housing

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## Key Elements - continued

### Housing First

#### Sobriety or participation in programs is not a condition of housing

- Fulfilling obligations of the lease is the only requirement for maintaining housing

#### It is provider's obligation to engage the resident

- Services are voluntary
- But provider is obligated to engage the resident
- Housing is not a carrot or stick for services; it is the right of the tenant

#### Sometimes people are not successful – this time

- Enable "graceful exit"
- Try again

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# Florida Innovations

## Examples of Local Innovations Advancing Permanent Supportive Housing

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# Rental Assistance

**Local Programs**

- Utilize General Revenue dollars to provide rental assistance to target populations
- PHA targets vouchers, partner organization provides services
- Create “Flow” in the system

**Housing Stability for Homeless School Children**

- School district homeless liaison, PHA, service provider
- In 2022: 126 households housed, average cost \$1,100/mo.
- Outcome: Improved school performance, better jobs, homeownership

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## Trust Funds

### Surtax

- Miami created in 1984, used as foundation for Sadowski Affordable Housing Trust Funds

### Food & Beverage

- Miami created in 1992, since 1994 has generated \$475MM for homeless services and housing

### Orange County

- Created in 2019; \$61MM allocated to Fund, \$20MM expended or committed to date; 1,135 units of housing

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## Co-locating Other Services

### Education

- Bezos Academy
- Early Learning Center
- Public Library
- Clubhouse for persons with mental illness

### Healthcare

- Onsite clinic/satellite clinic
- Dental and mental health services

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## Cross-Sector Collaborations

### Healthcare System

- Health Systems and Health Insurance Companies have invested in supportive housing development
- Partnered with PSH providers to fund rent assistance and/or services

### Public School System

- School districts using surplus land and/or buildings to develop affordable housing
- Co-locating Early Learning Center onsite

### Behavioral Health System

- Managing Entities have been funding services for PSH providers

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## How To Implement

## How The Work Group Can Use These Examples For The State



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## State Supportive Housing Trust Fund

A dedicated Trust Fund was the most repeated recommendation from Policy Day Convenings

**Dedicated, reliable source is needed to create predictable funding, necessary for capacity**

**Need to build upon the success of the pilots; need unified funding stream upon which to build an infrastructure and create needed housing**

**State has an interest in creating unified funding source that can be used in all communities; and establish standards**

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## Supportive Housing Trust Fund

### Rental Assistance Program

- Tenant-based assistance, assessed and referral by provider
- High utilizers of crisis systems
- Bridge funding for new participants – temp hotel/motel, move-in, landlord incentives, repairs

Example:  
Georgia Behavioral  
Health Voucher Program

### Create more dedicated housing units

- New construction
- Acquisition/Acquisition-Rehab
- Adaptive Reuse

Units reserved for PSH  
residents are needed

### Guaranteed service dollars – whether unit is scattered- or site-based

- The supportive housing provider shouldn't be responsible for securing service dollars; there should be guaranteed service dollars for each PSH unit provided

Guarantee services  
funding when the  
housing is created

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## Data

**Accurate baseline data**

- Number of units
- Location
- Population(s) served
- Funding sources: COC, FHFC, APD, etc.

**Gap analysis**

- What is needed, where is it needed, for whom is it needed?

**Information to be used by state agencies and providers to refer persons to housing**

Data driven decision making is essential

Actionable data – to link persons with housing

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## Monitor Implementation

**Monitor implementation of plan**

- Effectiveness
- Best practices – are agencies and providers implementing best practices
- What training is needed to ensure best practices
- What needs to be amended for implementation to be more effective
- What support is needed at local level to facilitate more supportive housing (community dialogues)

**Expand data collection to track outcomes**

Living plan that optimizes opportunities and adjusts for challenges

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**Convenings**

**What Stakeholders Recommended Be In The Plan**

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**Policy Day Key Strategies**

**Policy Day Convening Attendees Identified The Following Key Strategies To Be Included in State Supportive Housing Action Plan**

- Long-term sustainable funding; creation of a supportive housing trust fund
- Streamlined access to housing navigation and supportive housing units
- Data sharing and data-driven decision making
- Development of agency and stakeholder capacity
- Interagency communication, coordination and resource leveraging
- Evaluation and accountability for State Supportive Housing Action Plan implementation

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