



Permanent Supportive Housing 101

City of Detroit's Commitment to Permanent Supportive Housing

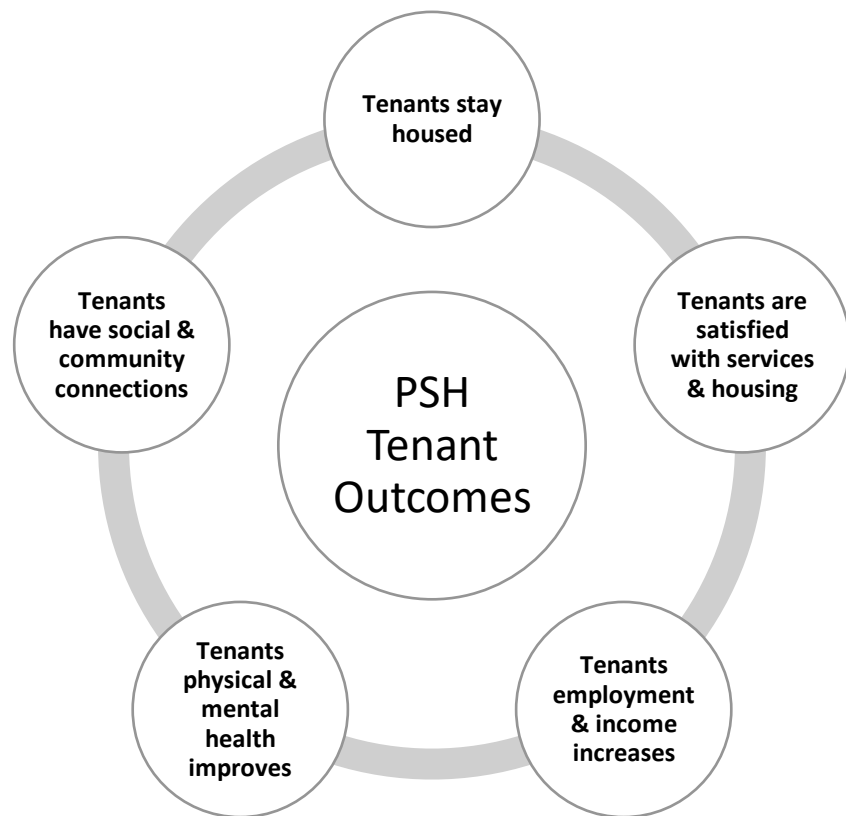
Permanent Supportive Housing (PSH) is a priority for the City of Detroit's Housing and Revitalization Department's (HRD) and is part of a broader affordable, multi-family development plan. PSH is a proven, cost-effective solution that is recognized by HUD, SAMHSA, and others as a best practice. Study after study has shown that when effectively implemented, PSH projects see improved wellbeing of tenants, but also reduces recidivism to homelessness, emergency room visits, days in hospitals, psychiatric admissions, Medicaid costs, and justice involvement. PSH is an important resource in ending homelessness in Detroit.

What is PSH?

PSH is the combination of deeply affordable housing and supportive services that help people who face the most complex challenges to live with stability, autonomy, and dignity. At its core, PSH focuses on improving the lives of tenants.

Quality PSH projects:

- **Target households experiencing long-term homelessness** and facing multiple barriers to housing stability, including physical, behavioral health, and/or other disabling conditions.
- Are **affordable**, meaning that tenants pay no more than 30% of their income towards rent and have incomes at or below 30% Area Medium Income, people may enter with zero income or may be receiving SSI/SSDI.
- Provides tenants with a **lease** identical to non-PSH.
- Proactively engages tenants to provide **flexible and comprehensive array of supportive services**.
- Supports tenants in **connecting with and building community** to create social support networks.



Detroit's Key PSH Project Components

- **Housing and services are centered around a specific target population and projects closely partner with the local Coordinated Entry System (CES)**
 - Households experiencing chronic homelessness are the priority population for PSH.
 - 95% of chronic households are single adults, making studios and one-bedroom units the priority.
 - PSH projects must take all referrals from the local CES, which prioritizes households based on standard assessment and prioritization. This requires a very close partnership with the local CES lead and planning for lease-up and unit turnover.

- **Strong partnership between developer, owner, supportive service provider(s) and property management**
 - Partnership should be intentional and established early in the development process allowing for input and involvement of all partners throughout all phases.
 - Partners should have shared vision and values, and all must fully understand PSH and how it differs from other permanent housing (market and affordable) and non-permanent housing resources.
 - Clear roles and responsibilities and shared decision making must be developed to ensure long-term stability and sustainability of the project.
- **Developing a comprehensive service plan and budget**
 - A strong service lead is essential to the success of PSH.
 - Like capital and operating budgets, the project must have a supportive service budget outlining the service model, staff-to-PSH tenant and staff-to-supervisor ratios, staff training, ramp up costs, and other flexibility resources to meet tenant needs.
 - Potential service funding sources should be identified early in the development process and requires braiding multiple funding sources together.
 - [CSH Supportive Housing Services Budgeting Tool](#) is a helpful tool to develop a budget that aligns with best practices.
- **Reducing tenant screening criteria and streamlining application process:**
 - People experiencing long-term homelessness often cannot pass a traditional market and affordable housing screening process.
 - PSH Tenant Selection Plans must be designed with this in mind and should not add screening criteria beyond what is required by subsidy sources such as Housing Choice Voucher (MSHDA and/or DHC).
- **Coordination with the CoC**
 - All PSH projects must receive a Letter of Support from the Detroit CoC, which requires project partners to enter PSH tenant data into the Homeless Management Information System (HMIS) among other things.
 - For additional information about requirements to receive a Letter of Support, please refer to the [Detroit CoC Policy - Providing a Letter of Support for Permanent Supportive Housing \(PSH\) Development Projects.](#)

Interested in developing PSH:

Contact the HRD Homeless Solutions Team:

- Terra Linzner, Homelessness Solutions Director: linznert@detroitmi.gov
- Lauren Licata, Homelessness Solutions Program Analyst: lauren.licata@detroitmi.gov

CSH Technical Assistance

CSH works to advance affordable housing aligned with services as an approach to help people thrive by advocating for effective policies and funding, equitably investing in communities, and strengthening the PSH field. The HRD works closely with CSH to ensure new PSH developments meet quality standards. The CSH Michigan Team are available to provide technical assistance to PSH projects at no cost to the development. Contact Lindsey Bishop Gilmore at lindsey.bishopgilmore@cs.org.

Resources

- [Detroit CoC Policy - Providing a Letter of Support for Permanent Supportive Housing \(PSH\) Development Projects](#)
- [CSH PSH Quality Standards](#)
- [2021 State of Homelessness Annual Report for the Detroit Continuum of Care](#)
- [Is PSH right for your organization?](#)
- Check out this [free PSH 101 training from CSH](#).