

Ability Housing, Inc. – Ability PSH - 10

FY 2021-2022 City Grant Proposal Term Sheet

Grant Recipient: Ability Housing, Inc. (“Recipient” or “Ability Housing”)

Program Name: Ability PSH-10 (the “Program”)

City Funding Request: \$1,000,000.00

Contract/Grant Term: October 1, 2021– September 30, 2023

Any substantial change to this FY 2021-2022 City Grant Proposal Term Sheet (the “Term Sheet”) will require City Council approval.

PROGRAM OVERVIEW:

This funding request is for capital expenses for the acquisition and rehabilitation of an existing multi-family property. Ability Housing will acquire the site and set aside a portion of units to provide Permanent Supportive Housing (PSH) so that chronically homeless households may exit homelessness and reduce their risk of contracting COVID-19. PSH is the provision of deeply affordable housing linked with individualized wrap-around supports to promote housing stability, prevent participants’ return to homelessness, and increase participants’ access to primary and behavioral healthcare.

The objective of the Program is to increase the number of PSH units available to chronically homeless residents of Duval County, Florida. The goal is that 90% or more of the Ability PSH-10 participants will retain stable housing; this is higher than the HUD benchmark of 80% for similar populations.

PROGRAM SCOPE OF WORK AND DELIVERABLES:

The Ability PSH-10 Program scope will be the acquisition and rehabilitation of one existing multifamily property. Ten of the units will be set aside to provide PSH. The deliverable is ten units of PSH at a newly acquired property.

PROGRAM COSTS/PAYMENT TERMS:

The exact cost for the acquisition and rehabilitation of the property cannot be determined at this time. The City will provide a \$1,000,000 grant to be paid at closing on the acquisition of the property; the terms will be that ten of the units at the property will be set-aside for ten years as PSH. It is estimated the Ability PSH-10 program (10 units) costs are: \$1,000,000 for acquisition; \$400,000 for rehab; \$100,000 soft costs; totaling \$1,500,000 for the 10 PSH units.

PROGRAM IMPACT & REPORTING:

The immediate goal of Ability PSH-10 is the acquisition and rehabilitation of an existing multifamily property; restricting ten units for PSH. It will be measured by the closing on the purchase of the property; passing all inspections for the rehab; and having 10 chronically homeless (CH) households occupy the units and be provided PSH, which will be measured by the referrals from the community-wide Coordinated Entry System and leases with residents. The objective for the Program is to increase the number of PSH units provided to CH residents of Duval County, Florida with the goal that 90% or more will retain stable housing and reduce their risk of contracting or spreading COVID-19. This will be measured by the number of CH persons that move in, the number that retain their housing, and the number that do not return to homelessness when they move out of the housing.

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Within 5 days of move-in, a case manager will meet with the PSH resident to develop a case management plan focused on the needs of the individual. Plans are designed to maximize housing and financial stability; mitigate crisis situations; and build community among participants. Case managers link participants to benefits, employment, Medicaid, medical and behavioral health care, and other services as needed. Ability PSH-10 will also provide access to certified recovery peer specialists to help participants develop a recovery plan as well as employment specialists to provide access to job search, resume writing, career development and workforce programming, in addition to referrals for local vocational-technical education, workforce development and career building opportunities. Other services that will be provided include: assistance with securing/accessing public benefits, financial literacy and budgeting workshops.

This is a new Program but Ability Housing has extensive experience the acquisition and rehab of existing multifamily properties as well as with providing PSH to CH households. In 2020 Ability Housing provided PSH to 386 persons that had been chronically homeless when moving into their housing. Across our portfolio, 96% persons retained stable housing. Our PSH operates in accordance with best practice principles as delineated in the U.S. HHS Substance Abuse and Mental Health Services Administration's (SAMHSA) Permanent Supportive Housing (PSH) Toolkit. Service delivery is flexible, tenant-driven, focused on helping the tenant maintain housing, and leverages community-based services to meet the needs of the tenant. All services are voluntary and are not a condition of the lease agreement. The following best practices will be implemented: Housing First, Harm Reduction, Motivational Interviewing, and Trauma-Informed Care.

The Program will serve ten households per year for ten years (a cost of \$10,000 per household per year). The impact will be an end to Program participants' homelessness, increase in household income and economic self-sufficiency, obtaining benefits and medical insurance (as appropriate), obtaining routine primary and behavioral healthcare for chronic health conditions and reduction of risk to contracting COVID-19.

ADDITIONAL GRANT REQUIREMENTS AND CONDITIONS:

Recipient's expenditure of City funds for the Program and the provision of services shall be subject to Chapter 118, Parts 1 – 5 of the *Jacksonville Ordinance Code*, and the terms and conditions of any contract entered into between the City and Recipient, the applicable provisions of the American Rescue Plan Act of 2021 and the City Ordinance appropriating funds for the Program and services. Recipient shall use the City funds for the Program in accordance with the City Council approved Term Sheet. The City's Chief of Housing and Community Development may amend this Term Sheet or the approved Program budget consistent with the Program's needs, provided that any substantial change to this Term Sheet or the approved Program budget will require City Council approval.