dispatches from



AFFORDABLE HOUSING: How do they do it & what can we learn?



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Dispatches from Amsterdam & Copenhagen: How do they do it and what can we learn?

- 1. Research Topic City Comparisons
- 2. Affordable Housing Financing & Institutions
- 3. Services Financing & Delivery
- 4. What do these case studies suggest for California's integrated affordable housing development?





German Marshall Plan Fund of the United States **Urban and Regional Policy Fellowship**



Integrated permanent supportive housing best practices in Amsterdam and Copenhagen in the context of new opportunities in the US for services funding created by the Affordable Care Act

Research Topic



Why Amsterdam & Copenhagen? Similarities with SF Bay Area

- Commitment to integrated permanent supportive housing
- Commitment to "Housing First" principles
- Limited housing stock
- Tight land supply
- Expensive construction costs
- Nonprofit housing developer role as owners, developers and long-term property managers

Why Amsterdam & Copenhagen? Similarities with SF Bay Area

Definition of special needs populations:

- homeless
- mental health disabilities
- developmental disabilities
- substance abuse disabilities
- survivors of trauma
- seniors
- formerly incarcerated

Why Amsterdam & Copenhagen? Similarities with SF Bay Area

Broader definition in Amsterdam and Copenhagen including:

- families with children
- single parent households
- former prostitutes
- students
- refugees

Why Amsterdam & Copenhagen? Differences between the Cities

- Copenhagen single payer insurance
 Such as San Mateo County
- Amsterdam multi payer insurance
 Such as Alameda County
- Income eligibility
- Individual project ownership legal structure
- Cultural



2015 Population

	Copenhagen	Amsterdam	San Francisco
Homeless People	200	200	4,358*
City Population	591,481	841,186	864,816
Metropolitan Region	2,016,285	2,431,000	4,656,132

*Unsheltered, on a given night

Sources: Cities of Amsterdam, Copenhagen & San Francisco

Housing Stock Non-profit developer controlled affordable units as a % of total housing stock

	Copenhagen	Amsterdam	San Francisco
Affordable Units	56,660	181,917	30,368
Total Dwelling Units	298,209	399,817	379,597
% Affordable	19%	46%	8%

Sources: Cities of Amsterdam, Copenhagen & San Francisco



Capital Financing

Copenhagen

- 88% via 30-yr bank real estate loan
- 10% via 50-year soft no interest loan from City
- 2% via tenants

Amsterdam

• Via assets and bank loans

Affordable Housing

Industry Self-Sustaining Associations

- Independent non-profit institutions with own board of directors
- Direction set by Federal Government
- Funds can be used for:
 - 1. Building rehabilitations
 - 2. New affordable housing
 - 3. Support for economically strained housing organizations
 - 4. Social work including tenant services and working with master plans to strengthen disadvantaged communities

Affordable Housing



What Can We Learn? Salient Features

- Self-supporting financing little or no public money necessary for capital development and rehabs
 - Depoliticization of process
 - Self policing of industry
 - Facilitates innovation
 - Collects data, data, and more data
- Bank loans are government-backed
- Services funding outside of deal structure
- Non-profits are able collateralize across portfolio in Amsterdam; not in Copenhagen

Affordable Housing



Special Needs Populations Access to Housing

- 30% of all affordable units that become available through attrition are reserved for people with special needs
- Central reservation system for all special needs units
- Special needs units are integrated throughout all affordable units
- Special needs units are assigned by municipality
 - Access to units
 - Fair housing
 - Political benefit because municipality can designate units for residents



Special Needs Populations Access to Housing

- Special needs households wait approximately 3 months to 1-year
- General waitlist can be 4-12 years or longer
- Non-profits distribute remaining units per order on waitlist in Copenhagen
- Municipality operates centralized waitlist for all affordable units in Amsterdam



Special Needs Populations Services Delivery Model

- Rigorous process for determining eligibility
- Municipality distributes services directly or via 3rd party
- General services available to all residents
- Services for special needs households tied to individual at their place of residence
- When/if the person stabilizes and service need diminishes, so does the level of care and cost





Special Needs Populations Services Delivery Model

- Focus on prevention and at-risk youth
 - Container communities in Amsterdam
 - At-risk youth receive Intensive Case
 Management in CPH 90% success rate if
 housed
- At-risk of homelessness population eligible for Critical Time Intervention (9 months) preventative model
- People who are homeless at time of move-in are assigned to Assertive Community Treatment
- Significant support for being a good neighbor
- Other options for people who cannot live independently

Services



Special Needs Populations Services Financing

- Anybody that needs services will receive them
- Services will be paid by the insurance company or the City
- Services funding is outside of the affordable housing deal structure





What Can We Learn? Salient Features

- Permanent Supportive Housing (PSH) via housing policy, not design
- Services model focuses on prevention with emphasis on student age housing
- Services tied to the individual
- When/if the person stabilizes and service need diminishes, so does the level of care and cost
- Holistic attempt at root cause of homelessness via housing system
- One primary care system for services delivery and financing



Questions?

