Transitional Housing Transitions
CSH and Black Veterans for Social Justice
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Introductions

CSH

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Black Veterans for Social Justice (BVSJ)
Improving Lives
Shift toward housing first

Decreased need for transitional housing in some communities

GPD program changes

GPD Conversion Guide

National Coalition for Homeless Veterans,
The Home Depot Foundation, CSH

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Transitional Housing Conversion: A Building Owner’s Toolkit


What’s in the Guide?

- Key Considerations
- Scenarios
- Additional Funding
- Resources

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Consider the local context of housing and homelessness

Ensure that veterans are supported through the change

Understanding funding sources and restrictions/penalties

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Consider the Local Context – What do we Need?

Type of housing/program

Scale

Population

Resources
Ensure that Veterans are Supported Through the Change

Housing – private market, affordable, RRH, supportive housing?

- Employment
- Veteran-specific services/resources
- Do URA requirements apply?
- Other community services/resources
Funding Restrictions/Penalties

GPD Capital Grants Program

- Recapture Provisions
- Real Property Disposition Requirements

Other capital funding

- Use restrictions (affordability, pop, time limits, use as housing)

Talk to the National GPD program office and your local GPD liaison about your particular situation.
You have a GPD Capital Award:

Part of your program was funded

- Secure add’l funding
- Convert the unfunded units to AH or SH
- Opt out

You will no longer be providing GPD

- Convert to AH
- Convert to SH
- Convert to other congregate facility
- Sell the building
Conversion Case Example
Black Veterans for Social Justice
A NEW START: 5-BED UNIT

VA Per Diem Bed Units
WELCOMING TENANTS TO THE BVSJ-5 BED GPD PROGRAM

MEETING WITH THE TENANTS

REVIEWSING THE RULES OF THE PROGRAM

- WHAT IS EXPECTED FROM THE VA
- WHAT IS EXPECTED FROM BVSJ
- MAINTAINING ACCOUNTABILITY
Training to Maintain Tenancy

Monthly TA Meetings Agenda

- Rental Arrears
- Annual Apartment Inspections
- SIGN-IN/SIGN-OUT
- Securing Permanent Housing
- Contract Compliance
- Money Management
- Questions & Answers
CONVERSION PROCESS

- MEETING WITH THE VA TO DISCUSS THE CLOSE-OUT PROCESS
- MEETING WITH THE TENANTS TO DISCUSS
  - Close out of the program
  - Ensuring all sign-in logs are submitted to VA
  - Discuss their housing search & assistance we can provide
  - Expediting inspections of the units
OPEN 5- PERMANENT UNITS TO RENT

- 6-MONTH FOLLOW-UP OF CASE MANAGEMENT OF GPD TENANTS
- SCREEN NEW APPLICANTS FOR THE REMAINING VACANCY
- VACANCY RATES REGISTERED WITH DIVISION OF HOUSING COMMUNITY RENEWAL (DHCR)
- RE-RENTED UNITS AT MARKET RATE
THANK YOU!