



SUPPORTIVE HOUSING

As more state and local governments emphasize and prioritize the production of supportive housing in their affordable housing programs, our industry-leading Supportive Housing team has the experience and knowledge to provide strategic guidance in all aspects of the development and creation of these vitally needed resources.

OUR APPROACH

Supportive housing provides affordable housing with on-site services for persons with special needs. Residents often include formerly homeless individuals or families, persons with mental illness or developmental disabilities, formerly incarcerated individuals, victims of domestic violence, and children aging out of foster care. Pairing stable, affordable housing with supportive services enables these individuals and families in need to lead more productive lives.

Our attorneys and advisors are deeply invested in the creation of this vitally needed housing. We're committed to helping ensure our clients can successfully close on financing to build these developments. We understand the complexities of supportive housing transactions. We have deep experience structuring the financing for these projects, which often requires layering of multiple funding sources—including more conventional sources of affordable housing funding like real estate tax exemptions, LIHTC, and tax exempt bonds—and sources of funding for services and reconciling the competing regulatory requirements.

WHO WE WORK WITH

We work with some of the largest supportive housing providers in the nation. We represent not-for-profits as well as for-profits in supportive housing joint ventures and partnerships. Some not-for-profit organizations can both provide the services and undertake development of the housing on their own; some prefer to only do service provision and partner with a for-profit developer to access the housing capital funding and oversee the construction of the housing. There are myriad ways to structure these partnerships, and we know how to create the agreements that benefit all parties' interests.



NP SUPPORTIVE HOUSING PRACTICE OVERVIEW

WE WORK CLOSELY with the agencies that provide access to housing capital and social services funding, including:

- U.S. Department of Housing and Urban Development (HUD)
- U.S. Veterans Administration (VA)
- New York State Office of Mental Health (OMH)
- New York State Office for Persons with Developmental Disabilities (OPWDD)
- New York State Office for Alcohol and Substance Abuse Services (OASAS)
- New York State Office of Temporary and Disability Assistance (OTDA)
- New York State Department of Health (DOH)
- Homeless Housing and Assistance Program (HHAP)
- New York State Housing Finance Agency (HFA)
- New York City Department of Health and Mental Health (DOHMH)
- New York City Human Resources Administration (HRA)
- New York City Department of Housing Preservation and Development (HPD)
- New York City Housing Authority (NYCHA)
- New York City Department of Homeless Services (DHS)

This includes programs such as HUD's Section 202 and 811 programs, Veterans Affairs Supportive Housing (VASH), the Empire State Supportive Housing Initiative (ESSHI), HCR's Supportive Housing Opportunity Program (SHOP), New York City's Supportive Housing Loan program, and 15/15 rental assistance.

As one of the few national firms with a dedicated supportive housing practice, we leverage our firmwide resources and cross-industry knowledge in environmental, construction, tax, and more to help our clients navigate the specific legal issues that can arise in these complicated transactions.

FOR MORE INFORMATION,
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