



Housing First:

From Pariah to Policy Priority

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Agenda

- About the Corporation for Supportive Housing
- Federal Policy and Housing First
- Housing First Philosophy and approach
- High Quality Supportive Housing
- About Central City Concern
- Bud Clark Commons
- View from the field
- Policy Considerations
- Small Group discussion time



About CSH

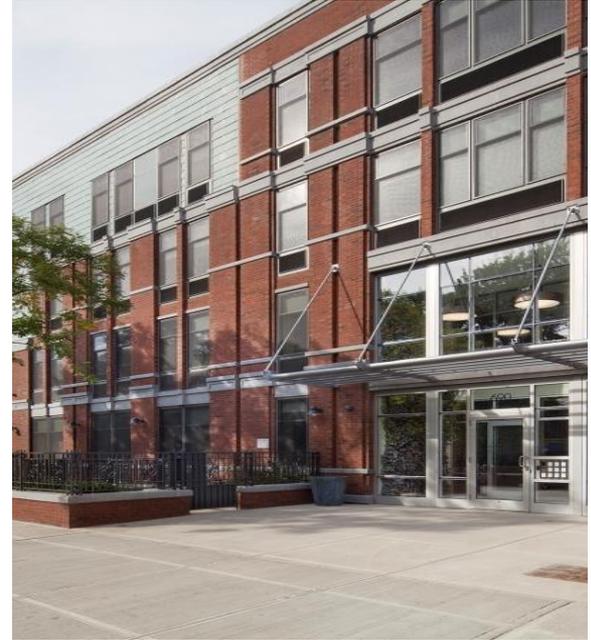
Advancing Housing Solutions That



Improve lives of
vulnerable people



Maximize
public resources



Build strong,
healthy communities

\$700 Million In Loans & Grants



207,000
Homes
Created



40,500
Families
Housed



124,000
Jobs
Created



Lowered costs &
improved health
outcomes for fragile
individuals & families

Economic Impact

\$46B



1225 Loans
3030 Grants
300 Communities

Improving Lives



Maximizing Public Resources

CSH collaborates with communities to introduce housing solutions that promote integration among public service systems, leading to strengthened partnerships and maximized resources.



Supportive Housing is the Solution

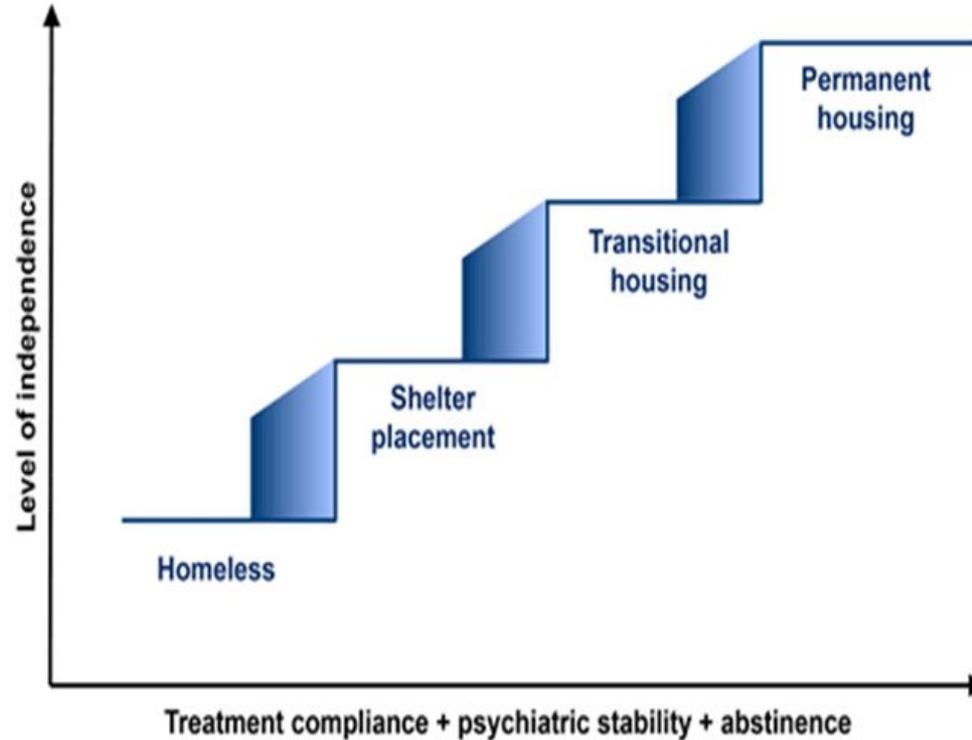
Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.



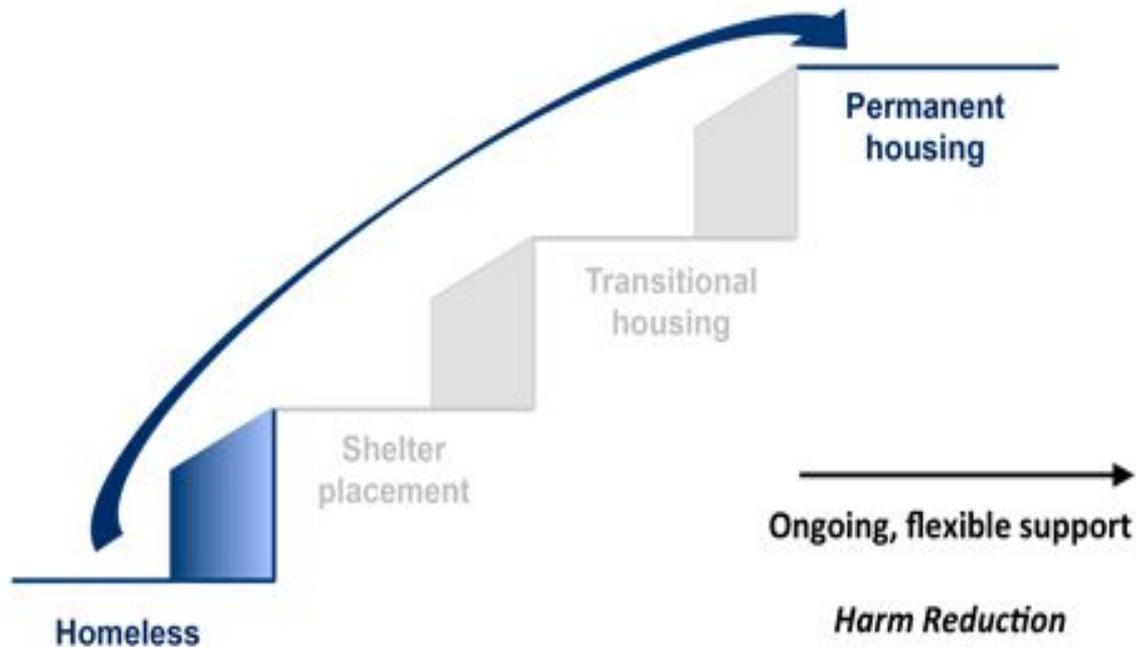
Housing:
Affordable
Permanent
Independent

Support:
Flexible
Voluntary
Tenant-centered
Coordinated Services

Traditional Approach



Housing First Approach



Federal Shift



VA



U.S. Department of Veterans Affairs

Federal Guidance

USICH

- Convener of all Federal Departments on Homelessness
- Main strategy in ending homelessness especially CH
- Housing First Check List for programs and systems

HUD

- Focus for annual funding award and points awarded
- Dedicated webpage for Housing First Implementation resources
- Policy Briefs on Housing First in PSH and HF systems approach

Federal Guidance

VA

- Official policy for VASH program
- Expanded for all VA housing interventions

HHS

- SAMHSA
- Housing First supports recovery
- Housing First pilot for DV
- Highlights Housing First program/pilots that provide stable housing and supports recovery for the most vulnerable including families



Housing First

Two Central Premises

**Quick
re-housing**

Screen in not out
Reduce barriers
Ensure outreach to target
Keep someone engaged
throughout lease-up

Two Central Premises

Flexible Services

PM and Services work closely
Train staff on harm reduction
Orient outcomes to housing

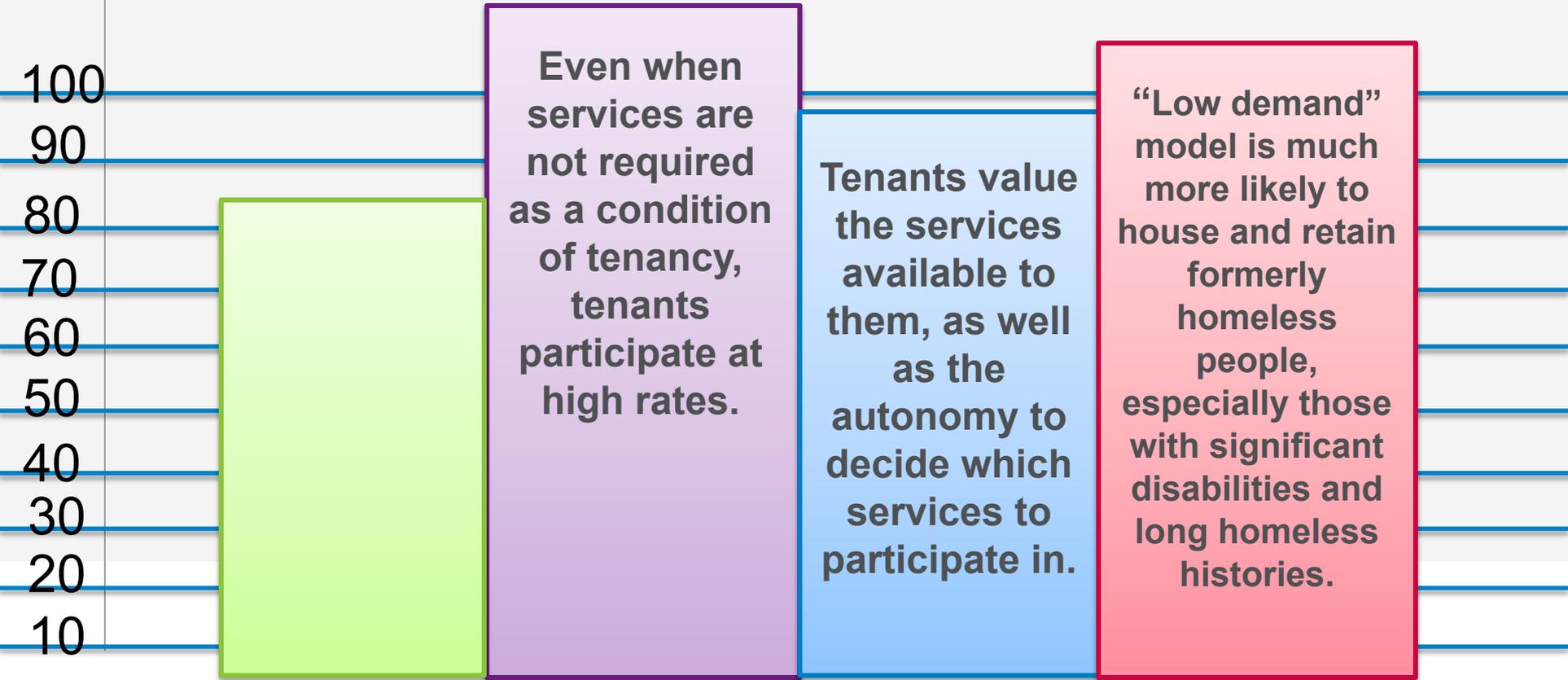
**Housing
focused
services**

Why Voluntary Services? Achieving Goals

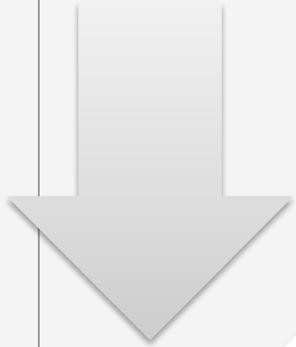


Why Voluntary Services?

What the Research Shows



Housing Stability



**Low
Demand**



**High
Rate of
Stability**

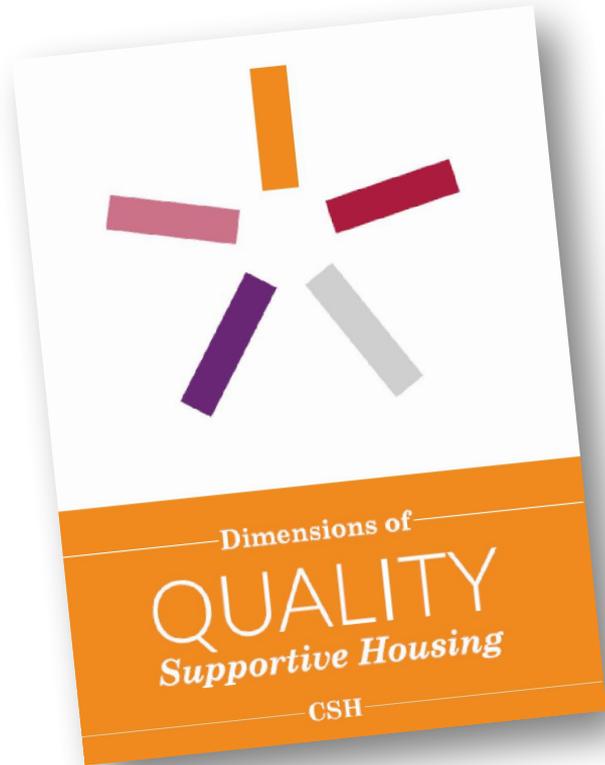
Closer to Home Initiative

83% of formerly chronically homeless tenants remained housed one year later

77% were still housed after two years

Even among those with the most severe psychiatric disorders, 79% remained housed a year later

Dimensions of Quality Supportive Housing



<http://www.csh.org/qualitytoolkit>

High Quality Supportive Housing



Located in within safe neighborhoods with close proximity to:

- **Transportation**
- **Employment opportunities**
- **Health and Social Services**
- **shopping, recreation and socialization.**



Tenants have a lease identical to those of tenants who are not in supportive housing.

Services are voluntary and consumer-driven. They focus on ensuring that tenants can obtain and thrive in stable housing, regardless of barriers they may face.



The housing and its tenants are good neighbors, contributing to meeting community needs and goals whenever possible.



Dimensions of Quality Supportive Housing

		PROJECT COMPONENTS			
		● Project Design and Administration	■ Property and Housing Management	◆ Supportive Services	▲ Community
DIMENSIONS OF QUALITY	Tenant-Centered	Tenants play an active role in planning the supportive housing project, and all partners share a common commitment to helping tenants thrive.	Staff educates tenants on their rights and responsibilities as leaseholders, actively soliciting tenant feedback.	Services are voluntary, customized and comprehensive, reflecting the needs of all household members.	Tenants have meaningful opportunities for leadership through avenues such as tenant associations and board positions.
	Accessible	The housing is affordable, in a location that meets tenants' needs and accommodates persons with special needs.	Tenants move into housing quickly, and the process accommodates their varying backgrounds and cultural needs.	Staff actively works to ensure that tenants are aware of available services, which are at convenient hours and locations.	The housing application and screening process is part of a larger community strategy to coordinate access to housing.
	Coordinated	Roles, responsibilities and communication strategies are clearly established among the supportive housing partners, codified in written agreements and revisited regularly.	Staff works closely with service providers and landlords to ensure tenants sustain stable housing.	The primary service provider has established connections to mainstream and community-based resources.	Tenants who have high service needs or who are high utilizers of existing systems are given priority for available units.
	Integrated	The supportive housing project meets or exceeds community standards, and the partners actively engage in community dialogue.	All tenants are offered a choice of housing unit and have a lease identical to tenants not in supportive housing.	Staff supports tenants in developing and strengthening connections to their community.	There is an overall strategy promoting the ability of tenants to choose from a variety of housing models and neighborhoods.
	Sustainable	The supportive housing project has funding that is adequate for its ongoing operations and allows it to target its intended tenants.	While respecting tenant rights and privacy, staff regularly checks to ensure that the unit remains in good condition and receives any needed maintenance.	The supportive housing project has funding that is sufficient to provide services to tenants on an ongoing basis and flexible enough to address changing tenant needs.	Goals outlined in community planning efforts, such as 10-year plans to end homelessness and consolidated plans, are furthered as a result of this supportive housing.

Understanding Quality Supportive Services



THANK YOU!



stay connected



csh.org

About CCC

Central City Concern helps those struggling with life's biggest problems end or avoid homelessness and build **healthy, housed, resilient, & engaged lives.**

Homes

Health

Jobs

Central City Concern's Scope

5,272
individuals
received
short-term
stabilization

8,796
health
patients
served

3,331
residents
housed

1,333
job seekers
assisted

1,940 UNITS IN
26 PROPERTIES



- Offering "Housing Choice"
- Alcohol- and drug-free housing
- Transitional housing
- Permanent supportive housing
- Family housing
- Housing First low-barrier programs

EMPLOYMENT SERVICES



- One-on-one supported employment services specific to individual and community needs
- Volunteer opportunities that build confidence and work skills
- Training through transitional jobs in social enterprises

13 FEDERALLY QUALIFIED HEALTH
CENTER SITES



- Integrated primary + behavioral health care
- Community mental health services
- Subacute detoxification
- Inpatient and outpatient recovery services
- Acupuncture and naturopathic treatments
- Pharmacy

SOBERING SERVICES



- Transportation and stabilization services that protect the health and safety of the community
- Harm reduction for individuals experiencing public intoxication

5,272 Short-term stabilization

1,938 Hooper Detoxification Stabilization Center
3,334 Sobering Station

1,193 CHIERS street assessments



CCC's Comprehensive Solutions

Direct access to housing which supports lifestyle change.

Integrated health care services that are highly effective in engaging people who are often alienated from mainstream systems.

HOMELESSNESS

Individual
Factors

Structural
Factors

Attainment of income through employment and/or accessing benefits.

The development of peer relationships that nurture and support personal transformation and recovery.

Core Principles of Housing First



Housing is
a human right



Choice and control for
service users



Separation of housing
and treatment



Recovery orientation



Harm reduction



Active engagement
without coercion



Person-centred
planning



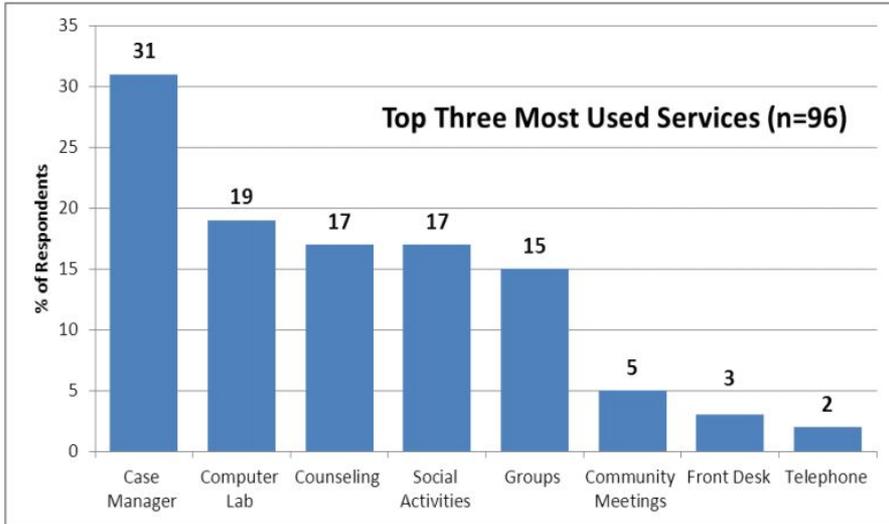
Flexible Support for as
Long as is Required

Bud Clark Commons

- 130 Units Studio apartments
- Single-Site Housing First Design
- Vulnerability Assessment Tool (VAT)
- Housing/Services partnership model



Bud Clark Commons CORE Study



Source: Center for Outcomes, Research and Education, 2014

Key Takeaway: PSH lowered health care costs by 45% one year after move-in

**Exhibit 1. Total Costs Per Member Month (PMPM)
n=59 Residents of Bud Clark Commons with Medicaid**

Year Before Move-In	1st Year After	2nd Year After	Beyond 2nd year	Typical Adult Medicaid Member ¹
\$1,626	\$899*	\$995*	\$680*	\$454

The view from the field

Trevor's story:

- Housed at BCC with supports from onsite and offsite teams
- Complex interplay between medical, substance use and mental health
- Aging in place, ADL needs
- Community building amongst residents
- Wrap around supports to ensure longstanding housing retention and medical care



Losing Focus - Mainstreaming

- HUD Funding and Housing First priority projects
- Need for shared, community conversations about the model
- Model Drift - programs move away from the value base without fidelity checks
- Harm Reduction and shared definitions



Program or Paradigm Shift?

“You need to solve a whole set of system problems to implement them at scale—and a bad system always trumps a good program.” - Patrick McCarthy of the Annie E. Casey Foundation



Supporting Partnerships for Anti-Racist Communities (SPARC)

"Although **Black people comprise 13% of the general population** in the United States and 26% of those living in poverty, **they account for more than 40% of the homeless population**, suggesting that poverty rates alone do not explain the over-representation."



Center for Social Innovations
SPARC Phase 1 Findings

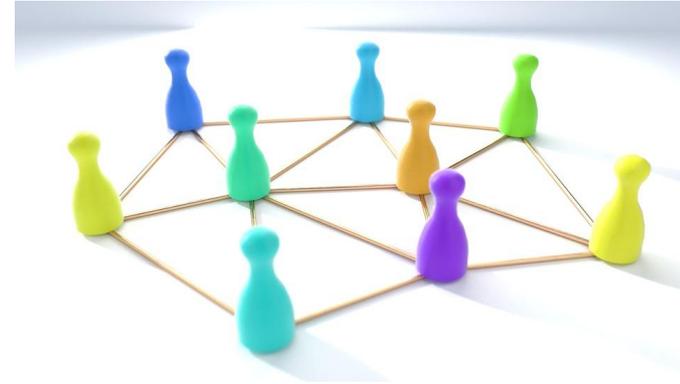
Working together for Justice

Housing First is
Justice Work



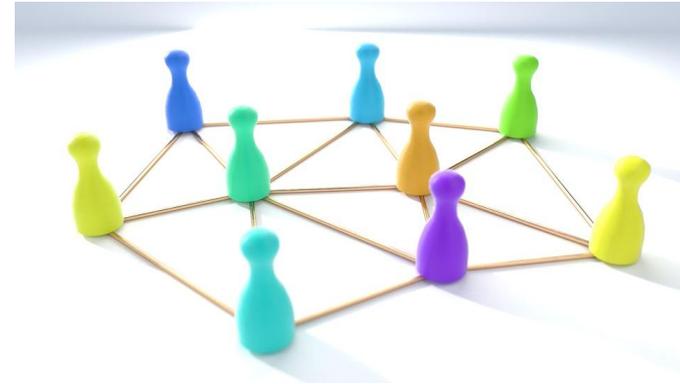
Policy Implications

- Rapid expansion of the Housing Choice Voucher Program - *Evicted*
- Expand and adapt Housing First and Supportive Housing to serve families, youth and people who are episodically homeless
- Housing as a Human Right rather cost savings arguments alone
- The language of Housing Crisis - is it still helpful?



Local Policy Implications

- On the state/municipality level:
 - Inclusionary Zoning ordinances
 - Update eviction laws - eliminate no-cause evictions
 - Stop punishing homelessness - sweeps, panhandling, etc.
 - Local rental assistance vouchers
- Coordinated Access Systems:
 - Examine race and marginalized populations within the system
 - How can systems align with Housing First and keep clients engaged?



Small Group Work

- In small groups discuss:
 - What has Supportive Housing looked like in your community?
 - What have the challenges been to implementing this approach?
 - How can Supportive Housing seek to correct the historical and current injustices that people of color experience, especially with disproportionate rates of homelessness?



Prepare to report back to the large group!

Q&A

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