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

Economic Impact

$46B

Lowered costs & improved health outcomes for fragile individuals & families

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.
Traditional Approach
Housing First Approach
Federal Shift
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

1. **Housing tenants first (without preconditions)**
2. **Keeping them housed**
3. **Forming effective service relationships**
Why Voluntary Services?

What the Research Shows

Even when services are not required as a condition of tenancy, tenants participate at high rates.

Tenants value the services available to them, as well as the autonomy to decide which services to participate in.

“Low demand” model is much more likely to house and retain formerly homeless people, especially those with significant disabilities and long homeless histories.
Housing Stability

Low Demand

Closer to Home Initiative
83% of formerly chronically homeless tenants remained housed one year later

77% were still housed after two years

High Rate of Stability

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

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

Quality Supportive Services are:

- Tenant-Centered
- Accessible
- Sustainable
- Integrated
- Coordinated
THANK YOU!

stay connected

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

- Transitional housing
- Permanent supportive housing
- Family housing
- Housing First low-barrier programs
- 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
- Integrated primary + behavioral health care
- Community mental health services
- Subacute detoxification
- Inpatient and outpatient recovery services
- Acupuncture and naturopathic treatments
- Pharmacy
- 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
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.

Attainment of income through employment and/or accessing benefits.

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

**HOMELESSNESS**

- **Individual Factors**
- **Structural Factors**
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

Courtesy: Housing First Europe
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

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

Source: Center for Outcomes, Research and Education, 2014

Exhibit 1. Total Costs Per Member Month (PMPM)

<table>
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<tr>
<th>Year Before Move-In</th>
<th>1st Year After</th>
<th>2nd Year After</th>
<th>Beyond 2nd Year</th>
<th>Typical Adult Medicaid Member¹</th>
</tr>
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<tr>
<td>$1,626</td>
<td>$899*</td>
<td>$995*</td>
<td>$680*</td>
<td>$454</td>
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¹Based on 2014 Medicaid rates
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
"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!
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