



Supportive Housing

Addressing Homelessness in Our Communities

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Workshop Agenda

CSH: Who we are

Permanent Supportive Housing

What it is

Who it serves

PHA Roles in PSH and Ending Homelessness

- Housing Choice Vouchers
- Public Housing
- Project-basing
- Development and other unique initiatives

CSH: Who we are

CSH is a nonprofit with a mission to increase permanent supportive housing to end homelessness. We have offices in 12 states and national teams that cover the whole country.

We specialize in:

- **Capacity Building** to strengthen and expand the supportive housing industry
- **Project-Specific Financing** to help create supportive housing
- **Public Policy Reform** to build an efficient system for producing and financing supportive housing



Permanent Supportive Housing

Characteristics of the Housing

- **PERMANENT**
Not time limited (not transitional)
- **AFFORDABLE**
For people with extremely low incomes
- **INDEPENDENT**
Tenant holds lease

Characteristics of the Housing

- Building Type
 - Single Site Multi-Unit Building
 - Supportive housing could be 10-100% of the units
 - Clustered, two or more multi-unit buildings on same site
 - Supportive housing could be 10-100% of the units
 - Scattered-site, one or more units in a given location, several locations used
 - Single family homes (not common in urban areas)

Characteristics of the Services

- **FLEXIBLE**

Designed to be responsive to tenants' needs.

- **ENGAGING**

Participation is not a condition of tenancy; and providers must be skilled in engagement.

- **INDEPENDENT**

Focus of services is on maintaining housing stability.

Characteristics of People Served

- Are chronically homeless. *What does this mean?*
- Cycle through emergency systems and are at risk of long-term homelessness. *Why is this important?*
- Without housing, cannot access and make effective use of treatment and supportive services.



Olmstead and Supportive Housing

Olmstead v. L.C.

In *Olmstead v. L.C.* the United States Supreme Court held that Title II of the Americans with Disabilities Act of 1990 (ADA) requires the placement of persons with mental disabilities in community settings, rather than institutions when:

Olmstead v. L.C. continued

- (1) The state's treatment professionals determine that such a placement is appropriate,
- (2) The transfer is not opposed by the individual, and
- (3) The placement can be reasonably accommodated given the resources available to the state and its obligation to provide for the needs of others with mental disabilities.

Integration is the key

The most “integrated setting” is defined as “a setting that enables individuals with disabilities to interact with non disabled persons to the fullest extent possible.” Integrated settings are those that provide individuals with disabilities opportunities to live, work, and receive services in the greater community, like individuals with out disabilities.

(Statement of the Department of Justice on Enforcement of the Integration Mandate of the Title II of the Americans with Disabilities' Act and Olmstead v. L.C.)



PHAs and
Supportive Housing
www.csh.org/phatoolkit

Why is PSH important to PHAs?

- Mission: enhanced ability to serve low-income households that otherwise struggle in traditional programs.
- Partnerships: connections with government and nonprofit leaders that can open doors for other PHA initiatives.
- Funding: Incremental vouchers are primarily targeted to service-enriched programs and/or those that serve people with special needs.
- Leverage: Puts PHA at the table as a funder and significantly expands the impact of PHA resources.

Why are PHAs important to PSH?

- Public Housing Authorities (PHAs) administer the largest, most powerful housing resources available for homeless and extremely vulnerable populations.
- Mainstream resources are needed for a lasting impact on homelessness.
- Many PHAs have capacity that is otherwise lacking in their communities.

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Other PHA benefits (in public housing)

- Create a safety net for existing tenants.
- Increase staff presence in public housing buildings.
- Reduce vacancies and increase income.
- Reduce turnover and related costs.
- Reduce the costs associated with evictions.
- Enhance positive visibility for contributing to community stability.

Other benefits (PBV's)

- Leverages hundreds of thousands, often millions, of additional dollars into a PHA's community.
- Significantly enhances a PHA's network and reputation as a powerful community investor.
- Puts PHAs at the table as a funder of affordable housing, which can create opportunities for PHAs that choose to develop housing.

Benefits of partnering on Voucher Programs

- Serve people who have some of the greatest needs for rental subsidy.
- Reduce the time spent working through waitlists of unresponsive applicants.
- Increase voucher utilization.
- Improve housing stability for voucher participants.
- Enhance goodwill with landlords.
- Compete for incremental vouchers.
- Enhance positive visibility for contributing to community stability.



Veterans and Supportive Housing

HUD-VASH Vouchers

- Cooperative partnership between HUD and the VA to provide long-term case management, supportive services and housing support to eligible homeless Veterans.
- HUD provides Section 8 voucher and VA provides case management services.
- The program was designed to address the needs of the most vulnerable Veterans.

Supportive Services for Veteran Families Program

- New VA program that awards grants to non-profits and consumer cooperatives to provide supportive services to Veterans and their families who are residing in or transitioning to permanent housing.
- Goal of promoting housing stability for Veteran Families.
- Homeless prevention and rapid rehousing approach.
- Potential options for how these funds could be utilized.
 - Services “bridge”/enhancement to permanent supportive housing (e.g. HUD-VASH)
 - Stand-alone, short-term, intensive case management model (e.g. CTI)
 - Homelessness, eviction, or housing crisis prevention (e.g. HPRP)

Omni Development Corporation Turning Point



- Serves chronically homeless and mentally ill veterans and connects them to VA services.
- 3 story building, includes commercial space on first floor.

Omni Development Convent Street

- Located within blocks in the VAMC
- 13 efficiency units with supportive services



Operation Stand Down's Housing



Operation Stand Down develops, operates and provides services to formerly homeless veterans and their families throughout Rhode Island. They have 5 properties and 2 in the pipeline.

CSH Resources

On the CSH Website: www.csh.org

- Guidebook for Developing Permanent Supportive Housing for Homeless Veterans
- Ending Homelessness Among Veterans Through Permanent Supportive Housing
- Project Profiles of Veterans Permanent Supportive Housing Projects
- Toolkit for Developing and Operating Supportive Housing



Seniors and Supportive Housing

Homelessness – Older Adults

- Older adults 62+ made up 2.8% of those in shelters
- Age 51+ were 22.3% of sheltered homeless individuals in 2010 (up from 18.9% in 2007).
- Older adults age 51+ increased from 34.9% of long-stayers (over 180 days) in emergency shelter in 2007 to 40.5% in 2009



Why do older adults need Supportive Housing?

- The average age is increasing for people who are homeless
- Homeless older adults are almost 4 times more likely to have a chronic medical condition than adults under 50
- Older homeless adults are more likely to suffer from cognitive impairments and many have co-occurring mental health or substance abuse issues

Effectiveness of Supportive Housing for Older Homeless Adults

- Affordable housing combined with an array of comprehensive services is the first step in stabilizing older adults' physical and behavioral health
- Supportive housing reduces the use of expensive emergency services resulting in significant savings to public systems
- Assisted living and supportive housing

Effective Service and Housing Strategies for Seniors

- Provide comprehensive services that emphasize coordination and accessibility
- Understand the needs of homeless older adults
- Help tenants navigate systems and access benefits
- Allow tenants to “age-in-place”
- Plan for medical and cognitive decline
- Plan for the end of life

Funding Seniors Supportive Housing

- HUD 202
- Provide a credit boost for service-enriched elder/seniors housing
- Benefits initiatives (e.g. SOAR)
- PACE
- Implement Medicaid options:
 - Health Homes for Those with Chronic Illness
 - Community First Choice State Plan
- Identify silos between housing, community and health services