

Permanent, Proven Solutions
Permanent Supportive Housing &
Housing First

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Virginia Supportive Housing

Presentation Overview

- Homelessness and **Chronic Homelessness**
- **Virginia Supportive Housing**
- **Solutions:** Permanent Supportive Housing
- **Guiding principle:** Housing *First*

Homelessness and Chronic Homelessness

- Homelessness (HUD) lacks a fixed, regular and adequate nighttime residence.
- At least 5 Federal definitions
- Most households that experience homelessness exit in short order.
- **Chronic** homelessness
 - Unsheltered or in emergency shelter, and
 - Has a disability
 - Has been homeless for an entire year or 4 times in the last 3 years

Homelessness and Chronic Homelessness

- Generally make up a small portion of the homeless community, but use the majority of its resources.
- Frequent users of the community's most expensive resources.
- Average age at death is 50.
- Need intensive and targeted assistance to exit homelessness and remain housed.



Virginia Supportive Housing

- 25 year old non-profit whose mission is to end homelessness by providing permanent housing and supportive services.
- More than 650 units of housing in Hampton Roads, Richmond, and Charlottesville.
 - 450 developed, owned and operated by VSH.
 - 200 + scattered site apartments with private landlords.

Virginia Supportive Housing in Charlottesville

The Crossings at Fourth and Preston

- Opened in 2012
- 60 studio apartments
 - 30 for individuals experiencing homelessness
 - 30 for low-income single adults
- On-site supportive services and property management, including an in-residence night monitor.
- Secured access and staffed front desk.
- Community activities, computer lab, laundry, fitness room, accessible apartment units.



Success at The Crossings

Outcomes after the first year of operation:

- 68 housed
- 40 were homeless before moving in
- 90% of those who were homeless before move in did not return to homelessness
- Average income increased by 47%

Solution: Permanent Supportive Housing

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Permanent:

People may live in their homes as long as they meet the basic obligations of tenancy, such as paying rent;

Supportive:

People have access to the support services that they need and want to retain housing; and

Housing:

People have a private and secure place to make their home, just like other members of the community, with the same rights & responsibilities.

Solution: Permanent Supportive Housing

Decent, safe, and affordable community-based housing that provides tenants with the rights of tenancy under state and local landlord tenant laws and is linked to voluntary and flexible support and services designed to meet tenants' needs and preferences.

Solution: Permanent Supportive Housing

- Extremely low income: < 30% AMI
- Lease-based housing with deep, permanent rental subsidies
- Voluntary supportive services
- Intended for individuals who are homeless and who have disabilities impede their ability to secure and maintain housing
- Recognized nationally as an **evidence-based practice** to end chronic homelessness.

Solution: Permanent Supportive Housing

Tenants choose as much or as little services as they desire without having to move as their service needs change

Engagement is an ongoing activity to establish and sustain relationships - begin with tenants' practical needs and personal goals

Service strategies anticipate and help to manage the risks and consequences associated with substance use and relapse

Building a strong and safe community to reinforce norms of behavior and hope for recovery and growth

Supportive housing tenants must pay rent and meet other lease obligations

- Participation in services can help tenants meet their obligations, solve problems, and avoid eviction
- Evictions are for failure to pay rent or for problem behavior not for choices about participation in services

Solutions: Permanent Supportive Housing

- More than 25 years of published research shows:
 - *Reductions* in public costs after entering permanent supportive housing



Emergency Room Visits

Inpatient Hospitalizations (psych, medical)

Criminal Justice Costs (police, court, jail)

Medicaid/Medicare Costs

Solutions: Permanent Supportive Housing

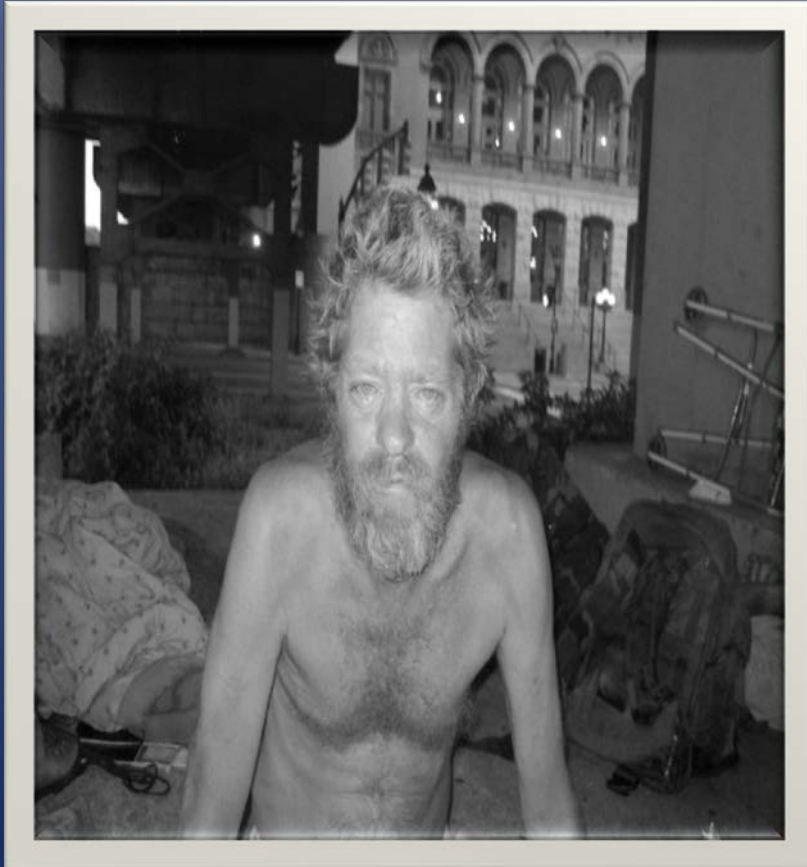
Myth: People want to be homeless.

Fact: People *rarely* reject a genuine opportunity for housing they can afford with supports available.

Myth: People who've been homeless for a long time can't stay in housing once they get it.

Fact: Nationally, more than 80% do, and at VSH more than 96% of our tenants do not return to homelessness.

Before and After



Guiding Principle: Housing First

Old strategy

Emergency Shelter

- \$
- Access Issues
- Rules

Transitional Shelter

- \$\$
- Up to 2 years
- Work on housing "readiness"

Housing

- Reward earned for completion of process.



Unsheltered



Guiding Principle: Housing First



Guiding Principle: Housing First

- The direct, or nearly direct, placement of targeted homeless people into permanent housing. While supportive services are to be offered and made readily available, the program does not require participation in these services to remain in the housing.
- The use of assertive outreach to engage and offer housing to homeless people with mental illness who are reluctant to enter shelters or engage in services.

Guiding Principle: Housing First

- Safe, affordable housing as a right and a prerequisite for effective services.
- Provide permanent housing opportunity as soon as possible.
- Do not focus on “housing readiness” or sobriety as a prerequisite.
- Facilitate easy access to housing
- Housing stability is primary objective
- Incremental change is normal.
- Quality of life and well-being measure success.

Guiding Principle: Housing First

A proven best practice:

- *Housing First* has passed the rigorous evaluation required for inclusion in the National Registry of Evidence-based Programs and Practices (NREPP), a service of the Substance Abuse and Mental Health Services Administration (SAMHSA).

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