

Adult Reentry Grant Executive Steering Committee: Housing First

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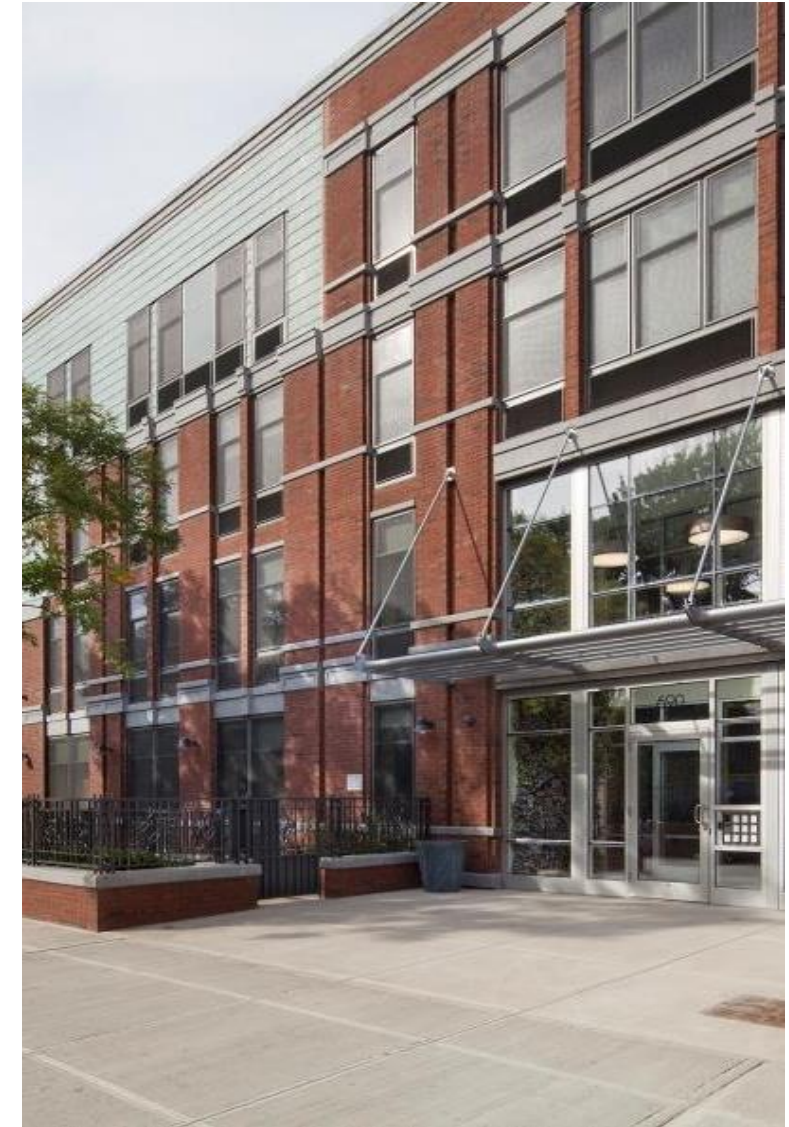
CSH Advances Housing Solutions To—



Improve the lives of
vulnerable people



Maximize
public resources



Build
healthy communities



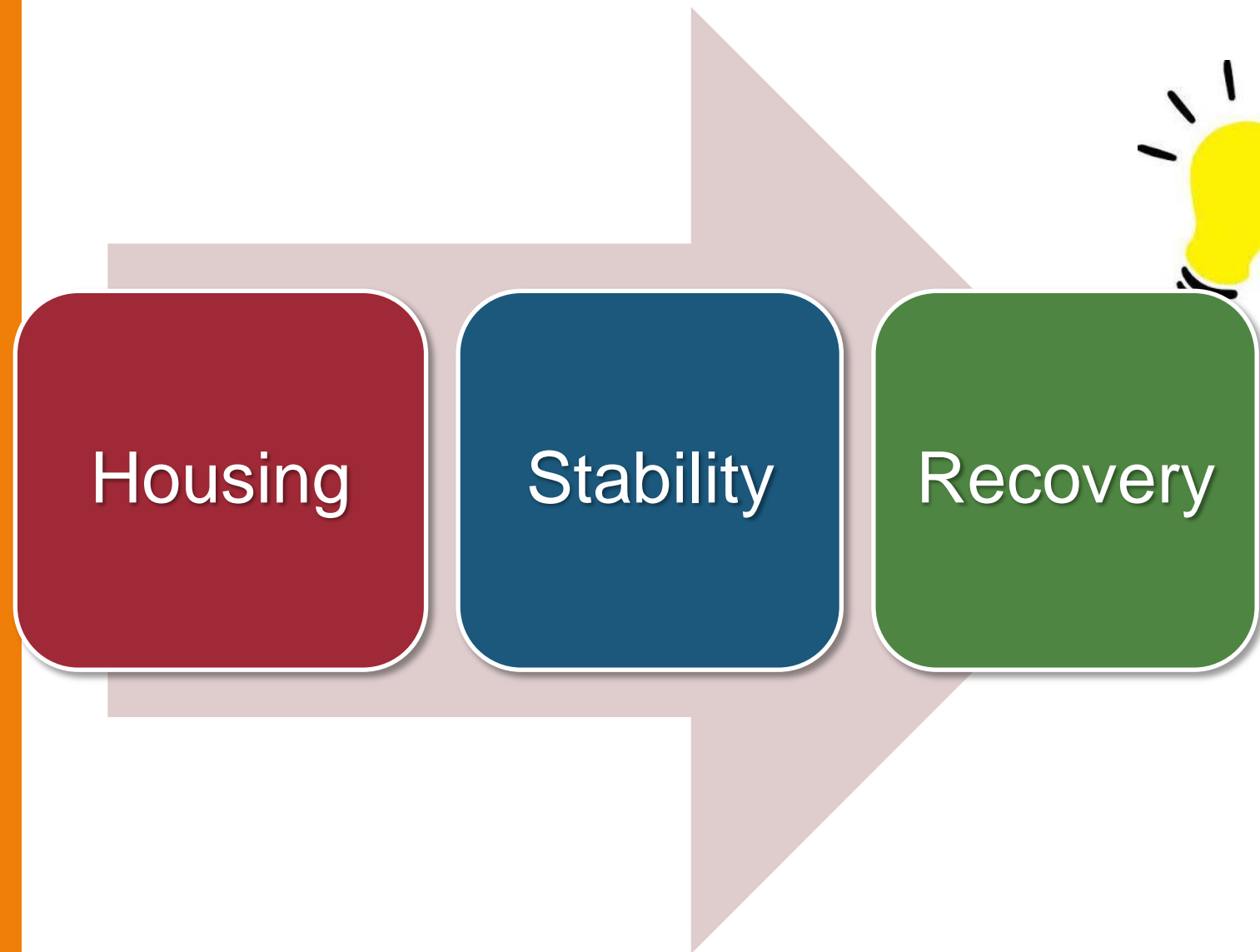
**What is a Housing
First Strategy?**

Two Central Premises

Quick
re-housing

Housing
focused
services

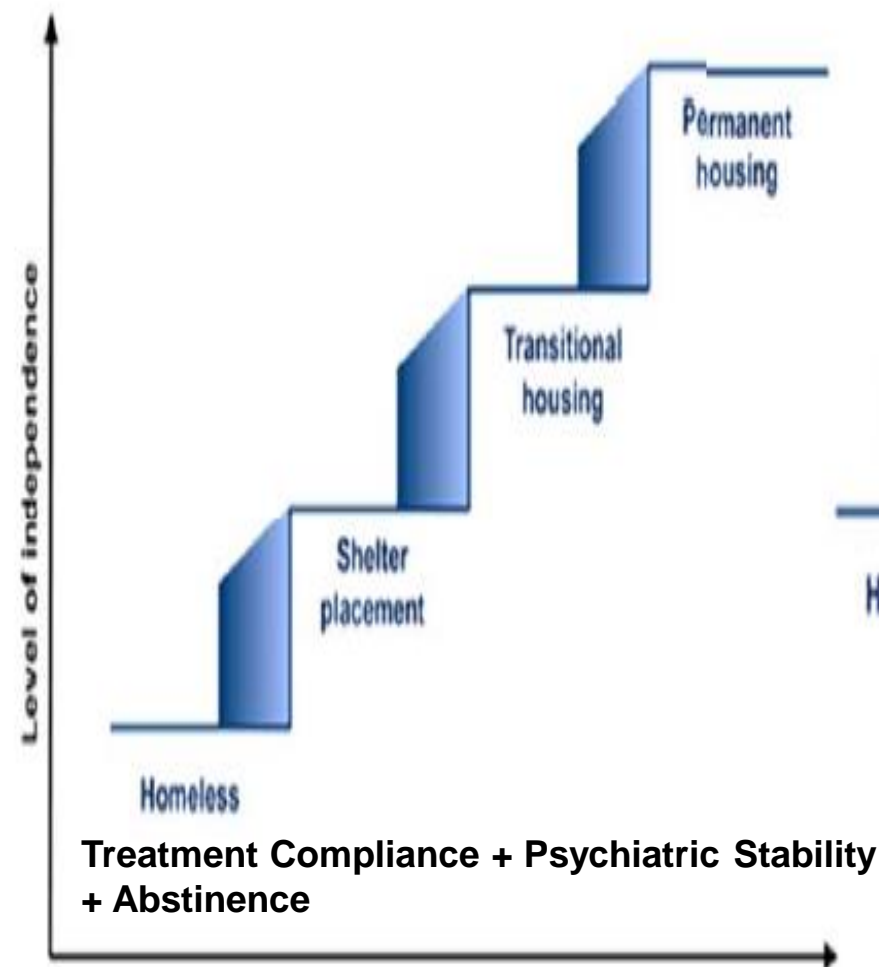
Housing: Necessary for Recovery



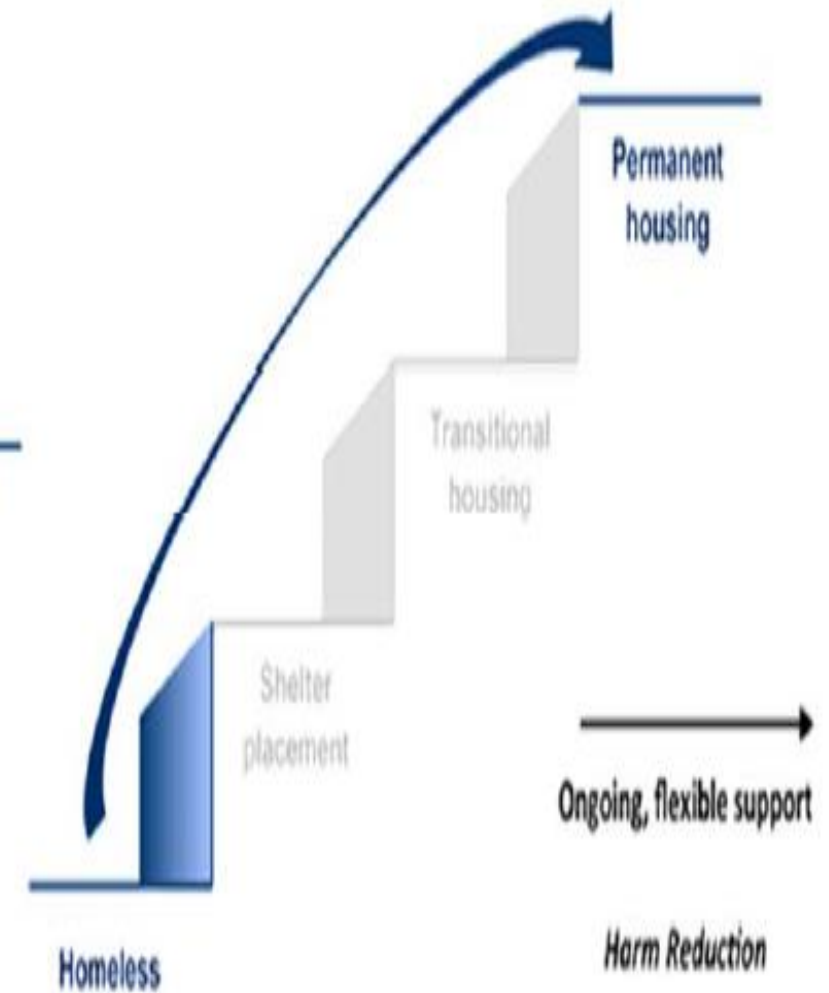
Housing, First Approach

Access to Homeless System Resources

Traditional Approach



Housing First Approach



What's the Evidence



Housing First Works!

- Housing retention rates of 75% - 80%
- Fewer hospital visits by participants
- Reduced involvement in criminal justice system
- Greater satisfaction from participants

Housing First is Not Housing Only

Housing is Not Conditioned on Participation in Services

Housing is necessary for recovery. Without housing, services and treatment are not effective.

Goal: Housing retention. Property managers work with services providers to ensure tenant does not return to homelessness.

Services are Voluntary for the Tenant, Not for the Services Provider

Services provider must engage tenants to want to participate.

Services are designed to promote housing stability & connect tenants to needed treatment.

Key Principles/Tenants of Housing First

1 Quick access to housing

2 Units targeted to most disabled and vulnerable

3 Provide leases and tenant protections

4 Centered on consumer choice

5 Robust support services with assertive engagement

6 Embrace a harm-reduction approach

7 Tenancy is not dependent on participation in services

Quick
Access to
Housing

Housing
Focused,
Voluntary
Services

Key Practices in a Housing First Strategy

Simple application process
for screening people in

Housing is permanent

Standard lease agreement

Re-housing to avoid eviction is to be anticipated

Services are available to promote housing stability and well-being

Housing not contingent on compliance with services.

Most effective with a low client-to-staff ratio

Incorporates a Harm Reduction approach

Client Choice

Client choice

"you shouldn't be forced to do something you don't want to do. And there's certain groups that they've had in the past you know that I didn't like and it didn't have nothing to do with me or my situation, so I wouldn't go. Why waste my time?"

Promoting choice in service participation promotes a sense of responsibility and increases learning.



Consumer Centered Services Creates Buy-In

Housing First: A person
centered approach that can
accommodate individual
needs

My dog comes with me

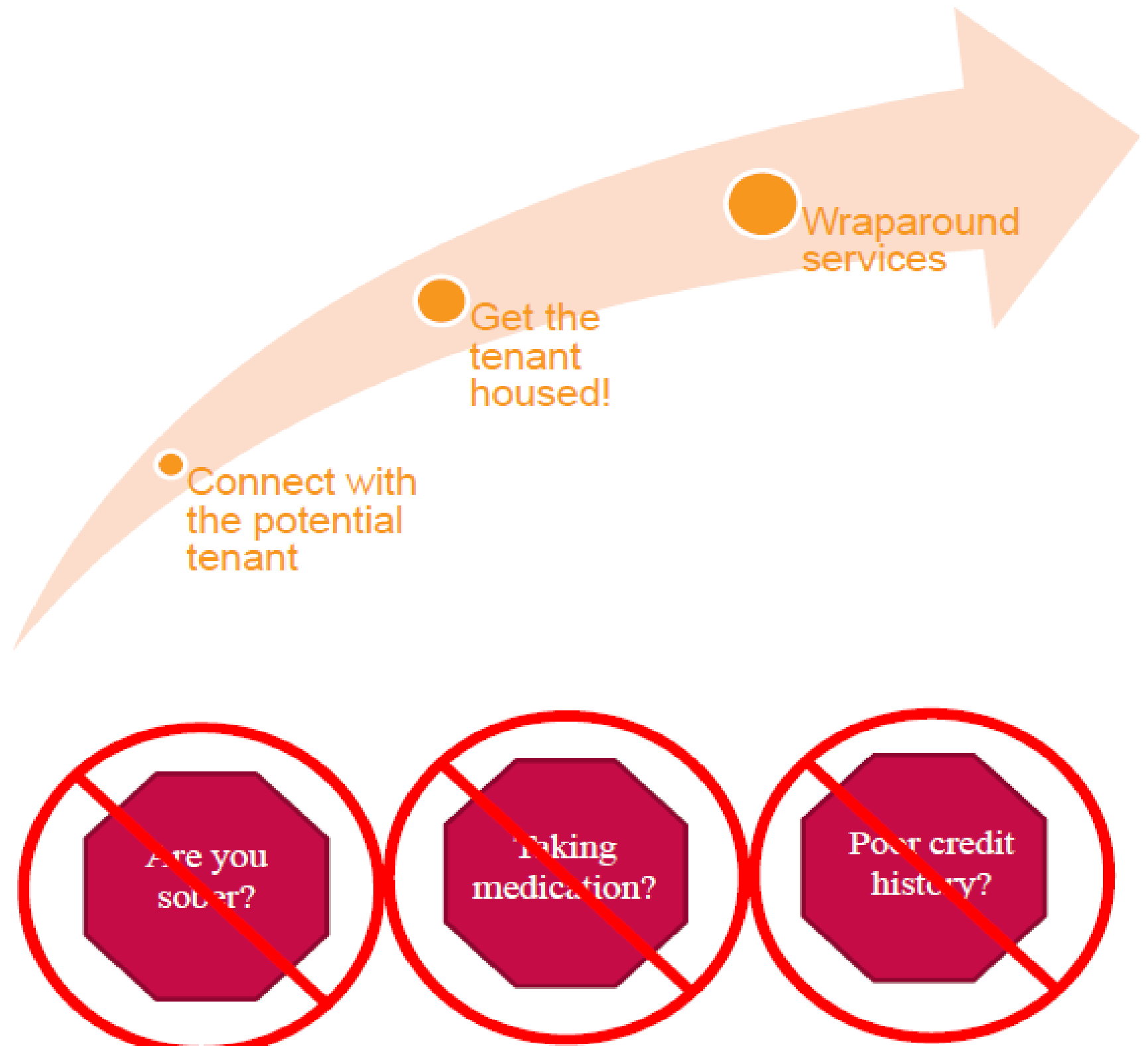
Me and Ana
go together or
we don't go at
all

Is it possible
to get an
extra room so
my kids can
visit?

Can I look at
another unit
that doesn't
have stairs?

I want to
decorate my
place myself

Taking Out the Housing Ready “Stuff” to Screen In



Screening In Quickly: Making the Application Process Accessible at All Points

**What do you
need to know
to house
someone?**

**What is the
purpose of
rejecting an
applicant?**

**How long does
your process
take?**

**Is your program
serving the most
vulnerable
people?**

**Are your
entrance
criteria as
open as
possible?**

**Do staff
understand the
applicant
stress points?**

Leases in Permanent Housing

Why are leases important?

- Tenants are offered a choice with regard to their housing unit and have a lease identical to leases of tenants who are not in supportive housing or rapid re-housing.
- Consumer holds the lease, promoting sense of stability, fostering responsibility for lease compliance.
- Leases are renewable, similar or same to leases in the private rental housing market.



Tenant-Centered Service Design

What do we know about our prospective tenants and their needs?

What do prospective tenants say they need?



Voluntary Services Offered to Tenants



What We Know About Voluntary Services



Tenants participate at much higher rates (typically over 90% participation rate).

Tenants value the services available and the autonomy to decide which services to participate in.

The “low-demand” model is much more likely to house and retain formerly homeless people.

Flexible Tenancy Services

Designed to meet
specific tenant's
needs

Counseling

Health and mental
health services

Alcohol and
substance use
services

Independent living
skills

Money management/
rep payee

Community-building
activities

Vocational counseling
and job placement

Housing stability
services & tenancy
skills

Tools Services Providers Use in Delivering Housing First Services

Trauma Informed Care

Motivational
Interviewing

Reflective
Listening

Harm Reduction

Hierarchy of Needs

Stages Of Change

Critical Time Intervention

Consumer Choice



Harm Reduction Defined

- Harm reduction is a set of **practical strategies that reduce negative consequences of drug use**, incorporating a spectrum of strategies

safer use

managed use

abstinence

- Harm reduction strategies meet drug users “**where they’re at**,” addressing conditions of use along with the use itself

Harm Reduction Core Principles

Individuals have a
voice

The focus is on
reducing harm, not
consumption

There are no pre-
defined outcomes

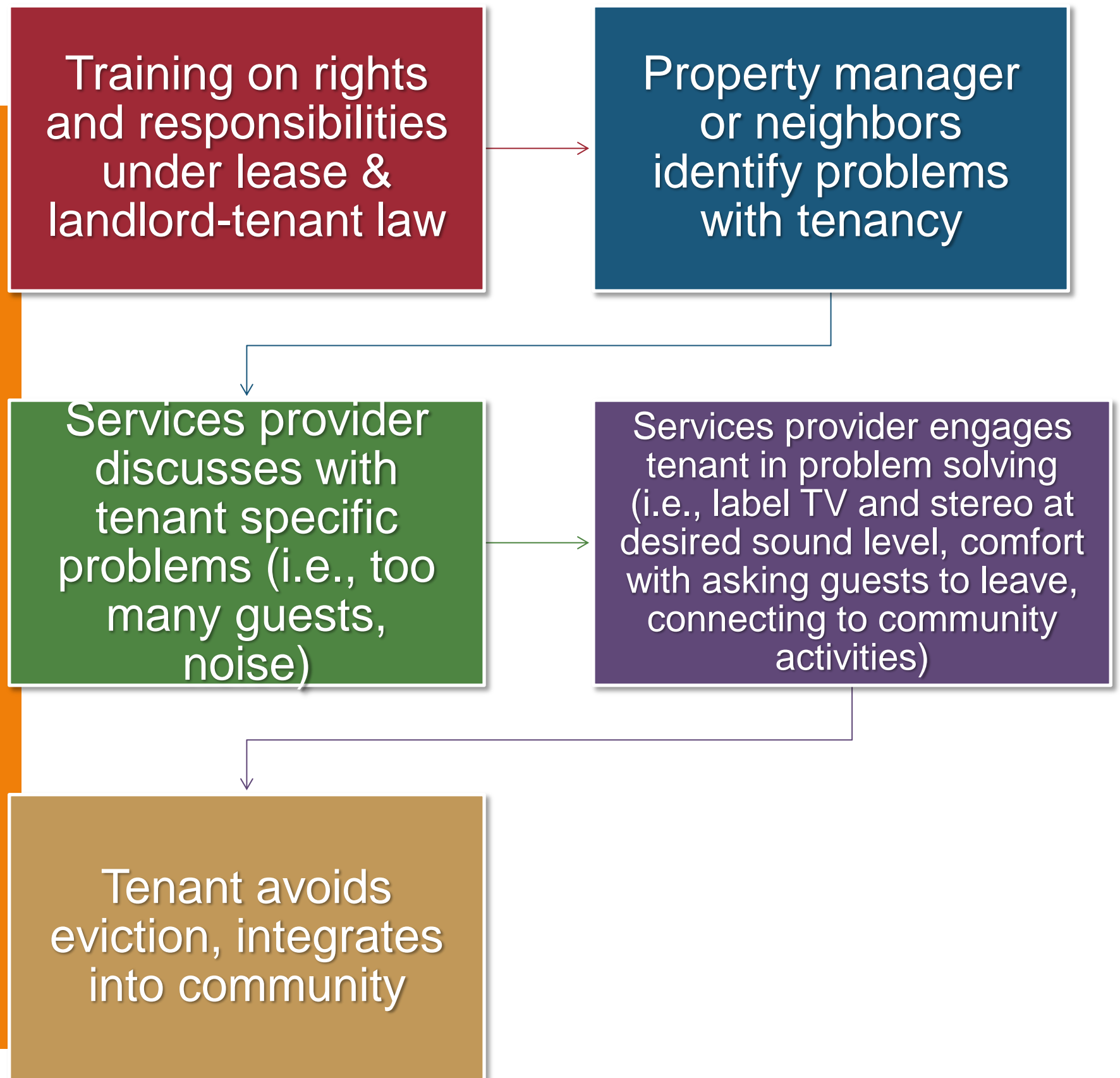
The individual's
decision to engage
in risky behaviors
is accepted

The individual is
expected to take
responsibility for
his or her own
behavior

The individual is
treated with dignity

Midwest Harm Reduction Institute

Examples of Building Tenancy Skills



Housing Programs Must Adopt Housing First Under Senate Bill 1380 (Mitchell)



All State Programs Must Focus On—

- Connecting homeless people to an apartment as quickly as possible, removing barriers to housing homeless people typically face.
- Providing choice in whether to participate in person-centered services.
- Giving tenants leases with rights and responsibilities of tenancy.

Components of SB 1380: Low-Barrier Access to Housing

Tenant selection practices: accept applicants regardless of—

Sobriety/use of alcohol/drugs

Completion of/ participation in treatment or services

Poor credit/evictions

Criminal justice involvement

Behaviors indicating “lack of readiness”



Coordinated entry systems

Housing providers must accept referrals from—

Shelters or street outreach

County social services systems

Homeless services providers



Services Tailored to the Tenant, Not the Program

- **Emphasis on tenant-driven services plans, not predetermined goals.**



- **Services providers use evidence-based practices, offer whatever the tenant needs to obtain & sustain housing stability.**



- **Housing First is not “housing only.” Housing programs must offer services, but tenants are not required to participate. Program compliance is not a condition of tenancy or basis for eviction.**



Harm
reduction

Housing
stability

Engagement
practices

Person-
centered

Care
coordination

Trauma-
informed

Eviction
prevention

Components of SB 1380: Voluntary Services

Components of SB 1380: Rights & Responsibilities of Tenancy

Tenants Have Lease Protections

**Not time-
limited**

(except some
housing for
homeless youth)

**Use of alcohol
or drugs
without lease
violations is
not basis for
eviction**

**Tenants have a
lease with rights
&
responsibilities
of tenancy**



Questions?

THANK YOU!

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stay connected



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