



# Continuum Of Housing for the Homeless

**“Reinventing Older Communities: People,  
Places, Markets” Conference**

**Deb De Santis, Director, New Jersey Program**

[www.csh.org](http://www.csh.org)

# Homelessness Assistance

- Prevention
- Outreach, Intake and Assessment
- Emergency Shelter
- Transitional Housing
- Supportive Services
- Permanent Housing
- Permanent Supportive Housing

## *Emergency Shelter*

**Short-term housing where clients leave in the morning and have no guaranteed bed for the next night OR provide beds for a specified period of time.**

## *Transitional Housing*

**Have a maximum stay for clients of two years and offer support services to promote self-sufficiency and to help them obtain permanent housing.**

## *Permanent housing*

**Affordable housing in which residents pay no more than 30% of their income for housing costs.**

## *Permanent Supportive Housing*

**Housing with supportive services designed to allow persons with disabilities to live in the community as independently as possible.**

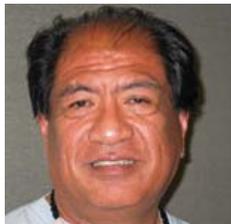
# What is Supportive Housing?

A cost-effective combination of permanent affordable housing with services that helps people live more stable, productive lives.

# Who Lives There?

Single adults, families and unaccompanied youth who have experienced

- Long histories of homelessness
- Long-term poverty coupled with persistent health problems, including mental illness, substance abuse, HIV/AIDS
- Histories of trauma, abuse and violence
- Repeated engagements with temporary institutional settings and crisis care services



# Features of Permanent Supportive Housing

## **Permanent Rental Housing**

- Each resident holds lease on his/her own unit
- Resident can stay as long as he/she pays rent and complies with terms of lease (no arbitrary or artificial time limits imposed).

## **Affordable**

- Tenants usually pay no more than 30% of income for rent.

# Features of Permanent Supportive Housing

## **Flexible Services**

- Participation in a “program” is not a condition of residency
- Services are designed project by project for the target population and the housing setting
- Services are flexible and responsive to individual needs

## **Cost Effective**

- Costs no more, and often much less, than the cost of homelessness and produces better outcomes than the expensive system of crisis care

# Supportive Housing Types

- Dedicated buildings
- Rent-subsidized apartments
- Mixed-income buildings
- Long-term set asides
- Single family homes



# Services Make the Difference

- Flexible, voluntary
- Counseling
- Health and mental health
- Alcohol and substance use
- Independent living skills
- Community building
- Vocational counseling and job placement



# Who Creates Supportive Housing

- Mental Health and other Service Providers
- Homeless Service Providers
- Non-profit Affordable Housing Provider
- Public Housing Authorities
- Private Developers and Private Landlords
- County and local governments

# Development Approach

*There are two primary approaches to developing supportive housing.*

- Building NEW housing
- Accessing EXISTING housing

# Models for Supportive Housing: Accessing Existing Housing

- Accessing existing rental units in the community and adding wrap around services
- Integrates residents into the community
- Once secure rental subsidy, can move very quickly
- Involves establishing on-going funding sources and providers for operating and services



# Accessing Existing Housing: Opportunities Without Building

- **Turn-key development**
  - Don't develop, but get the building....
- **Master Leasing**
  - Often times fast and easy...
- **Scattered-Site**
  - The model of choice for many residents...

# Models for Supportive Housing: “Traditional” Development

- Creates a permanent asset to the community
- Involves acquisition and construction and the full compliment of development activities.
- Can take 2-3 years (or more!) to develop
- Involves establishing on-going funding sources and providers for operating and services



# Benefits of Supportive Housing

## Community Outcomes

- Increased property values
- Neighborhood beautification
- Lower crime rates
- Overall economic impact
- More effective use of public resources

