Continuum Of Housing for the Homeless

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

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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
There are two primary approaches to developing supportive housing.

- Building NEW 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 ongoing 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