

# Housing and Recovery

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Treatment Institute June 2008

# What People Who Are are Telling Us



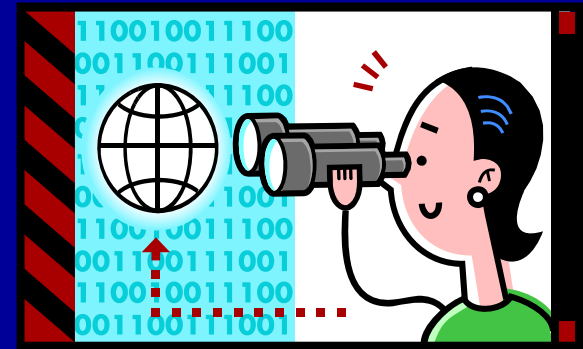
*“I am not incompetent, I just need help  
moving the obstacles out of the way”*

*-- Joseph, A homeless man with co-occurring mental illness  
and substance use disorders living in a shelter in Seattle.*

# Presentation Overview

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- Housing Trends
- Housing Gaps
- Newer Housing Models
- Success Stories
- Working with Landlords



# Housing Trends

- Recovery Houses
- Oxford Houses
- Transitional Housing
- Waitlists for traditional subsidized housing
- Private landlord



# Housing Gaps in your System

- For persons in pre-recovery
- For persons stepping out of CD residential treatment
- For persons with significant criminal histories



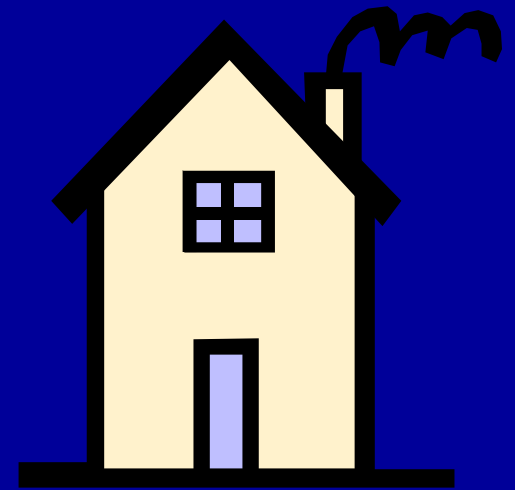


What is permanent  
supportive housing?

# Permanent Supportive Housing

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Affordable rental housing with  
supporting services and  
linkages to treatment without  
limit on length of residency



# PSH Housing Models

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- Single project sites
- Houses
- Scattered site (Section 8, SPC)
- Cluster sites (set asides or master lease)



# Why Focus on PSH?

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- Supports recovery
- System offsets
- High retention
- Prevents homelessness



# Onsite Services

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- Many have 24/7 security
- Housing case managers
- Build community
- Integrate mental health, chemical dependency health care, and employment/training





What is housing first?

# Housing First Philosophy

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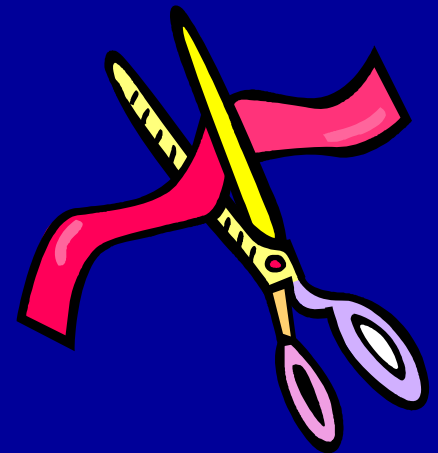
*Instead of helping people become “ready for housing,” the first priority is to get people housed immediately.*



# Housing First Core Principles

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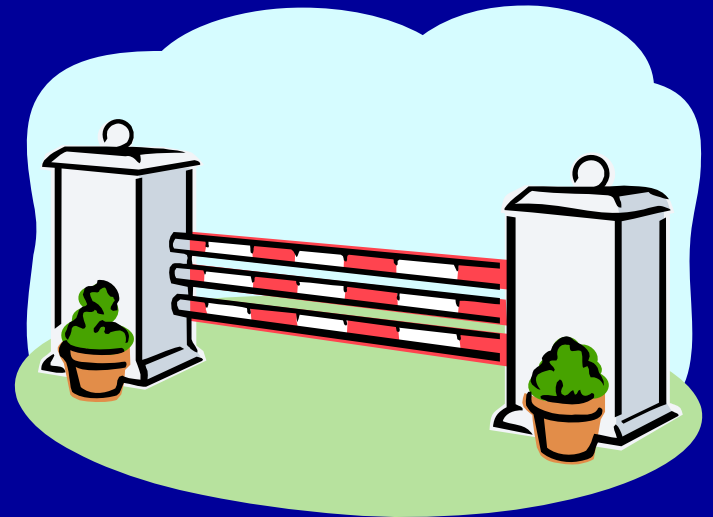
- It's about us changing the system, not the person
- Consumer choice model—no housing readiness
- Clinical services on demand and voluntary



# *Housing First* Core Principles

(continued)

- Low barrier
- Safety emphasis
- Last resort eviction notice
- Peer support with activities to build community



# Examples of Housing First



- DESC 1811 program
- Begin at Home
- South King County Housing First
- Pierce County Housing First
- Simons Building



How do you fund permanent  
supportive housing?

# Supportive Housing Funders Group

- Agency driven process to a system driven process
- Complex process--simplify
- Promote best practices
- Target housing to those most in need



# Who is at the table?

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- City and county funders of services and housing
- Housing authorities
- Foundations
- Vets (VA and county)
- Co-Chairs



# Start Up

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- Engagement
- Sharing of information
- Tracking new projects
- Braiding dollars for Housing First projects
- Shared goals/funding priorities
- Combined NOFA
- Review panels



# What have we gained?

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- Stronger relationships
- Clearer messages to providers
- More effective at spending new dollars
- Over 600 units created
- Sustainable PSH with research component
- Increased foundation dollars





What are effective ways of working  
with landlords?

# Median Rents



- Statewide, median rent ~\$545.
- The highest rents were in King County, Clark County, and in the Puget Sound along the I-5 corridor, (Seattle \$721)

# Landlord Strategies: Subsidized Housing Resources



- Project-based subsidies to supplement tenant rent
- Master leasing
- Developer set-asides of new units
- Project based set-asides of existing units

# Landlord Strategies: Tenant Support



- Case management support
- Tenant education on landlord/tenant rights; obligations; budgeting; credit
- Support groups
- MH and chemical dependency counseling

# Landlord Strategies: Outreach to Real Estate



- Partnerships with landlord associations
- Landlord recruitment campaigns
- Hotline for landlords for crisis
- Tools for landlord communication

# Landlord Strategies: Best Practices



- Rent Ready program: tenant education and landlord incentives
- Fresh Start, City of Portland
- Second Chance Renter Rehabilitation, City of Portland
- SHIP

# Future Work



- Trauma informed services
- Traumatic brain injuries
- Linking vocational and employment services to housing