Permanent Supportive Housing Core elements

Ann V. Denton
adenton@ahpnet.com
512-288-8733
Introductions

Brief introductions –

- Who is in the room?
- What are your goals for attending this training?
Purpose of Training

The purpose of the training is to provide you with a solid understanding of permanent supportive housing. We’ll use concepts, standards and practice wisdom embedded in the Permanent Supportive Housing ToolKIT developed by the Substance Abuse and Mental Health Services Administration (SAMHSA, HHS).
Review of Agenda

On Day 1, we’ll do a brief overview of permanent supportive housing, including why it is important and what is known about how to do it effectively. In the afternoon, we will look at what it takes to support people in the community.
Review of Agenda

On Day 2, we’ll look at how to obtain resources for housing.

We’ll look at where those resources are and explore effective advocacy strategies.
Learning Objective

Day 1

- Participants will be able to list seven core elements of permanent supportive housing.
- Participants will be able to define strengths-based assessment.
- Participants will be able to list three benefits of peer support services.
Learning Objectives

Day 2

- Participants will be able to describe three ways to focus on supporting tenancy.
- Participants will be able to list five sources of funding for housing.
- Participants will be able to define cost burden and fair market rent.
- Participants will be able to articulate two rationales for “a fair share” of housing resources.
WHY IS HOUSING IMPORTANT?
Housing is a basic need

Housing is a basic human need. When housing is not addressed, individuals have less ability to meet their other needs or focus on treatment and service issues.
Lack of adequate housing contributes to other problems such as homelessness, unemployment, health concerns, family problems, mental health issues, and substance use.
The law of the land....

Legal Framework

- Fair Housing Act *covers discrimination*.
- Section 504 *addresses accessibility*.
- Fair Housing Act and ADA *require reasonable accommodations*.
- ADA *requires “most integrated setting”*. 
- Olmstead *mandates community integration*

*We’ll discuss more about this later in the training.*
Independent living is a myth!

Is anyone here truly living independently?

We are all interdependent.

Too often, the housing needs of people with disabilities are confused with their service needs.
The housing needs of people with disabilities are no different than anyone’s need for housing.
Evidence-Based Practices:

The US Department of Health and Human Services, Substance Abuse and Mental Health Services Administration (SAMHSA) endorses the use of evidence-based practices. Permanent Supportive Housing is one of these practices.
Evidence-Based Practices:

SAMHSA’s support for evidence-based practices, and the development of ToolKITS and fidelity scales, is intended to offer states, providers, consumers and family members resources to implement and assess clinical practices that work!
Evidence-Based Practices:

“The emphasis on implementing evidence-based practice (EBP) stems from a consensus that a gap exists between what we know about effective treatments and the services currently offered.”

Evidence-Based Practices:

Evidence-based practices are linked to predictable, beneficial outcomes for participants.

If those outcomes are desired in your system, then implementation of the evidence-based practice is a necessary step!

Implementation must be accomplished with attention to “fidelity” to the model.
Fidelity to the model is a necessary but not sufficient condition – other factors have an impact on achieving the desired outcomes. For example:

- Staff competencies and training
- Regulatory or licensing requirements at odds with practice
- Community context, such as the housing or employment market.
Evidence-Based Practices:

Today, we are going to review some of the essential elements of the permanent supportive housing approach. These are based on SAMHSA’s Permanent Supportive Housing toolKIT.
PERMANENT SUPPORTIVE HOUSING CORE ELEMENTS
What is Permanent Supportive Housing?

Decent, safe, and affordable community-based housing that provides residents with the rights of tenancy under state/local landlord tenant laws and is linked to voluntary, flexible support and services designed to meet residents’ needs and preferences.
Core Elements of Permanent Supportive Housing

1. Choice in Housing and Living Arrangements
2. Functional Separation of Housing and Services
3. Decent, Safe and Affordable Housing
4. Housing Integration
5. Rights of Tenancy
6. Access to Housing
7. Flexible, Voluntary Services
Choice in Housing

- Consumer choice is a core element of Permanent Supportive Housing

- Basic choices include:
  - Who else lives there?
  - What kind of housing is it?
  - Where is the housing?
Choice in Housing

Program performance is improved when the program has a specific and measurable way to explore consumer housing preferences, including location/neighborhood; apartment or house; pet policies; amenities; proximity to shopping, bus, etc.
Choice in Housing

The realities of the rental market may constrain choice. At Pathways to Housing, the rental market “…usually limits a search to lower-middle-class neighborhoods, where the government stipend combined with the client’s 30 percent contribution allows the rental of decent affordable units.”

Tsemberis, S. 2010. Housing First: The Pathways Model to End Homelessness for People with Mental Illness and Addiction. Hazelden; Center City Minnesota, 55012; www.hazelden.org
Why do you suppose that separating housing and services is important?

Let’s discuss
Participation in specific support services is NOT required in order to get or keep housing.

Various approaches:

- **Legal separation** between housing management and service delivery.
- **Functional separation** – Distinct housing and service staff roles.
- **Operational separation** – Service providers are based off-site.
Permanent Supportive Housing is most successful when there is a functional separation between housing matters (rent collection, physical maintenance of the property) and services and supports (case management, for example).

Bottom line: Case managers shouldn’t collect rent!!
Decent, Safe and Affordable

- Tenants pay a reasonable amount of their income towards rent and utilities
- HUD affordability guidelines = 30% of adjusted income for housing expenses

Reality - People on SSI often pay 60 - 80% of their income towards housing that is substandard
Making housing affordable: Tenant-based Subsidies

- Are tied to the tenant, not the property. Examples:
  - HUD Section 8: Housing Choice Voucher (HCV) Program
  - Various set-asides and “look alike” programs, e.g. MFP; VASH, HOPWA
  - State and local-funded “bridge subsidies”
Making Housing Affordable: Project-based Subsidies

- Are tied to specific properties and only accessible to eligible tenants
- Typically have low income target requirements, plus may have population focus (e.g., homeless)

Examples:
- Grants and long term operating contracts that enable housing agencies to invest in specific buildings or set-aside units to ensure permanent affordability.
- Tax-credit subsidized units in market developments for people at 30%, 40% or 50% of area median income.
Decent, Safe and Affordable

Meets Housing Quality Standards

<table>
<thead>
<tr>
<th>Inspection Checklist</th>
<th>U.S. Department of Housing and Urban Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Choice Voucher Program</td>
<td>Office of Public and Indian Housing</td>
</tr>
<tr>
<td>OMB Approval No. 2577-0169 (Exp: 8/31/2007)</td>
<td></td>
</tr>
</tbody>
</table>

Public reporting burden for this collection of information is estimated to average 0.50 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This collection of information is authorized under Section 9 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

<table>
<thead>
<tr>
<th>Name of Family</th>
<th>Tenant ID Number</th>
<th>Date of Request (mm/dd/yyyy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspector</td>
<td>Neighborhood/Census Tract</td>
<td>Date of Inspection (mm/dd/yyyy)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Inspection</th>
<th>Initial</th>
<th>Special</th>
<th>Reinspection</th>
<th>Date of Last Inspection (mm/dd/yyyy)</th>
<th>PHA</th>
</tr>
</thead>
</table>

A. General Information

<table>
<thead>
<tr>
<th>Inspected Unit</th>
<th>Year Constructed (yyyy)</th>
<th>Housing Type (check as appropriate):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Address (including Street, City, County, State, Zip)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Children in Family Under 6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Name of Owner or Agent Authorized to Lease Unit Inspected</td>
<td>Phone Number</td>
</tr>
<tr>
<td>Address of Owner or Agent</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Summary Decision On Unit (To be completed after form has been filled out)

<table>
<thead>
<tr>
<th>Pass</th>
<th>Fail</th>
<th>Inconclusive</th>
<th>Number of Bedrooms for Purpose of the FMR or Payment Standard</th>
<th>Number of Sleeping Rooms</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Inspection Checklist</th>
<th>Yes</th>
<th>Pass</th>
<th>No</th>
<th>Fail</th>
<th>In-Cnc.</th>
<th>Comment</th>
<th>Final Approval Date (mm/dd/yyyy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Living Room Present</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 Living Room Present</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.2 Electricity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.3 Electrical Hazards</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.4 Security</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.5 Window Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.6 Ceiling Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.7 Wall Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.8 Floor Condition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Housing Integration

- Housing is located in regular residential areas.
- Housing is scattered site (avoiding the tendency of large, homogeneous, congregate sites to become mini-institutions); or
- Mixed populations in the building or neighborhood: avoid the creation of mental health ghettos.
- Tenants participate in community activities and receive community services.
- Natural supports are encouraged.
Housing Integration

- One measure of integration is physical – who are your neighbors?

- Another measure is legal – do you have full rights of tenancy? We will discuss tenancy under Dimension 5.
Rights of Tenancy

- Residents have full legal rights in a tenant-landlord relationship
- Tenants are responsible to abide by the normal standards of behavior/conduct outlined in a lease
- Distinct from “program” rules
- Permanent housing - length of stay is determined by the agreement between the landlord and tenant.
“Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities.

Tenant will keep and maintain the premises and appurtenances in good and sanitary condition and repair.

Tenant's family and guests shall at all times maintain order in the Premises and shall not make or permit any loud or improper noises, or otherwise disturb other residents.

Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents.

Abide by and be bound by any and all rules and regulations affecting the Premises.”
Access to Housing

- Often, housing programs have eligibility criteria that require that individuals demonstrate that they are “ready” for housing.
Access to Housing

However, research does NOT support this practice.

Research shows that a readiness screen is not predictive of success in housing.
Access to Housing

Access to PSH should be guided ONLY by those elements required of any tenant (ability to pay rent, for example).

Another access consideration is privacy. Who holds the keys? Who controls access to the unit? The tenant should control access to the unit in the same way that typical tenants have control over who may enter the unit.
Flexible, Voluntary, and Recovery-focused Services

- Services in supportive housing are
  - **Individualized**
  - **Voluntary**
  - **Recovery-focused**
  - **Ongoing, shoulder-to-shoulder**

- Flexible: type, location, intensity & frequency of services meet changing needs of resident.

- People can accept or refuse treatment or other services, but staff continue to offer support.

- Include risk management and crisis planning.

- “Whatever it takes” to help people stay in the housing of their choice.
Flexible, Voluntary, and Recovery-focused Services

Participation in services is voluntary and tenants cannot be evicted for refusing services.

“Although permanent supportive housing is designed for people who need support services, accepting these services is not a condition of housing. A person’s home is just that, not a treatment setting…”

Choice in both type and intensity of services is supported.

Tenants express needs and preferences, are the authors of their service plans, and can change their service intensity over time.
Flexible, Voluntary, and Recovery-focused Services

“Support services promote recovery and are designed to help tenants choose, get and keep housing.”

In summary....

Discussion?

Questions?

Comments?
Program Snapshots

Please take a moment to review the PSH program examples.

Discuss the programs in the context of the dimensions we’ve reviewed.

What is your impression of how rate on the core elements of PSH?