

OVERVIEW OF HOUSING NEEDS FOR THE HOMELESS AND SPECIAL NEEDS POPULATIONS

April 24, 2015

Presentation to the Housing Task Force by the Office
of Supportive Housing

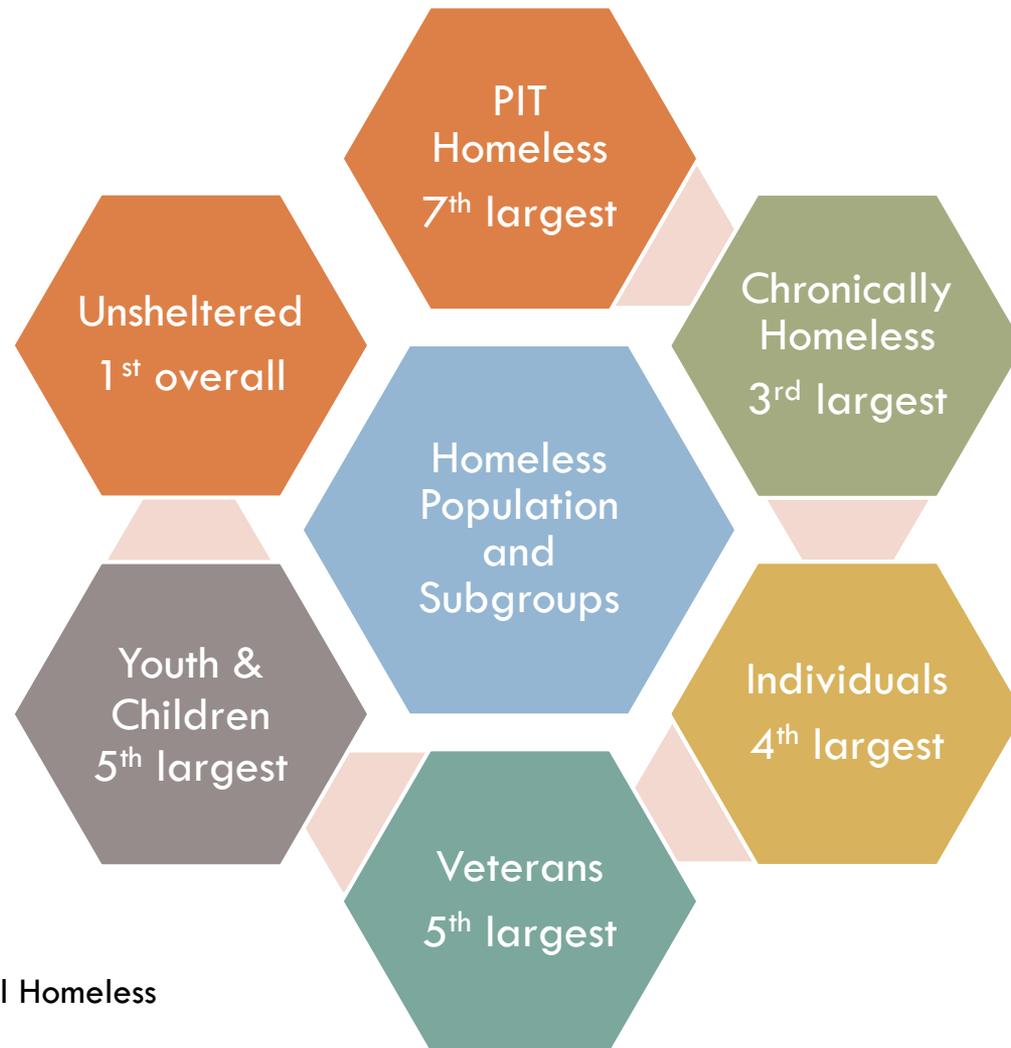
Agenda

- Overview of homelessness in Santa Clara County
- County's currently allocated resources
- Housing needs of homeless people
- Housing needs of special needs populations



Homelessness in Santa Clara County

Compared to other major metropolitans:

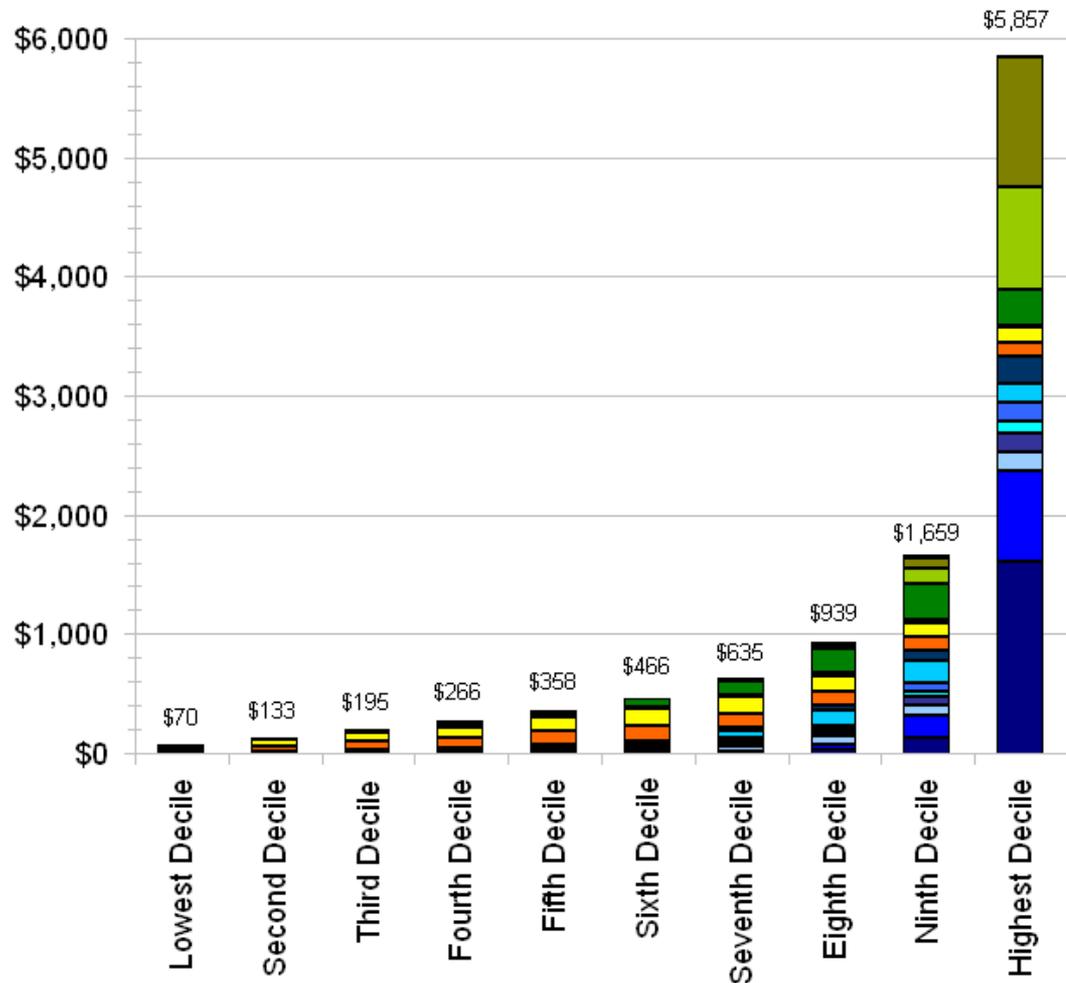


Source: HUD's 2014 Annual Homeless Assessment Report

System Impact

(LA County– “Where We Sleep”)

Average Monthly Costs by Decile for Homeless Single Adults



Public Costs by Department:

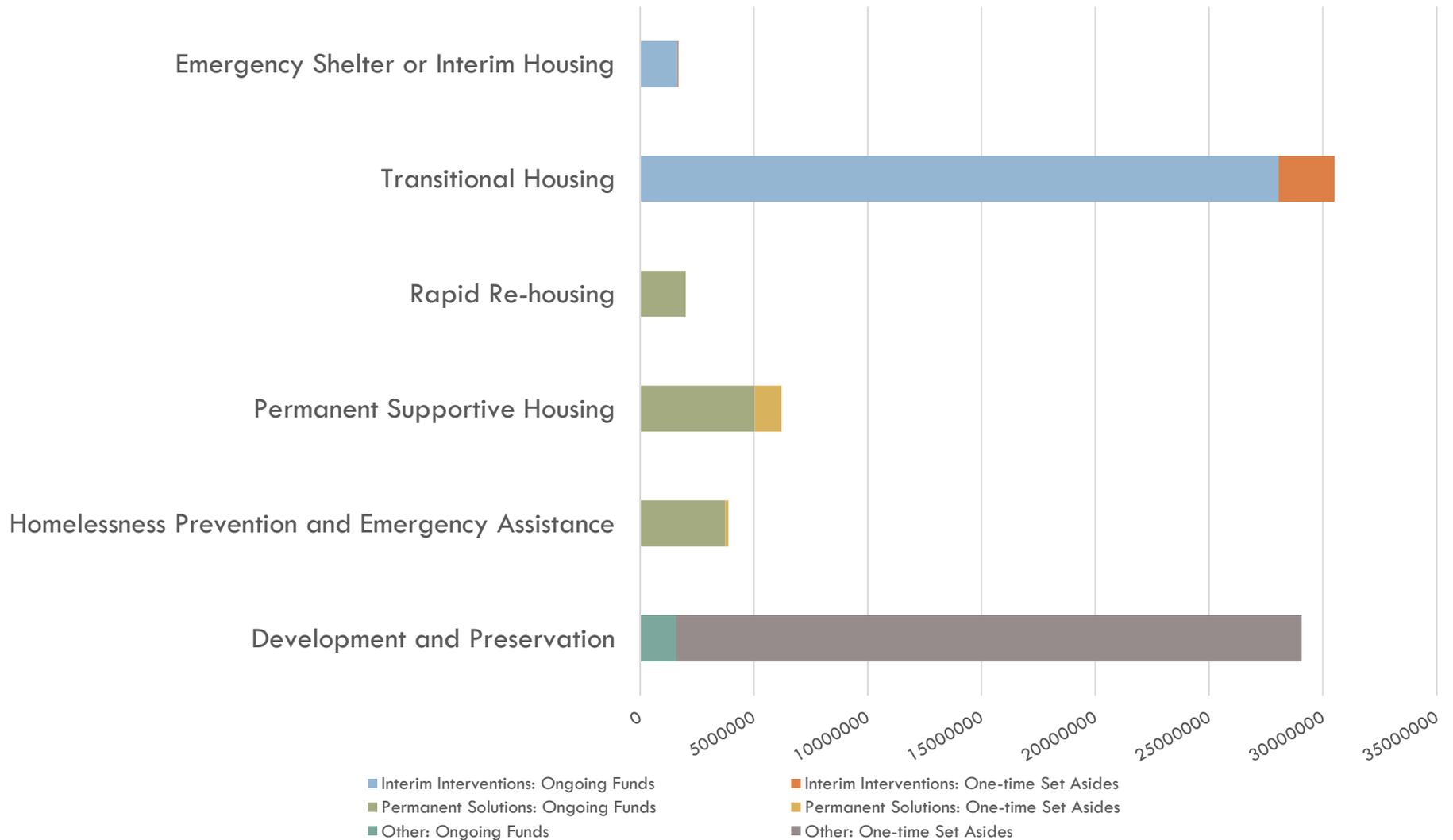
- Probation
- Sheriff mental health jail
- Sheriff medical jail
- Sheriff general jail
- LAHSA homeless services
- GR Housing Vouchers
- General Relief
- Food Stamps
- Paramedics
- Public Health
- Mental Health
- Private hospitals-ER
- Health Srv - ER
- Health Srv outpatient clinic
- Private hospitals-inpatient
- Health Srv hospital-inpatient

Source: 9,186 homeless General Relief recipients in Los Angeles County. Costs in 2008 dollars.



County's Current Response

FY15 Budgeted Ongoing Resources and One-Time Fund Balances



Leadership

8

- Office of Supportive Housing
- Permanent Supportive Housing Fund
- HEARTH/Continuum of Care Implementation
 - ▣ Collaborative Applicant
 - ▣ HMIS Lead
- Community Plan to End Homelessness
- Care Coordination Project

Upcoming

9

- Pay for Success
- Cost Study Report
- Triage Tool
- Community Plan to End Homelessness implementation
 - ▣ Land Analysis
 - ▣ Facility Asset Study
- Permanent Supportive Housing – HUD CoC



Housing Needs of Homeless People

Housing Program Models

- Permanent Solutions
 - ▣ Permanent Supportive Housing/PSH Step-Down
 - ▣ Rapid Re-Housing
 - ▣ Prevention
 - ▣ Below Market Rate Housing
- Interim Interventions
 - ▣ Emergency shelter
 - ▣ Transitional housing
- Other
 - ▣ Self-resolving

Permanent Solution:

Permanent Supportive Housing (PSH)

Target Population

- Most of those who are chronically homeless
- High acuity, high cost
- Disabling conditions

Supportive Services

- Rental Subsidy
- Intensive Case Management
- Health care, including behavioral health
- Streamlined benefits access

Considerations

- No time limits
- High impact on housing stability – 84% nationally maintain housing for at least 1 year

Permanent Solution: PSH Step-Down

Target Population

- Formerly chronically homeless
- Housing and wellness stabilized after 2 years +/- of intensive services, tapered down
- Connected to benefits and mainstream health services

Supportive Services

- Low intensity case management (annual home visit with periodic check in)
- Typically community-based connections have been made

Considerations

- After stability is tested, households could benefit from a more traditional voucher to preserve affordable rent, in turn opening a PSH spot

Permanent Solution: Rapid Re-housing

Target Population

- Episodically homeless
- Able to generate sufficient income to afford housing in the long-term

Supportive Services

- Shallow and/or declining rent subsidy
- Other temporary financial assistance
- Time-limited case management
- Housing support

Considerations

- Time-limited (4-6 months on average)
- Successful model in housing people with low recidivism – 90% are successfully housed and do not return to shelter

Permanent Solution: Prevention

Target Population

- Those at imminent risk of losing housing and who would be homeless “but for” this assistance

Supportive Services

- Financial assistance related to housing (rent, move-in costs, rental arrears, etc.)
- Sometime other services such as legal advice, information and referral case management

Considerations

- Effectiveness difficult to prove
- 83% of households receiving prevention assistance under a 2009-2012 stimulus project in San Jose maintained housing at program completion

Permanent Solution: Below Market Rate (BMR) Housing

Target Population

- Households with income below Area Median Income
- Households not requiring supportive services in order to stabilize housing

Supportive Services

- Sometimes properties are service-enriched but often no dedicated services

Considerations

- BMR housing combines well with Rapid Re-housing programming

Interim Intervention: Emergency Shelter

Target Population

- People needing immediate crisis response or safety intervention

Supportive Services

- Typically no rents or fees to clients
- Range: “2 hots & a cot” to short-term case management focused on information and referral

Considerations

- Least effective in helping people move to permanent housing – 15% in SCC in FY14
- Best used as bridge to permanent housing

Interim Intervention: Transitional Housing

Target Population

- Transition Aged Youth (16-24)
- Domestic Violence survivors
- Those in recovery from substance use disorders who desire more intensive support to achieve recovery goals

Supportive Services

- Temporary rent subsidy
- Case management and/or counseling for the duration of program participation
- Various other employment, life skills supports

Considerations

- Time-limited (max. 2 years)
- Low rates of people moving to permanent housing – 34% in SCC in FY14

Other: Self-resolving

Target Population

- Households with low acuity
- Households with income, support, and resources to quickly move out of a short episode of homelessness

Supportive Services

- No housing interventions
- May seek other community-based services

Considerations

- Applies to a significant percentage of people who become homeless
- VA estimates 25% of veterans, national experts make higher estimates for other populations

Rental Subsidies Are Not Enough

- Vacancy rate around 2%
- Average rents vs. Fair Market Rent

	Average Rent, March 2015	2015 Fair Market Rent	Variance
1 Bedroom	\$2300	\$1419	\$881
2 Bedroom	\$2823	\$1809	\$1014

- Care Coordination Project Clients' Time to Housing
(April 2015)

<60 days	60-90 days	90-120 days	>120 days
27.63%	12.84%	8.09%	50.58%

Additional housing support activities

- Flexibility of the County Rental Assistance Program
- Housing Fast Flex Fund
- Specialized housing search
- Supplementing the difference between FMR and reasonable rent
- Project basing subsidies

Challenge of Housing Stock

22

- Housing needed for growth in general
- BMR Housing needs to be part of this
- Land is an issue
 - ▣ High cost
 - ▣ Scarce, particularly in more urban areas

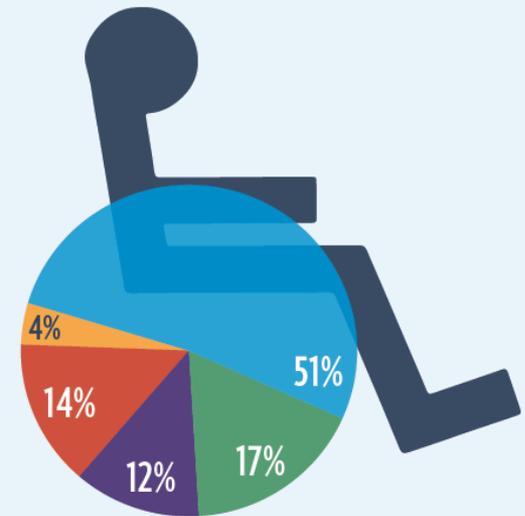
Special Needs Populations

64% of 2013 survey respondents reported a unique challenge.

UNIQUE CHALLENGES

- Mental illness*
- Substance abuse
- Chronic physical illness
- Physical disability
- Developmental disability

* Mental illness includes PTSD, depression, and other mental illnesses including bipolar and schizophrenia.
Note: Multiple response question, numbers will not total to 100%.



Who does this include?



Housing Solutions

Chronically Homeless and
Disabled, SMI, Chronic
Illness, High Cost Users

- Permanent Supportive Housing
- Residential Care Facilities (RCF)

DV Survivors

- Rapid Re-housing
- Transitional Housing

Seniors

- BMR Housing
- Permanent Supportive Housing
- RCF

Veterans

- Permanent Supportive Housing
- Rapid Re-housing

Transition Aged
Youth, including foster
care emancipation

- Rapid Re-housing
- Transitional Housing

Criminal Justice Re-
entry

- Rapid Re-housing
- Permanent Supportive Housing

Coordinated Assessment:

Targeting the right interventions

- Prioritizing resources for those who need it most
- Connecting all homeless people, particularly those with special needs, to the right solution
- Standardized triage and screening based on acuity, vulnerability, use of public services
- Innovative thinking and action around braiding resources

Summary

27

- Extremely high numbers of homeless persons
- County's resources to temporary interventions outweigh those to permanent solutions
- County is a leader on the issue
- Diverse housing options ensure that the right solutions exists for people who are homeless
- Need for more housing stock, land
- Special needs populations have difficulty securing decent, safe and affordable housing



Q&A