CIL-NET Presents…
A Systems Approach to Expanding Housing Options

Overview of
Permanent Supportive Housing (PSH)

August 9, 2012
1:00 P.M. – 1:30 P.M.

Presenter:
Ann Denton

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.

Evidence-Based Practices

Permanent Supportive Housing is considered
to be an evidence-based practice.

EVIDENCE-BASED PRACTICES

KIT

Knowledge Informing Transformation

Evidence-Based Practices, cont'd.

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, cont'd. 2

"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."

SAMHSA. *Permanent Supportive Housing: How to Use the Evidence-Based Practices KITS.* HHS Pub. No. SMA-10-4509, Rockville, MD: CMHS, SAMHSA, U.S. Department of Health and Human Services, 2010, page 1.

Evidence-Based Practices, cont'd. 3

- 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.

Evidence-Based Practices, cont'd. 4

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, cont'd. 5

Today, we are going to review some of the essential elements of the permanent supportive housing approach. These are based on SAMHSA's new Permanent Supportive Housing toolKIT.

The New PSH Toolkit Outline

- How to Use EBP KITS
- Getting Started with Evidence-Based Practices (standard across KITs)
- Building your Permanent Supportive Housing Program
  - Targeted to MH Authorities, Program leaders
- Training Front Line Staff
  Evaluating Permanent Supportive Housing
  - Includes fidelity scale and instructions
- The Evidence
- Tools for Tenants
- Sample brochure and introductory Power Point presentation
  - Video will be developed over the next year

Core Elements of PSH

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, cont'd.

Choice is supported 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, cont'd. 2

Choice is vulnerable to the realities of the rental market. 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

Separation of Housing & Services

- 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.

# Separation of Housing & Services, cont'd.

- 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
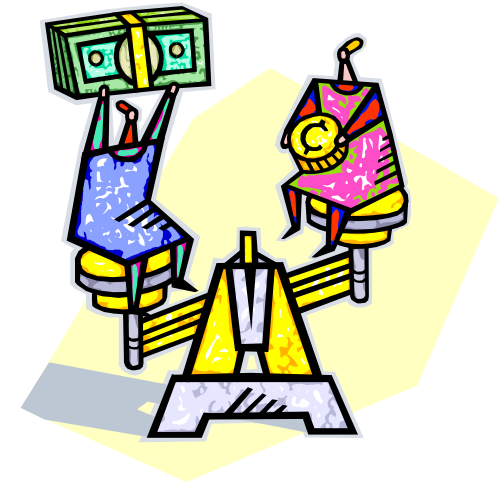
Making Housing Affordable: Tenant-Based Subsidies

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 & Affordable

Inspection Checklist
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(Exp. 8/31/2007)

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 8 of the U.S. Housing Act of l937 (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.

Name of Family	Tenant ID Number	Date of Request (mm/dd/yyyy)
Inspector	Neighborhood/Census Tract	Date of Inspection (mm/dd/yyyy)

Type of Inspection
☐ Initial   ☐ Special   ☐ Reinspection

Date of Last Inspection (mm/dd/yyyy)	PHA

A. General Information

Inspected Unit   Year Constructed (yyyy)

Full Address (including Street, City, County, State, Zip)

Number of Children in Family Under 6

Owner

Name of Owner or Agent Authorized to Lease Unit Inspected   Phone Number

Address of Owner or Agent

Housing Type (check as appropriate)
☐ Single Family Detached
☐ Duplex or Two Family
☐ Row House or Town House
☐ Low Rise: 3, 4 Stories, IncludingGarden Apartment
☐ High Rise; 5 or More Stories
☐ Manufactured Home
☐ Congregate
☐ Cooperative
☐ Independent Group Residence
☐ Single Room Occupancy
☐ Shared Housing
☐ Other

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

☐ Pass
☐ Fail
☐ Inconclusive

Number of Bedrooms for Purposes of the FMR or Payment Standard

Number of Sleeping Rooms

Inspection Checklist

Item No.	1. Living Room	Yes Pass	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
1.1	Living Room Present					
1.2	Electricity					
1.3	Electrical Hazards					
1.4	Security					
1.5	Window Condition					
1.6	Ceiling Condition					
1.7	Wall Condition					
1.8	Floor Condition					

HUD Housing Quality Standards

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 ghettoes.

- Tenants participate in community activities and receive community services.

- Natural supports are encouraged.

Housing Integration, cont'd.

- 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.
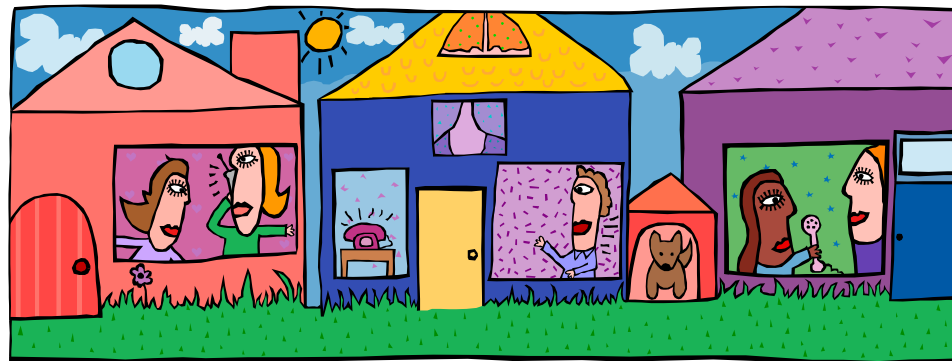
Rights of Tenancy

- 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.

Excerpts from a Standard Lease Agreement

- "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."

Why Does SAMHSA Emphasize Integration and Rights of Tenancy?

Legal Framework

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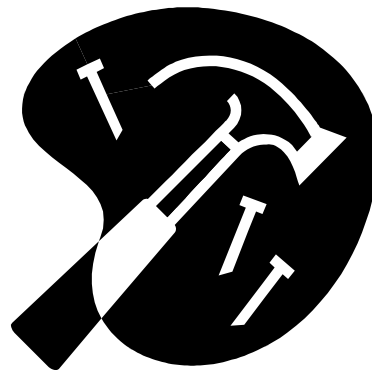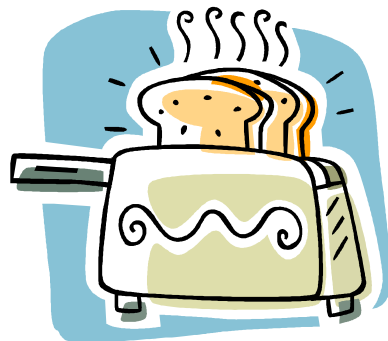- Olmstead *mandates community integration.*

Resources:

- Bazelon Center for Mental Health Law
- HUD's office of Fair Housing and Equal Opportunity
  http://www.hud.gov/offices/fheo/

Access to Housing

Often, housing programs have eligibility criteria that require that individuals demonstrate that they are "ready" for housing.

Access to Housing, cont'd.

- However, research does NOT support this practice.

- Research shows that a readiness screen is not predictive of success in housing.

Access to Housing, cont'd. 2

- 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.

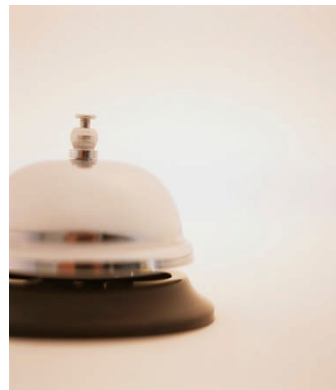# Flexible, Voluntary, and Recovery-Focused Services, cont'd.

- 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…"

  SAMHSA. *Permanent Supportive Housing: Building Your Program.* HHS Pub. No. SMA-10-4509, Rockville, MD: CMHS, SAMHSA, U.S. Department of Health and Human Services, 2010, page 3.

Flexible, Voluntary, and Recovery-Focused Services, cont'd. 2

- 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, cont'd. 3

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

  AMHSA. *Permanent Supportive Housing: Building Your Program.* HHS Pub. No. SMA-10-4509, Rockville, MD: CMHS, SAMHSA, U.S. Department of Health and Human Services, 2010, page 5.

In summary….

Discussion?

Questions?

Comments?

Program Snapshots

- Please take a moment to review the Options and Phoenix programs.

- Discuss the programs in the context of the core elements we've reviewed.

- What is your impression of how these programs meet or don't meet the core elements?

For more information

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