

Arlington County Permanent Supportive Housing Program

VIRGINIA COALITION TO END HOMELESSNESS CONFERENCE

AUGUST 26, 2015

Vision of Arlington County Permanent Supportive Housing

“ People with disabilities live in quality, affordable housing and choose the supportive services they need to be successful in the community”

Arlington County is considered a national best practice because of our ability to provide housing for persons with a range of disabilities.

Key Elements of PSH

Client has a lease in their own name

Tenant pays 30% of income towards rent

Support services are provided in order to insure that the individuals meets the conditions of the lease

Apartments are scattered throughout Arlington County

County enters into contractual agreements with landlords. Landlords are expected to be flexible regarding credit and criminal history given that PSH tenants will receive on-going case management.

On-going communication with landlord – Formal meetings with landlords 3 times a year, informal meetings as needed.

Goal of County approved Supportive Housing Plan – 425 scattered sight units

PSH Profile

Currently, we have 202 individual in PSH Apartments

Over 90% of clients receive services through the Community Services Board (Mental Health, Substance Abuse, Intellectual and Developmental Disabilities)

All have income below 40% Area Median Income

80% Individual households, 20% families

50% (101) were homeless prior to going into an apartment

26% (52) were chronically homeless prior to getting an apartment

56% of individuals in our “pool” have at least 3 out of 4 of the following housing barriers:
Felonies, misdemeanors, poor credit or evictions

Arlington County PSH Housing Types

	Number of Units	Funding	Notes
Scattered-site project based	173	Local and federal	On-going supports provided through DHS case managers and contractors
Scattered site tenant based	21	Federal	Targets individuals who are chronically homeless with a serious mental illness in a voluntary services model (housing first)
Supportive Studio	8	Local	Separate wing of apartment building for individuals with long histories of homelessness and high housing barriers. 60 hours of on-site support offered.

PSH Roles and Partnerships

PSH Staff	CSB staff	Landlords
Screen applications for PSH Eligibility and manage “pool” of PSH applicants/apartments	Referral Source for PSH	Screens apartment applicants – Works with PSH staff to accept applicants with high leasing barriers
Locate housing	Provider of on-going housing focused case management and mental health supports	Develops and provides safe, affordable housing
First point of contact for landlord if there are tenancy issues	Work with tenant to resolve tenancy issues	Enforcer of Lease
Subsidy Administrator	Advocate	Addresses maintenance issues

What Works?

Strong relationship between case manager and tenant – Identify potential barriers to successful tenancy and develop a plan to address barriers

- How much and to whom do I pay the rent? When is it due?
- What will I do if the the toilet overflows?
- What if I get lonely? Can my friends from the shelter come and live with me?

Home Visit- look at the *entire* apt

On-going communication with landlord – stop by leasing office when doing home visits

Landlord enforces the lease, PSH/CSB staff assist tenant to address tenancy issue

Lease is referred to regularly

Flexible supports – based on need/want of individual

Types of Support Services

Assistance with budgeting and paying rent

Help in meeting lease obligations and complying with apartment rules

Opportunities for employment

Medication monitoring and management

Daily living skills training or assistance, particularly meal preparation, housekeeping, developing support networks and socialization

Ensuring medical and health services

Counseling and support in achieving self-identified goals

Ensuring access to other needed services or programs

Conflict-resolution training

Funding for Services

PSH unit

Local funding: PSH manager, 2 housing support specialist and 1.5 FTE for Arlington Mill residential services

Federal funding: .5FTE housing first case manager

CSB Services

Federal funding: Medicaid reimbursable services through the Virginia State Plan Option

State funding: Grant for targeted case management

Local funding: County funding for various services programs/positions

PSH Challenges for Persons with Serious Mental Illness

Leasing Barriers (no ID, criminal history, poor credit, evictions)

Substance Abuse

Unauthorized occupants

Tenant does not want housing focused case management and is not doing well

Tenants who want to move

Landlord education

PSH Successes

Effective resolution of tenancy issues

81% of PSH applicants obtain housing

Arlington Mill partnership – strong collaboration around screening criteria, physical design, supportive services

79% remain in permanent housing over the life of the project (2004)

94% of PSH tenants remained housed at least 1 year

Stories of tenant success revolve around experiencing a life in the community like everyone else – a sense of normalcy.