

Supportive Housing: When Housing Alone is Not Enough

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Arlington Partnership for Affordable Housing

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Key Elements of Permanent Supportive Housing

- 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

PSH and APAH

- APAH was the first landlord to partner with the County regarding PSH apartments
- 22% of PSH's current portfolio are APAH units
- Arlington Mill: Arlington County's first supportive studio wing - 8 studio units for individuals with histories of homelessness and high housing barriers. 60 hours of on-site support provided by the County
- Marbella: 10 units for participants of the 100 Homes Campaign (homeless and medically vulnerable)

PSH Challenges

- High Housing Barriers
- Length of time to obtain housing – Median time frame is 6 months from approval of PSH application to move-in. PSH goal is 3 months
- Effective resolution of tenancy issues

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

APAH's Permanent Supportive Housing Model

- APAH provides housing; partners provide supportive services
- Accommodates a variety of supportive models including Housing First, transitional housing (Cameron Commons), scattered site and the supportive studio wing at Arlington Mill

302 APAH Households Receive Financial Subsidies and/or Supportive Services:

- 130 Housing Choice Vouchers/Section 8
- 78 Housing Grants/County rental subsidy
- 38 County Program to End Homelessness
- 33 ASPAN—non-profit serving individuals and funded by County, HUD, State
- 10 100 Homes—matching foundation/County program for most vulnerable
- 9 Doorways for Women and Families—non-profit serving families from domestic violence and homelessness, funded by County, state, HUD
- 5 Community Residences—individuals with intellectual disabilities

Lessons Learned

- Quarterly meetings with partners and property management are very important to review problems and agree on solutions
- Access to service support 24/7
- Include property management in regular meetings and do ongoing training to ensure that they understand the program
- Lease violations are reviewed with partners
- Overcoming leasing barriers – embraces the spirit of fair housing to be inclusive – reviews credit history and criminal background