

Homelessness and PSH

Presented to the ENC-PLU 09-08-2020

National Coalition for the Homeless

Substance abuse
is often a cause of
homelessness

- Addictive disorders disrupt relationships with family and friends and often cause people to lose their jobs. For people who are already struggling to pay their bills, the onset or exacerbation of an addiction may cause them to lose their housing. A 2008 survey by the United States Conference of Mayors asked 25 cities for their top three causes of homelessness. Substance abuse was the single largest cause of homelessness for single adults (reported by 68% of cities)

An estimated 41% to 84% of Homeless Adults have a SUD. Before the addiction is kicked a typical Heroin Addict will relapse 8 to 10 times

What is Permanent Supportive Housing?

PSH Overview

- **What is PSH?**
 - Permanent supportive housing (PSH) is subsidized housing paired with supportive services that assists chronically homeless individuals and families with achieving and maintaining housing stability.
 - In PSH, supportive services are tailored to the needs of each individual resident and may include case management, peer support, mental health, health care, substance abuse, and employment training services.



What is wrong
with PSH?

PSH Overview: Length of Enrollment

- Based on participant's needs and is not time limited
- Can't exit participants for the following reason:
 - Active substance use
 - Failure to follow medical guidance from professional
 - Failure to abide by participant budget
 - Noncompliance with Housing Stability Plan
 - Disagreement with Landlord or eviction from Housing
 - Active Health Issue
 - Desire to be assigned another case manager



Permanet Supportive Housing

- CD5 can't choose the developer or who will reside in the building. The developers present where their funding sources will come from during an RFP process.
- Prop HHH funding is usually mixed with other local, state and federal funding including tax credits for private investors, CRA funds, etc. on the larger PSH projects.
- If sources include federal and some state funding there are fair housing policies in regards to disability (e.g. mental illness, drug addiction) and recently incarcerated
- 24-hour security is needed at the facility
- Residents are subsidized to "pay rent" but not required to take drug tests, get mental illness treatment, take medications, or get jobs

The slide features a white background with decorative curved lines in shades of gray on the left and right sides. A prominent red speech bubble is positioned on the left, containing the title text in white. To the right of the speech bubble, there is a bulleted list of five items in black text.

Transition from a Room Key Covid Facility to Bridge Housing

- Bridge Housing is interim between the street and permanent
- Usually 50 – 100 beds, for 3 years, with possibility to extend it
- Usually have outdoor communal areas; many attract other homeless who camp just outside of it and cannot be removed by law
- Bridge Housing requires security. In 2018, LAPD Chief Moore stated in a SOHA meeting that the City was spending \$1.1 million in 3 years on two police officers needed to protect businesses and residents in the area surrounding El Pueblo in Downtown LA

Los Angeles Homeless Count

- The 2019 **count** found 58,936 **homeless** people living in **Los Angeles** County and 36,300 living in the city of **Los Angeles**. Those were increases of 12% and 16%, respectively, over 2018. The 2018 **count** found that **Los Angeles** County had 52,765 **homeless** people, which was a slight dip from the year before Jan 21, 2020
- <https://www.latimes.com/california/story/2020-01-21/homeless-count-los-angeles-county-faq#:~:text=The%202019%20count%20found%2058%2C936,dip%20from%20the%20year%20before.>

2020 Greater L.A. Community Homelessness Report

Los Angeles Homeless Services Authority Count

- Encino Page 13: 50 homeless
- Sepulveda basin Page 41; 127 homeless
- Sherman Oaks Page 43; 105 homeless
- Tarzana page 49; 90 homeless.
- Van Nuys page 58; 580 homeless
- <https://www.lahsa.org/documents?id=4684-2020-greater-los-angeles-city-community-homelessness-report-service-planning-area-2>

Housing First and Homelessness: The Rhetoric and the Reality

Key Findings

- Housing First has not been shown to be effective in ending homelessness at the community level, but rather, only for individuals.
- A Housing First intervention for a small segment of “high utilizer” homeless people may save taxpayers money. But making Housing First the organizing principle of homeless services systems, as urged by many advocates, will not save taxpayers money.

<https://www.manhattan-institute.org/housing-first-effectiveness>

Key Findings

- Housing is not the same as treatment. Housing First's record at addressing behavioral health disorders, such as untreated serious mental illness and drug addiction, is far weaker than its record at promoting residential stability.
- Housing First's record at promoting employment and addressing social isolation for the homeless is also weaker than its record at promoting residential stability.

<https://www.manhattan-institute.org/housing-first-effectiveness>

HOUSING FIRST
=
NEIGHBORS
LAST

- In short, Housing First states that everyone is ready for a home.
- Mentally ill are not required to take medication/or treatment compliance to be a resident
- Sobriety is not required to be a resident
- Residents will be accepted without regards to any previous criminal convictions or history
- Participation in on-site services, such as counseling, employment is at-will and is not required.

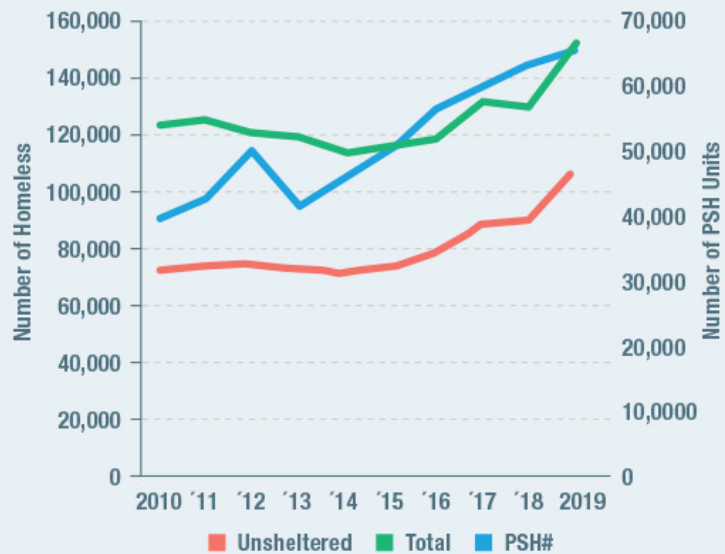
<https://www.clairemontcares.com/recent-studies-show-housing-first-is-a-failure/>

HOUSING FIRST
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- It is a dependency model that 'hopes' to see a change in behavior, but doesn't require it. ***Those that do not change will continue to be recipients of taxpayer dollars in perpetuity.*** This model has been adopted at the state and federal level. In order to receive federal/state funds (HUD funds) a company must abide by the bullets above to be eligible to receive those funds. Housing First is said to decrease the cost to the city, however, millions of dollars keeps getting spent on this model yet the the problem continues to grow and each year the budget must allocate more and more money. In many cases the taxpayers are taxed to create an additional revenue. Below are a few noteworthy examples.

<https://www.clairemontcares.com/recent-studies-show-housing-first-is-a-failure/>

Trends in Investment in PSH Units and Homelessness in California, 2010–19



Source: Source: HUD, Continuum of Care Program

- Scholars who have studied the community-level effects of increased investment in permanent supportive housing have found that: (1) governments may need to create as many as 10 units of permanent supportive housing in order to reduce the local homeless population by one person; [58] and (2) a certain “fade-out” effect is observed whereby the reduction is only temporary. There is no scholarly consensus as to the weakness of Housing First on community-level rates of homelessness. But it does show that scholarship conforms to people’s experiences: more investment in PSH does not necessarily lead to less homelessness.

<https://www.manhattan-institute.org/housing-first-effectiveness>

HOMELESSNESS Crime Rate Among Homeless Skyrockets in Los Angeles

- LOS ANGELES -- Serious crimes involving at least one homeless person rose 52 percent from 2017 to 2018, according to a new report from the Los Angeles Police Department, while crime decreased two percent citywide.
- In 2017, there were 4,400 Part 1 crimes where a homeless person was either a suspect or a victim. Just one year later, the number skyrocketed to 6,671 Part 1 crimes involving the homeless, [the report](#) said.

<https://spectrumnews1.com/ca/la-west/news/2019/05/07/crime-among-the-homeless-explodes-in-los-angeles>

HOMELESSNESS Crime Rate Among Homeless Skyrockets in Los Angeles

- Rape (78 percent increase)
- Robbery (64 percent increase)
- Aggravated assault (56 percent increase)

<https://spectrumnews1.com/ca/la-west/news/2019/05/07/crime-among-the-homeless-explodes-in-los-angeles>

Do Homeless Shelters Hurt Real Estate Values?

<https://www.realtor.com/news/trends/things-that-affect-your-property-value/>

- **Homeless shelter**
- **The drag:** 12.7%
- Homeless shelters can be unloved and unwanted misfits in residential areas. Even though there's no rule that homeless shelters are usually accompanied by higher rates of crime, shelters *do* certainly attract motley groups of people, necessitate emergency calls, and require more police in otherwise quiet, safe neighborhoods.



Is Affordable Housing Good for the Neighborhood?

STANFORD
BUSINESS

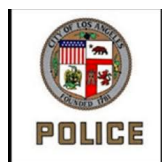
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<https://www.gsb.stanford.edu/insights/affordable-housing-good-neighborhood?undefined>

But new research shows that the housing department may have been on to something. A study by Stanford GSB professors Rebecca Diamond and Tim McQuade shows that affordable housing development could be an effective policy to help revitalize and integrate low-income areas, Diamond says. The two studied affordable housing projects' impact on the surrounding neighborhoods over a 10-year span, and found that new projects in poorer neighborhoods increased surrounding home prices and reduced crime, while new projects in wealthier neighborhoods drove down home prices and decreased racial diversity. "Perhaps counterintuitively, if you build in high-minority areas, it will actually attract higher-income homebuyers as well as non-minority homebuyers to the area," McQuade says. "It can actually achieve to some extent a goal of integration."

Local Crime / Permanent Supportive Housing

- At the Crest Apartments in Van Nuys, which opened in May 2017, the crime rate from 2008 to 2018 showed a total of 244 crimes reported within 1 SQ mile of this center. Of those calls, an alarming 34% of the reported crimes, have been reported within 0.2 mile of this homeless housing center.
- At the McCadden Campus Senior Housing in Hollywood, a new PSH facility that cost over \$1 million per tenant, 50% of the units have individuals disabled with special needs with a high acuity score (e.g. addictions, mental illness) etc. In just the last 6 months during Covid, there were:
 - 2 Assaults with a Deadly Weapon, a Grand Theft, and an Attempted Burglary at the location and on the street between the campus buildings. This doesn't include other crimes in a two-block radius.



[LAPD Crime Statistics](#)

Mental Health / Permanent Supportive Housing

NATIONAL
HEALTH CARE
for the
HOMELESS
COUNCIL

- According to a report issued by the National Healthcare for the Homeless, in permanent housing facilities:
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- 67% suffer from Mental Illness
- 35% alcohol abuse
- 37% substance abuse
- 34% from both Alcohol and Substance abuse
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- The reports highlight the difficulties in dealing with this population, since patient compliance is rare. Compliance is taking appropriate medications, remaining free of street drugs, and alcohol, and / or participating in rehabilitative programs. Over crowding is also a common problem, due to the fact that many of the homeless will bring several friends and family to live or stay with them.

Does giving Free Food, Free Shelter, Free Health Care Alleviate Homelessness?

- Question? Do giving massive benefits to the Homeless population encourage more Homeless to move into our State? Our City?
- "You can't just throw money at homelessness and a lack of affordable housing and expect that you're going to achieve the result that you're hoping to achieve," says David Wolfe, legislative director of the Howard Jarvis Taxpayers Association. After all, it hasn't worked so far.
- Will we ever be able to end Homelessness if we do not create a society where people value education and their jobs are valued?

Sarah Dassault, Vice Chairwoman of the Los Angeles Homeless Services Authority (LAHSA) wrote in an LA Times Op-Ed piece "Have you seen my brother standing in the shadows?" "His homelessness always starts with stopping his medication. Eventually he gets into trouble, usually from self-medicating with alcohol, and bounces from incarceration to forced hospitalization. It has happened over and over. He spent Thanksgiving locked up in Twin Towers for stealing a \$4 strawberry Budweiser."