



***Permanent Supportive Housing: the Cornerstone  
of Recovery***

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# Where do Non-Elderly Adults With Mental Illness Live?

- Number of people with mental illness experiencing chronic homelessness???
- 362,163 homeless in HUD's most recent "Point in Time" count
- 85% of the chronic population in many US cities
- In Emergency Shelters: 180,000 adults with disabilities
- HUD "Worst Case" Housing Needs Report: 1.31 million non-elderly adults renters with disabilities with very low incomes in 2011:
- Paying more than 50% of income for rent and/or
- Living in seriously substandard housing
- In Institutions: 412,000 adults age 31-64 in nursing homes; 40,000 in state psychiatric hospitals;
- In Adult Care Homes, Large Group Homes, Assisted Living ???

# SSI Beneficiaries are Poor

In 2014:

- 4.9 million non-elderly persons with disabilities received SSI
- Federal SSI -- \$726/month & \$8,714/year
- Federal Poverty Level (1 person) -- \$931/month & \$11,170
- 21 States provided state-funded supplements to SSI for non-elderly people living in the community
- Supplements ranged from \$5(NE) to \$362 (AK)

## Priced Out in 2014 Study

<http://www.tacinc.org/knowledge-resources/priced-out-findings/>

- The average income of a single individual receiving SSI payments was \$8,995 annually or \$750 per month
  - National average rent for a modest one-bedroom rental unit was \$780
  - equal to 20.1% of the national median income for a one-person household
  - 23% below the 2014 federal poverty level
- In 2014 it was virtually impossible for a single adult receiving SSI to obtain decent and safe housing in the community without some type of rental assistance
  - On average nationally, a person receiving SSI had to spend:
    - 104% of monthly income to rent a modest one-bedroom housing unit
    - LOWEST: (TN and OK) = 60%
    - HIGHEST: Honolulu (HI) = 191%
- 90% of monthly SSI to rent a studio unit
- In eight states and DC - the average studio/efficiency rent exceeded 100% of the income of an SSI recipient.

# HUD Rent Subsidy Programs Addressing the “Affordability Gap”

- Public housing units = 1.1 million units (affect of “elderly only” housing policies)
  - Only 16% assist people with disabilities
  - HUD “Assisted Housing” = 1.2 million units (impact of “elderly only” housing policies)
  - Only 17% assist people with disabilities
- Other programs = 443,000 units
- Section 811 = 30,000 units
- Homeless programs = 50,000
- plans

# What is the Solution? Permanent Supportive Housing

- 3 Legs of the PSH Stool
  - Capital (LIHTC)
  - Operating Subsidy (Section 8 project-based, 811 PRA)
  - Supportive Services (Medicaid)
- PSH improves housing stability, employment, mental and physical health, and school attendance; and reduces active substance use. People in supportive housing live more stable and productive lives.
- Cost-Effective: PSH costs essentially the same amount as keeping people homeless and stuck in the revolving door of high-cost crisis care and emergency housing.
- Beneficial: PSH helps build strong, healthy communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time.
- See more at [www.csh.org](http://www.csh.org)



## What is PSH?

- It is Permanent
- Residents . . .
  - are tenants;
  - have leases with full rights of tenancy;
  - pay rent; and
  - can keep their apartments as long as they pay their rent and abide by the terms of their leases.
- Supportive services, including
  - Case management
  - Clinical social work
  - Other medical services
  - Supportive employment
  - are provided on-site and/or arranged by the service provider.
- Rent is subsidized by the local housing agency
- Engaging in services is not a condition of tenancy

# What PSH is Not ...

It is not

- A group home: In group homes residents share facilities, including bedrooms and baths. Meals are prepared by staff. Residence is at the will of the service provider. Adherence to treatment is a condition of residence.
- A nursing home
- A shelter bed or transitional housing



# What Works? Housing First

What is “Housing First”?

- Simple expeditious application process,
- No requirement for tenant to participate in or complete treatment prior to obtaining structured housing, intensive case management available once housed,
- Conditions of tenancy do not exceed normal conditions for other leaseholders
- Numerous studies demonstrate cost effectiveness

[http://www.endhomelessness.org/pages/housing\\_first](http://www.endhomelessness.org/pages/housing_first)



# What Can You Do?

Get involved in your local HUD Continuum of Care

<https://www.hudexchange.info/grantees/?granteesaction=main.searchresults&programid=3>

Participate in the “ConPlan” planning process for your state and local housing and community development agencies – state HFA, local PHA

More information at:

[www.naeh.org](http://www.naeh.org)

[www.tacinc.org](http://www.tacinc.org)

[www.csh.org](http://www.csh.org)