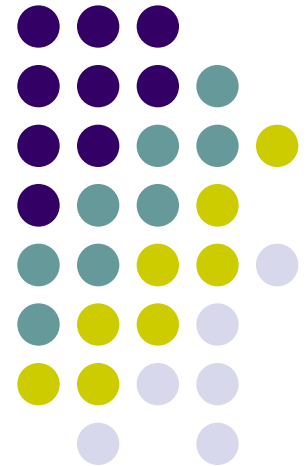


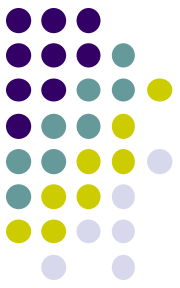
Targeting people who are homeless for long periods of time

10/30/13 Maine Affordable Housing Conference

Presented by: Cullen Ryan, MA
Executive Director
Community Housing of Maine



Targeting people who are homeless for the longest periods of time:



The 1 in 7 theory:

- For every 7 people in shelters (adult singles in particular), ignore the 4 that are passing through the shelter very quickly.
- Provide properly titrated rapid re-housing support to the next 2 of 7 over the next year in the community.
- Focus on permanent supportive housing for the remaining 1 in 7; this is our long term homeless population. Prioritize this.
- In Maine the HUD Definition of Chronically Homeless is very constricting, so we have developed a different definition that targets the same people – Long term stayers (180 days in any 365 day period). This is the same group, and this definition works all over the state.

Targeting people who are homeless for the longest periods of time:



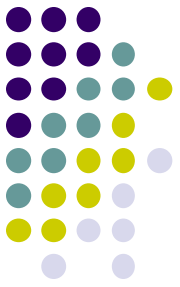
Oxford Street Shelter Statistics:

<u>FY 2013</u>			
<u>Length of Stay</u>	<u>Total</u>	<u>%</u>	<u>Cumulative %</u>
1 – 3 Days	679	32%	32%
4 – 14 Days	506	23%	55%
15 – 60 Days	537	25%	80%
61 – 179 Days	328	15%	95%
180 – 273 Days	70	3%	98%
274 – 365 Days	46	2%	100%
Total	2,166		

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1 – 3 Days	696	33%	33%
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Total	2,078		

Note that one-third of people pass through the shelter in 1 – 3 days. All of these patterns have been consistent for at least 16 years.

Targeting people who are homeless for the longest periods of time:



Out of 2166 total unduplicated people at Oxford Street Shelter:

- A total of 1,185, or **55% of all individuals served stayed for 1-14 days.** (So, over half pass through with less than two weeks of nights.)
- An additional 865, or 25% of all clients stayed 15-60 days, meaning **80% of people stayed less than two months.**
- A total of 116, or **5%, of clients stayed at the Shelter 180 days or more.** These are the Long term stayers.

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This is our 4 in 7. Leave these people alone. Doing anything will probably slow them down. Note this is more than half of the people in the shelter.

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This is our 5 and 6 in 7. Titrate out rapid re-housing to support their success in the community. This will probably be up to a year's worth of support. Shelters are particularly good at helping this group. But it can be easy to blow the resources on the people passing through who don't need help.

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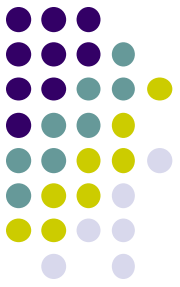
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Get these people housed. People working in shelters around the country have often chosen to work with people who are easier to engage and house rather than people within this group, leaving them languishing for long periods of time. This is what we hope to change, and when we do, the rest will be easy.

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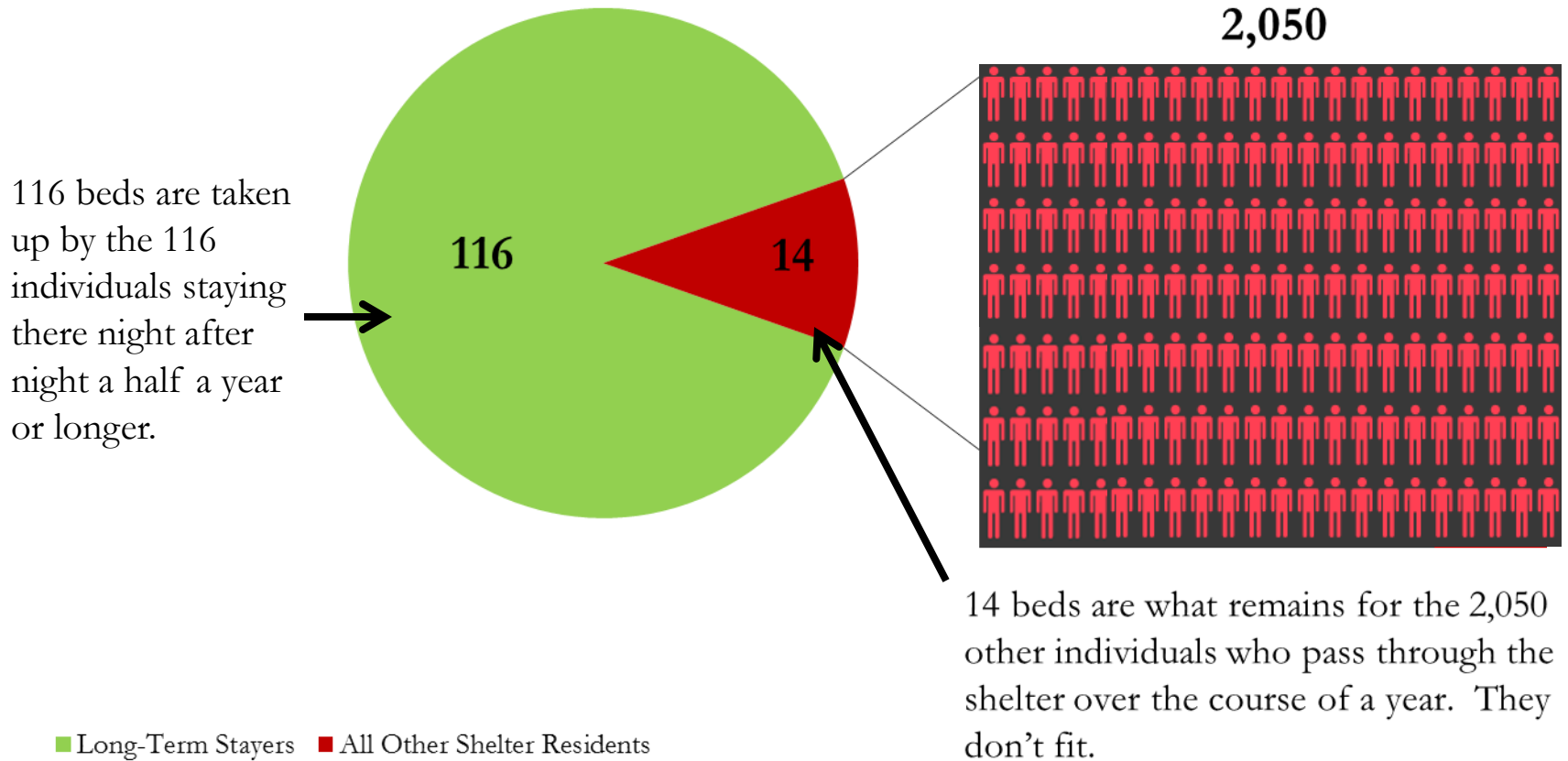


- Tonight at Oxford Street Shelter, there will be about 130 beds available.
- 116 of these beds will be taken up by the 5% of people staying there night after night a half a year or longer.
- This leaves 14 beds for the remaining 2,050 people to pass through over the course of the year. Do you see the problem?
- This is why we have 3 overflows for the Oxford Street Shelter. One of them has had as many as 47 people a night sitting in chairs all night. This is our crisis, and we can fix it.
- If we can successfully house the 116 we will be able to end homelessness for the rest.

Targeting people who are homeless for the longest periods of time:



130 Oxford Street Shelter Beds



Targeting people who are homeless for the longest periods of time:

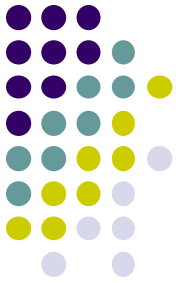
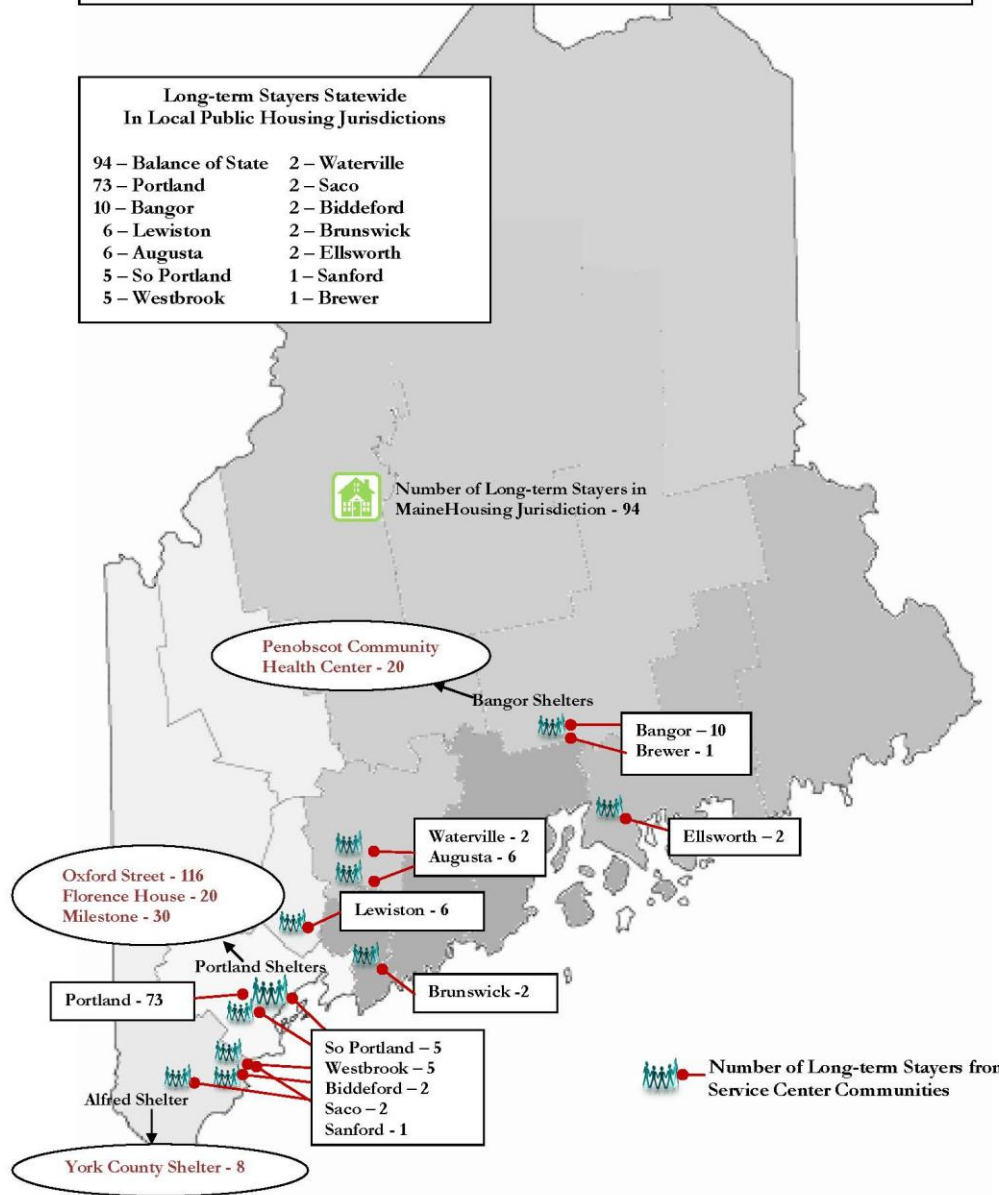


- The Statewide Homeless Council has developed a plan to target the Long-term stayers, those people staying over 180 days within a 365 day period. From 1/1/12 to 12/31/13 there were 243 people across the state. From 7/1/12 to 6/30/13 there were 262 people across the state.
- This number will fluctuate a bit, but if we look at dividing it in 4 we come up with 61 or 66 people. Both seem doable.
- If we divide that again by 14 service center communities we start to get to single digits in nearly all communities, easier still.
- Plan: Break it down to very feasible individual community efforts over the next 4 years, and get it done. Start now.

Long-term Stayers Report ~ Shelter Clients > 180 days within 365 Days

**Long-term Stayers Statewide
In Local Public Housing Jurisdictions**

94 – Balance of State	2 – Waterville
73 – Portland	2 – Saco
10 – Bangor	2 – Biddeford
6 – Lewiston	2 – Brunswick
6 – Augusta	2 – Ellsworth
5 – So Portland	1 – Sanford
5 – Westbrook	1 – Brewer





Models for housing the 116, or 262:

- Housing First (typically large, single-purpose buildings, using harm-reduction model with available services on site. Example: Logan Place.)
- Scattered Site – Rental subsidy + outreach support + general housing market (Shelter + Care, HUD VASH, PATH – CLIP, Public Housing Authority voucher + local services.)
- Small multi-family supportive housing apartment buildings – 4 units are typical. (Most CHOM, York County Shelter Programs, and Shalom House properties.)
- Large multi-family buildings with supportive housing sprinkled within. (McAuley Residence – 15 of 38 units in Elm Terrace, Danforth on High – 10 of 30 units.)



30 seconds on CHOM

- In addition to advocacy, CHOM collaborates with over 35 service providers who deliver services in 68 unique supportive housing projects across the state. CHOM houses over 1000 of Maine's most vulnerable people.
- Our goal is to see every person be successful in their housing, and we establish our own helping relationships.
- Because our half of the collaboration is the housing, we try to ensure CHOM's housing communicates dignity and respect, and that anyone would be proud to call it their home.
- We work really hard, and so do all of our partners.

Models for housing the 116, or 304:



These are examples of CHOM apartments that house long term stayers.



Models for housing the 116, or 304:

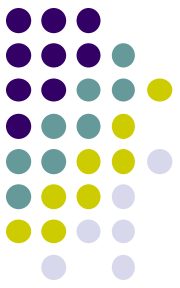


These CHOM apartment buildings are between 1/3 and 1/2 filled with long term stayers. 10 people in the bottom building had 16 years of bednights.



Models for housing the 116, or 304:

- All of these models work well, and we need them all.
- The key parts of all models are rental subsidies, outreach and engagement, and collaboration.
- As to outreach and engagement, it does not work if we allow individuals to push us away. And they won't come to us.
- We have to work as a community to successfully engage, even if someone is having a bad day, and even if we have to assert ourselves to begin and remain in the relationship.



Conclusion:

1. Isolation and lack of support is a recipe for long term homelessness and recidivism. Engagement and long-term relationship is the main ingredient to success and stabilization.
2. Rental subsidies are the underlying factor for stability.
3. For this population, it is not all about housing. It is all about services; housing allows services to be delivered effectively and efficiently.
4. No one can do this alone. But, together we can end chronic homelessness in Maine.



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