



Enter here. Start anew.

CITYGATE[™]
NETWORK

*Against
All Odds*

1 John 5:4



Give Me Shelter!

A thoughtful response to
Permenant Supportive Housing.





Marble Mountain Caves

A decorative background on the left side of the slide consisting of a topographic map with contour lines in shades of gray.

**SPRINGS
RESCUE
MISSION**

Joel S and SRM

Who are we?

SPRINGS RESCUE MISSION



Joel S

M.A, LPC.
At SRM for almost 16 years



SPRINGS RESCUE MISSION



SRM

Low Barrier to PSH
COC members



Goals of this Session

Examine the promises made by PSH.

Can shelters be part of the fix?

A thoughtful response to vocal shelter critics.



A few definitions...

- **Housing First.**
 - Housing should be provided “first” with out requirements to treatment completion or readiness.
 - Based on consumer choice with consumer protections as tenants.
 - Views housing as the foundation for effective care.



A few definitions...

- **Permanent Supportive Housing.**
 - PSH
 - Built on Housing First ideas.
 - Lifetime placement with little or no financial requirement.
 - Services available but never required.

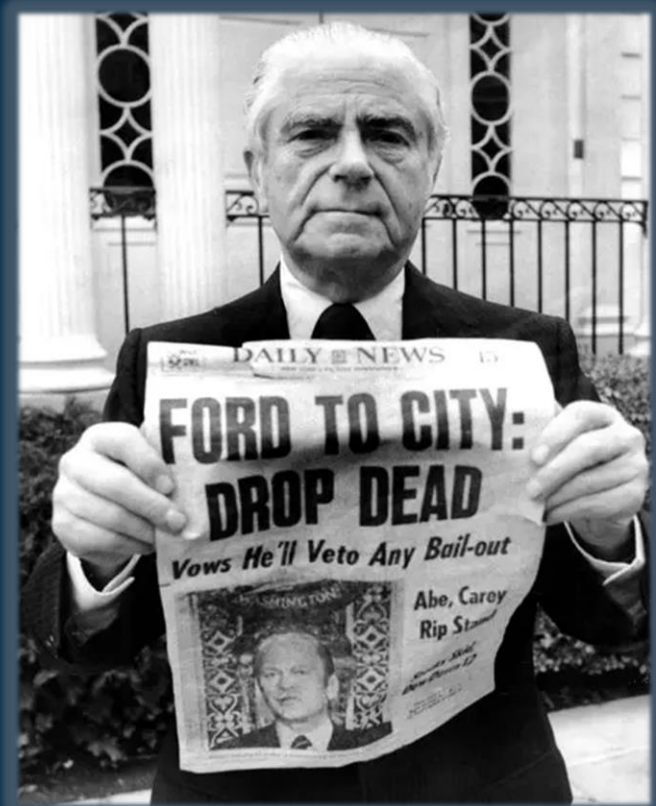


A few definitions...

- Rapid Re-housing?
 - RRH
 - Does this count?
 - There is a treatment requirement.
 - Not unlimited payments.

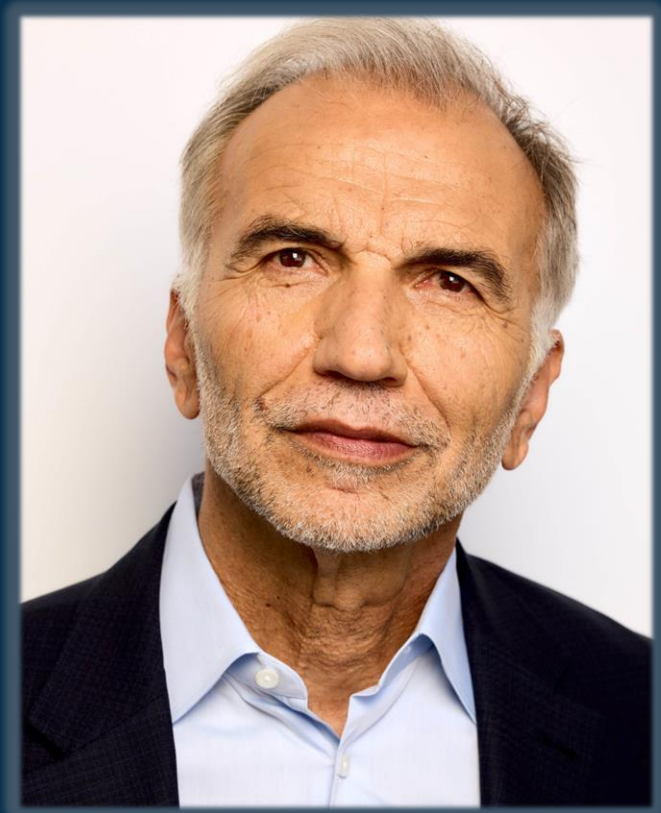
New York, New York.

- New York City was broke.
 - Oct. 1975.
- Shelter mandate, Callahan v. Carey.
 - Just 4 years later, the city was now in the shelter business.



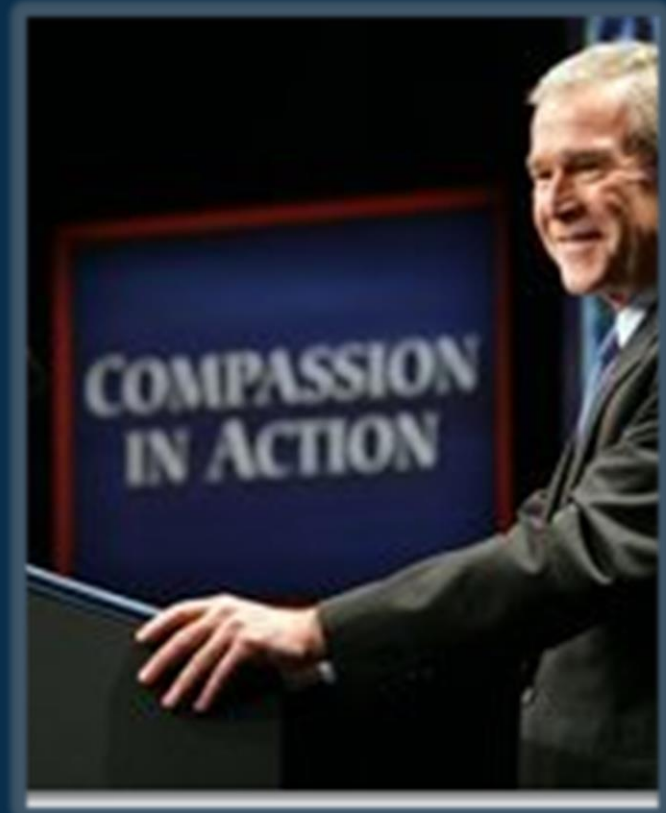
Sam.

- Sam Tsemberis
 - Greek / Canadian Psychologist
 - New York City in 80's and 90's
- Pathways Home - housing first model is born.
 - 1992



Rep. & Dem.

- Compassionate Conservatism.
- HEARTH act.



Homelessness is a housing
problem.

PSH is cheaper than shelter.

Once stable, people will seek
treatment.

What did they promise?

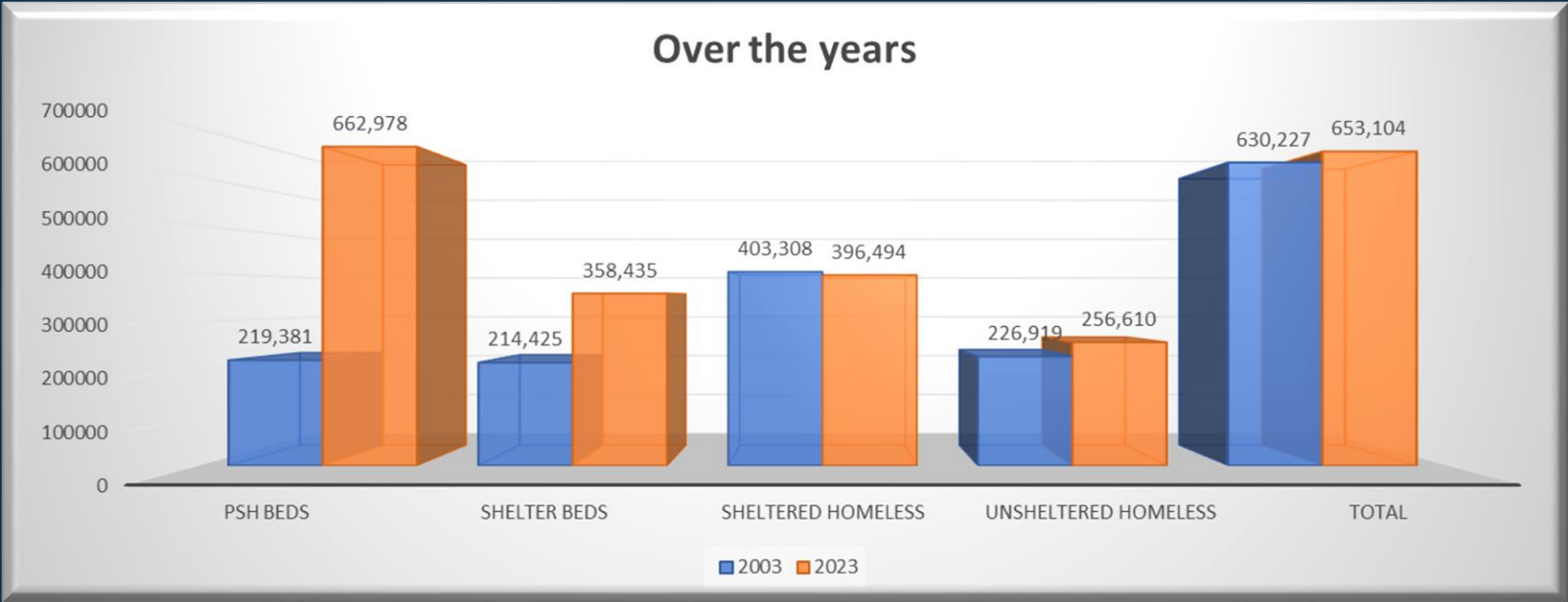
What cave are we actually in?



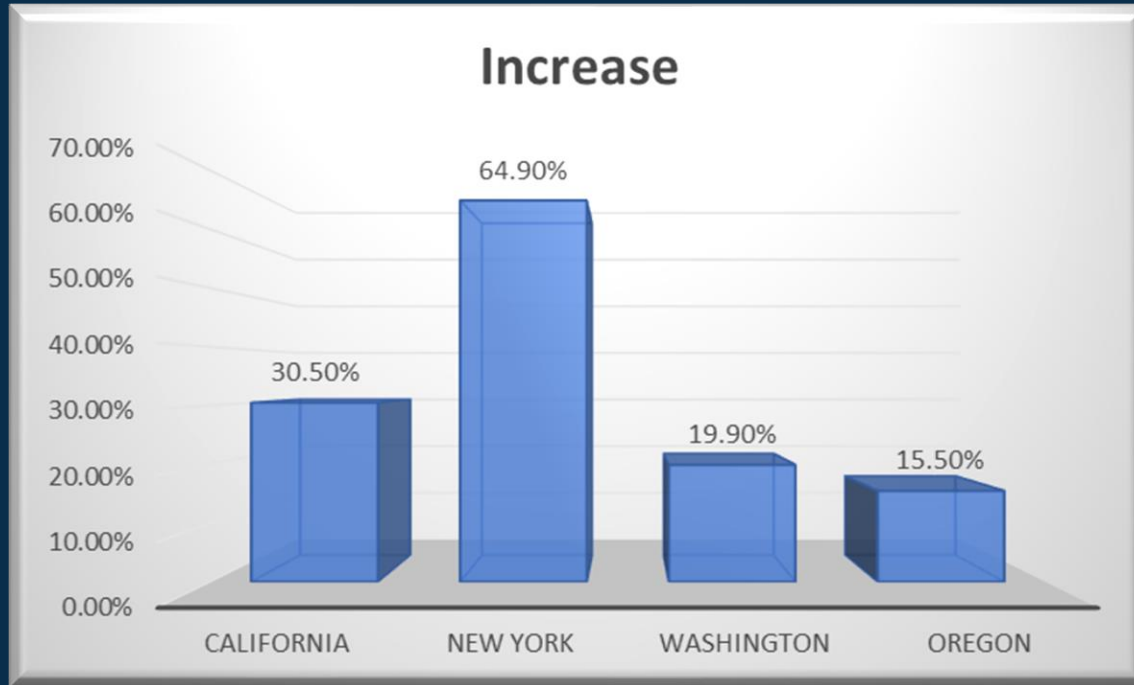
Reality 1 – Is it just a housing problem?

- Homelessness is way more than a housing problem.
 - Housing costs are correlated, but not a causal solution.
 - If it were a one-to-one solution, we could see a one-to-one reduction.
- States that paid for PSH would see an improvement.
 - A few states have been pursuing this approach for over 10 years, what is happening?
- What about affordable housing in general?
 - How strong is the connection between market rate affordable housing and homelessness?

Development of PSH and Homeless population



Homeless population increase 2007-2023.



Affordable housing.

TABLE 1: LEAST AND MOST SEVERE SHORTAGES OF RENTAL HOMES AFFORDABLE TO EXTREMELY LOW-INCOME HOUSEHOLDS ACROSS THE 50 LARGEST METROPOLITAN AREAS

LEAST SEVERE		MOST SEVERE	
Metropolitan Area	Affordable and Available Rental Homes per 100 Renter Households	Metropolitan Area	Affordable and Available Rental Homes per 100 Renter Household
Pittsburgh, PA	49	Las Vegas-Henderson-Paradise, NV	13
Providence-Warwick, RI-MA	49	Houston-The Woodlands-Sugar Land, TX	15
Boston-Cambridge-Newton, MA-NH	46	Dallas-Fort Worth-Arlington, TX	17
Cincinnati, OH-KY-IN	41	Orlando-Kissimmee-Sanford, FL	18
Cleveland-Elyria, OH	38	Phoenix-Mesa-Chandler, AZ	19
Raleigh-Cary, NC	37	San Diego-Chula Vista-Carlsbad, CA	20
Buffalo-Cheektowaga, NY	37	Riverside-San Bernardino-Ontario, CA	21
Nashville-Davidson--Murfreesboro--Franklin, TN	36	Tampa-St. Petersburg-Clearwater, FL	21
Memphis, TN-MS-AR	36	Los Angeles-Long Beach-Anaheim, CA	21
Kansas City, MO-KS	36	Austin-Round Rock-Georgetown, TX	21

SOURCE: 2022 ACS PUMS.



We do know that generally, PSH sees a housing retention rate of 80-90 percent. When you give someone a free house for life, they usually stay there.

Reality 2 – Is it less expensive?

- PSH is in no way cheaper than sheltering.
 - Estimated cost savings do not equal capital costs.
 - Skimping on operation costs is incredibly harmful to tenants.



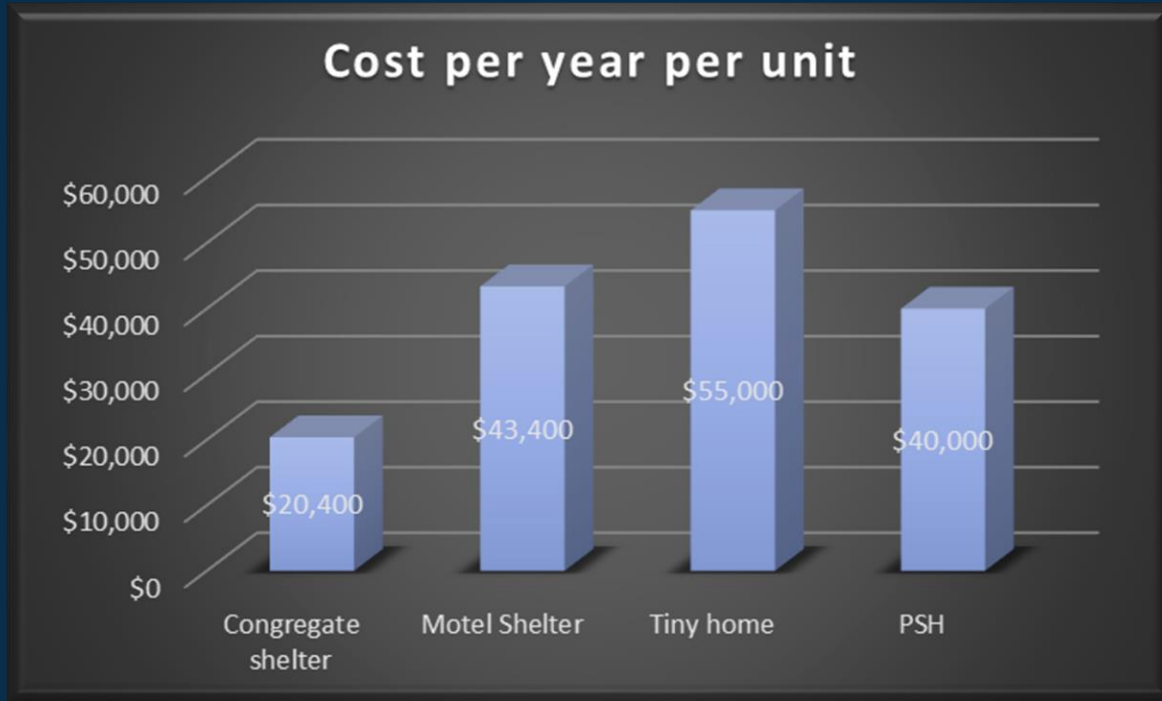
WESTSIDE CURRENT

NEWS CRIME ELECTIONS REAL ESTATE LIFESTYLE EAT & DRINK OPINION

EXCLUSIVE: More Than 1,200 City-Owned Homeless Housing Units Remain Vacant Two Years After \$800 Million Buying Spree

Chris LeGras, Jamie Paige May 15, 2024 Updated May 16, 2024 8 min to read

Operational costs per year.



Axios Portland. April 25, 2024



What is true is that when someone enters PSH, their reduction in EMS and law enforcement services can save a community between 6,800-33,500 dollars.

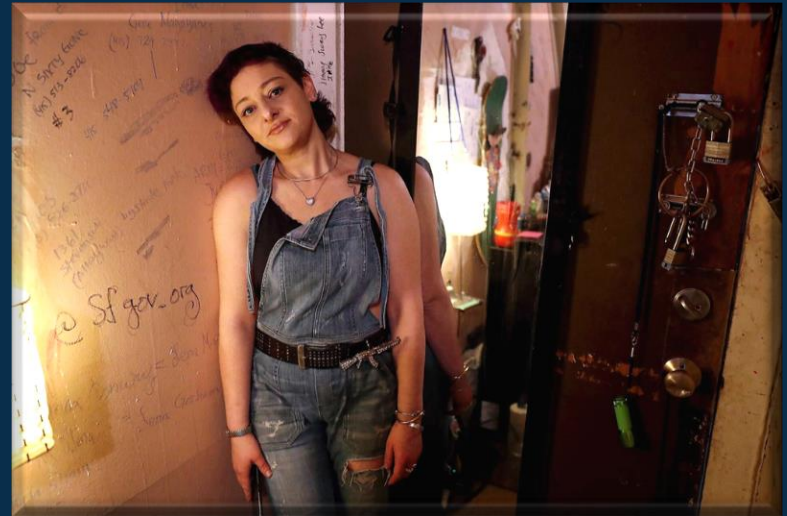
Reality 3 – Do people get better?

- People do not seek services or improve their health when they enter PSH.
 - No evidence of physical health improvement.
 - No evidence of behavioral health improvement.
 - Could be a wash, at best.

Broken Homes

San Francisco spends millions of dollars to shelter its most vulnerable residents in dilapidated hotels. With little oversight or support, the results are disastrous.

By JOAQUIN PALOMINO and TRISHA THADANI | April 26, 2022



Several studies say...

Overall, except for some evidence that PSH improves health outcomes among individuals with HIV/AIDS, the committee finds that there is no substantial published evidence as yet to demonstrate that PSH improves health outcomes or reduces health care costs.

National Academies of Sciences, Engineering, and Medicine. 2018. Permanent Supportive Housing: Evaluating the Evidence for Improving Health Outcomes Among People Experiencing Chronic Homelessness. Washington, DC: The National Academies Press. <https://doi.org/10.17226/25133>.

PSH had no measurable effect on the severity of psychiatric symptoms, substance use income or employment when compared to usual social services.

Effectiveness of permanent supportive housing and income assistance intervention for homeless individuals in hi income countries. Lancet public health 2020

Several studies say...

In the past five years across 46 agencies responding, at least 118 permanent supportive housing tenants were reported to have died after suspected overdose involving opioids.⁹ Overall, 29 (60.4%) agencies reported at least one death in the past five years after a suspected opioid-involved overdose. Four (8.7%) agencies reported 10 or more deaths involving opioids, with one agency reporting 30 deaths in the past five years.

THE DENVER POST

Denver police and first responders have visited hotel shelters hundreds of times. Are they safer than the street?



We know people are not seeking medical services, and they are not accessing EMS services either. Generally, they are staying in the condition they were in when they entered.



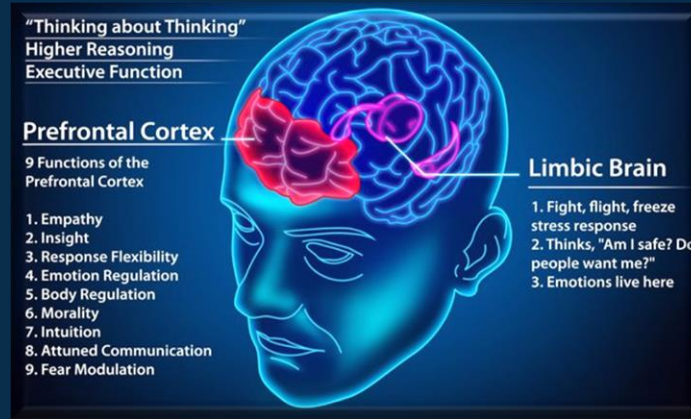
Why is this not working?

Addiction

Changes the correct operation of the brain.

Brain injury

TBIs are common among homeless people



Trauma

Similar to addiction, the survival brain takes over.

Illness and injury

A system based on choice when the chooser is broken.



Money

Much more expensive.

Housing

More than a housing
problem.

Healing

People are not getting
better.



Dangerous

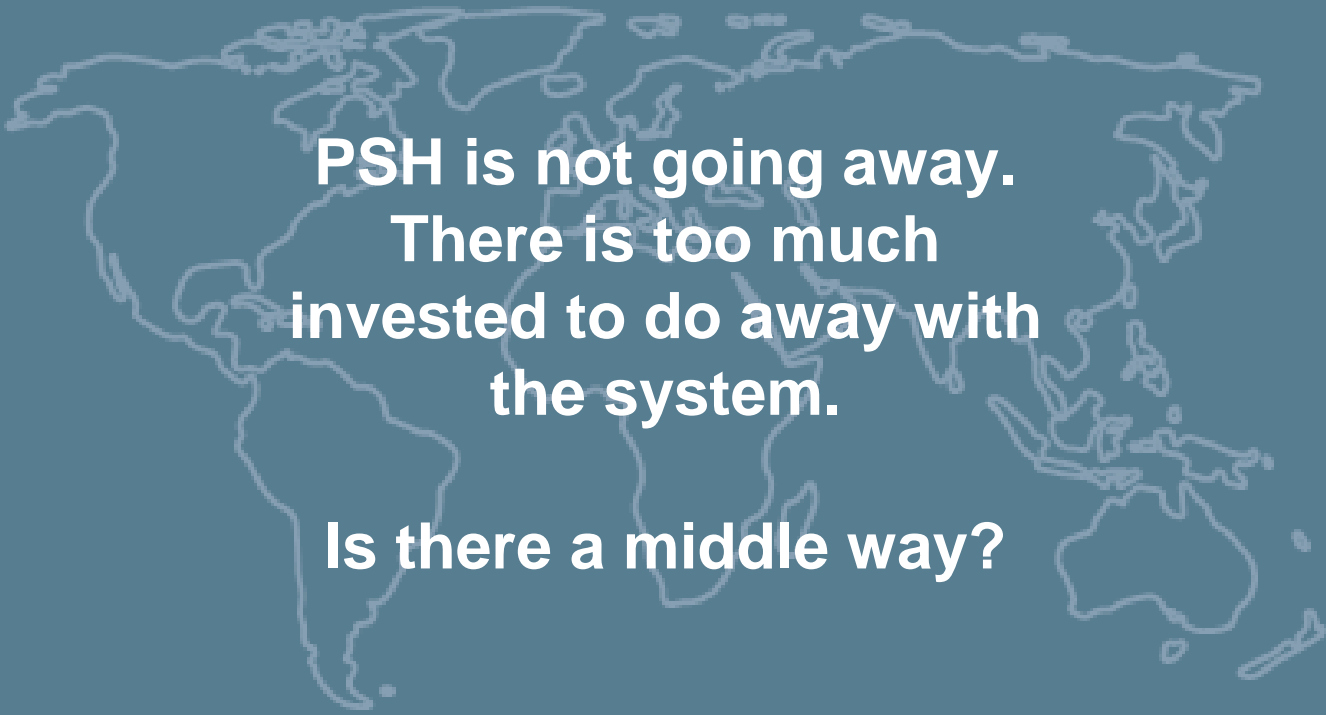
Not more dignified than
shelters or safer.

Unseen

People are more seen and
cared for in a shelter.

Regulations

Keeping people safe vs. laws
and landlords.



**PSH is not going away.
There is too much
invested to do away with
the system.**

Is there a middle way?

If not everyone, then who?



Given what we know about PSH, who is a good fit?

**People who
are generally
medically
stable.**



If not everyone, then who?

**People who
are not in
active
addiction.**



If not everyone, then who?

**People who
have a
history of
engagement,
good agency.**



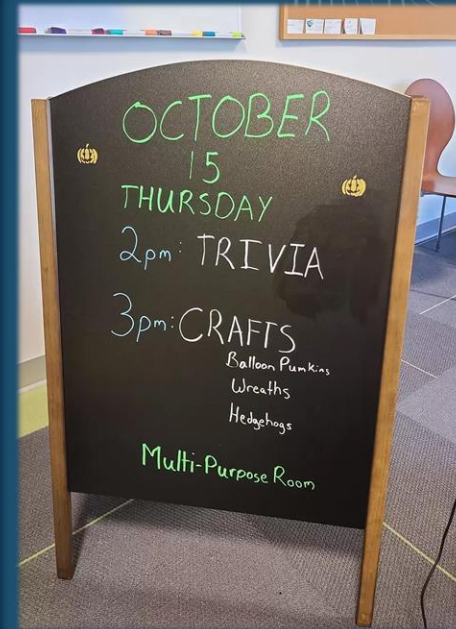
If not everyone, then who?

People who want to be housed.

If not everyone, then who?



**Those who
are a good
match with
the services.**



If not everyone, then who?

Magic wand waving.

Time to stabilize

In shelters, we have a chance for a true assessment.

Documents

Allow people to get vital documents.

Reduce burnout

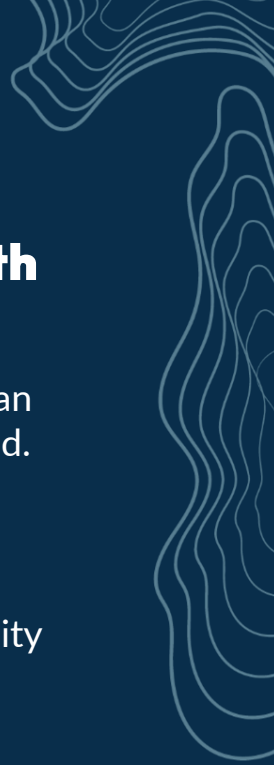
Keep outreach workers from wasting time.

Relationships with providers

Start relationships that can continue once housed.

Real choice

Give people an opportunity to have self determination.



What is incumbent on us?

Well run shelters

No more shelters like New York in the 1980's.

Case management

Trained, professional staff who know the options.

Options

Build relationships allowing several housing options.

Community

Build bridges with those who may have opposed us.

The background features decorative topographic contour lines in the corners. On the left, there are two sets of concentric, irregular lines. On the right, there are two more sets of similar lines, one larger and one smaller, both partially cut off by the edge of the frame. The lines are light gray and vary in density, creating a sense of depth and texture.

Right place right time

Emergency shelters with professional staff have the opportunity to get people where they need to go.



THANKS!

Do you have any questions?

joels@springsrescuemission.org

719-314-2349

substack

CREDITS: This presentation template was created by **Slidesgo**, including icons by **Flaticon** and infographics & images by **Freepik**

Please keep this slide for attribution

Don't forget to do the

Whoa

evaluation!

