

Housing, Homelessness, and the Continuum of Care

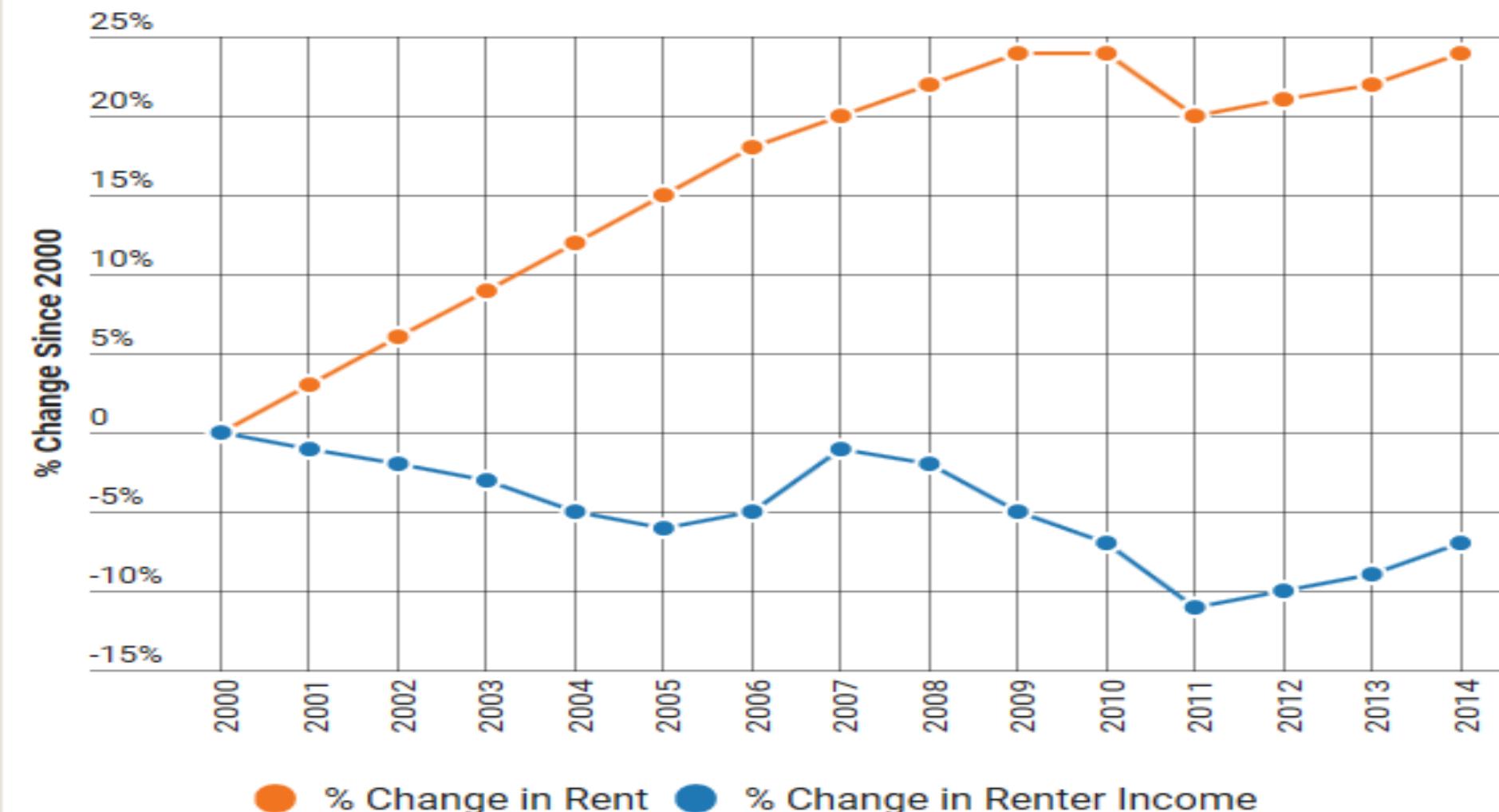
Daniel Del Monte, M.P.A.
Deputy Director, Community Services Division
Health and Human Services Agency

Today I will be discussing:

- Correlation between housing trends and homelessness
 - California
 - El Dorado County
- What is a Continuum of Care (CoC)
 - The benefit of supporting a CoC
 - “Housing First” programs
 - Research, Best Practices
 - Cost savings to local systems

As rents rise quickly in an area, while income stays stagnant, the formula for sustainability gets out of sync..

Rents vs. renter income

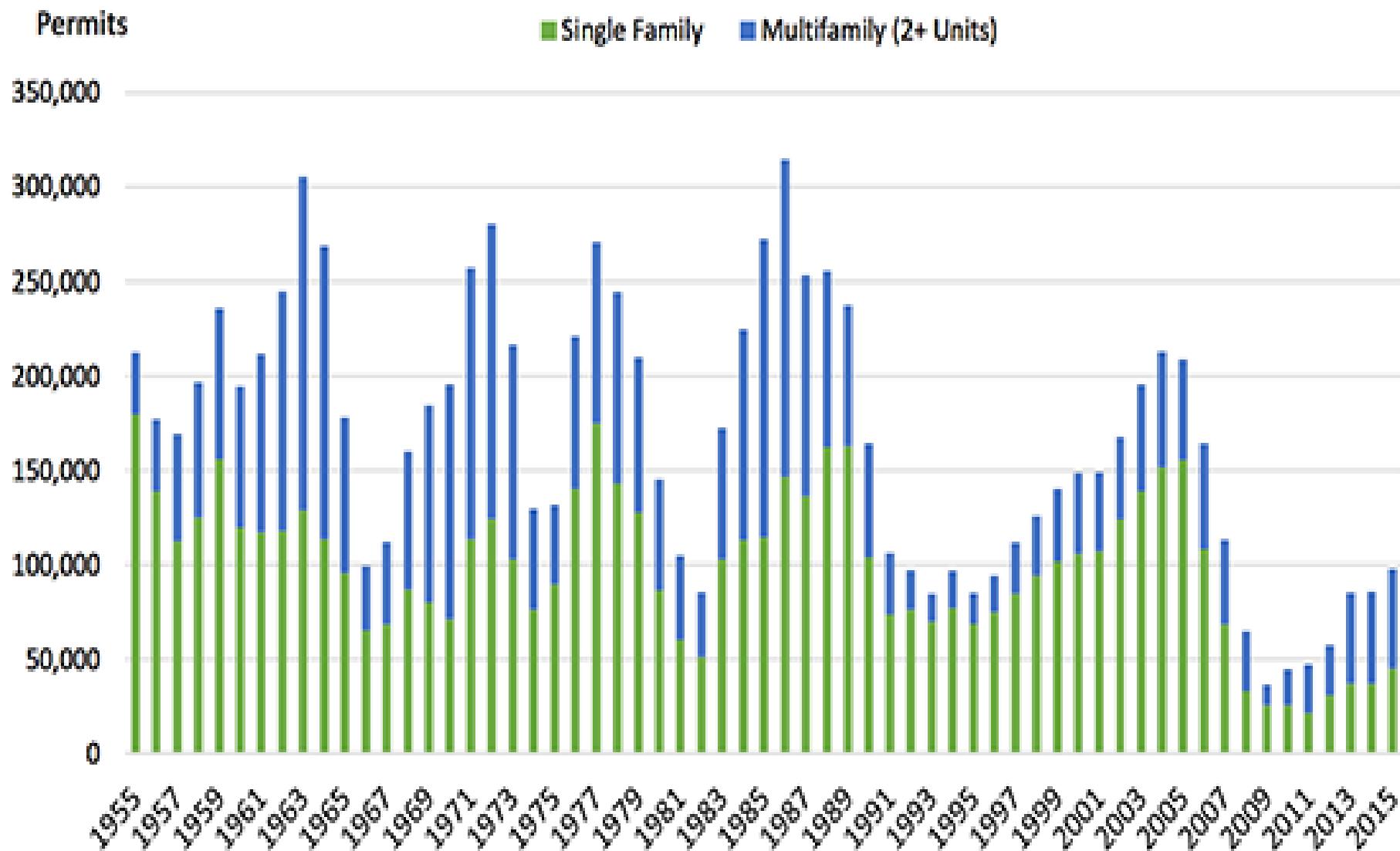


Source: California Department of Housing and Community Development, California Housing Partnership. All figures in 2000 dollars.

Why do Housing Prices continue to spike?

A significant reason why housing prices continue to spike in CA is because there aren't enough units to accommodate the number of people in our state....

Annual Production of Housing Units 1955-2015



Source: Construction Industry Research Board/ California Homebuilding Research Reports 2005, 2013, 2015; Graphic by HCD

Where does that put CA if:

Rents are increasing

Renter income is decreasing

We are in our lowest development phase in 60 years

According to CA Realtors Assoc:

- Population of about 40 million residents
- Enough housing for about 25 million residents
- CA ranks 49th in the country in housing units per capita
- The 2016 Median home price in CA was more than double the nation's average
- 2016 average rents were 50% higher than the rest of the country

Is there a correlation between lack of housing stock, high housing costs, and homeless figures?

The scope of the impacts can be noted when assessing “Point in Time Count” Data

What is a Point in Time Count

- Count of sheltered and unsheltered homeless persons (A homeless census)
- Conducted on a single night in January, every two years, nation wide.
- Acts as a baseline measure for how homelessness has been impacted or evolves across regions

Data suggests that where housing prices have risen dramatically, the largest spikes in homelessness tend to occur

Let's look at 2017 California and El Dorado County housing costs and Point in Time Data to compare

	Median Rental Price (2016 to 2017)	Median Housing Prices (2016 to 2017)	PIT Count Data between 2015 and 2017
State of California	**13% Increase	**Approximately 7.4% Increase	***Approximately 15% increase
El Dorado County	*88% Increase	*Approximately 37% Increase	Approximately 122% increase
			<i>*As reported by San Francisco Chronicle; from Zillow.com</i>
			<i>**As reported by CA Realtors Association</i>
			<i>***As calculated from Statewide PIT Count Data</i>

Based upon this data, we need:

- Housing that wage can afford (different housing options for different wage levels)
- Enough housing to accommodate the current population of residents
- A variety of housing options with services or supports to meet the person centered needs of as many people as possible

What can be done to increase person centered housing options?

Regions strive to create system responses to housing crises

Responses that can help to prevent individuals from becoming homeless

Responses that maximizes the ability to get homeless individuals rehoused with needed supports

One that maximizes self sufficiency for each individual based upon their unique needs

One that produces the best results for the individual and the community

El Dorado Opportunity Knocks (EDOK)

- EDOK is this region's Continuum of Care (CoC)
- CoC's are Department of Housing and Urban Development (HUD) programs
- They are designed to promote a communitywide commitment to the goal of ending homelessness
- The group is made up of local agencies, partners, and resources to support the evolution of a local system response to homelessness and housing crises

Operating a Continuum of Care:

- Is technical in nature
- Requires complying with complex federal and state guidelines
- Their operation and administrative oversight directly impacts the ability to secure funding from Federal and State Governments

With Proper Administration, CoC's can:

- Produce meaningful data to help inform strategic decision making for jurisdictions, providers, and other stakeholders, based upon highest priorities
- Leverage new funding streams to develop best-practice programs as resources
- Implement “Housing First” programs to successfully reduce homelessness

What is “Housing First?”

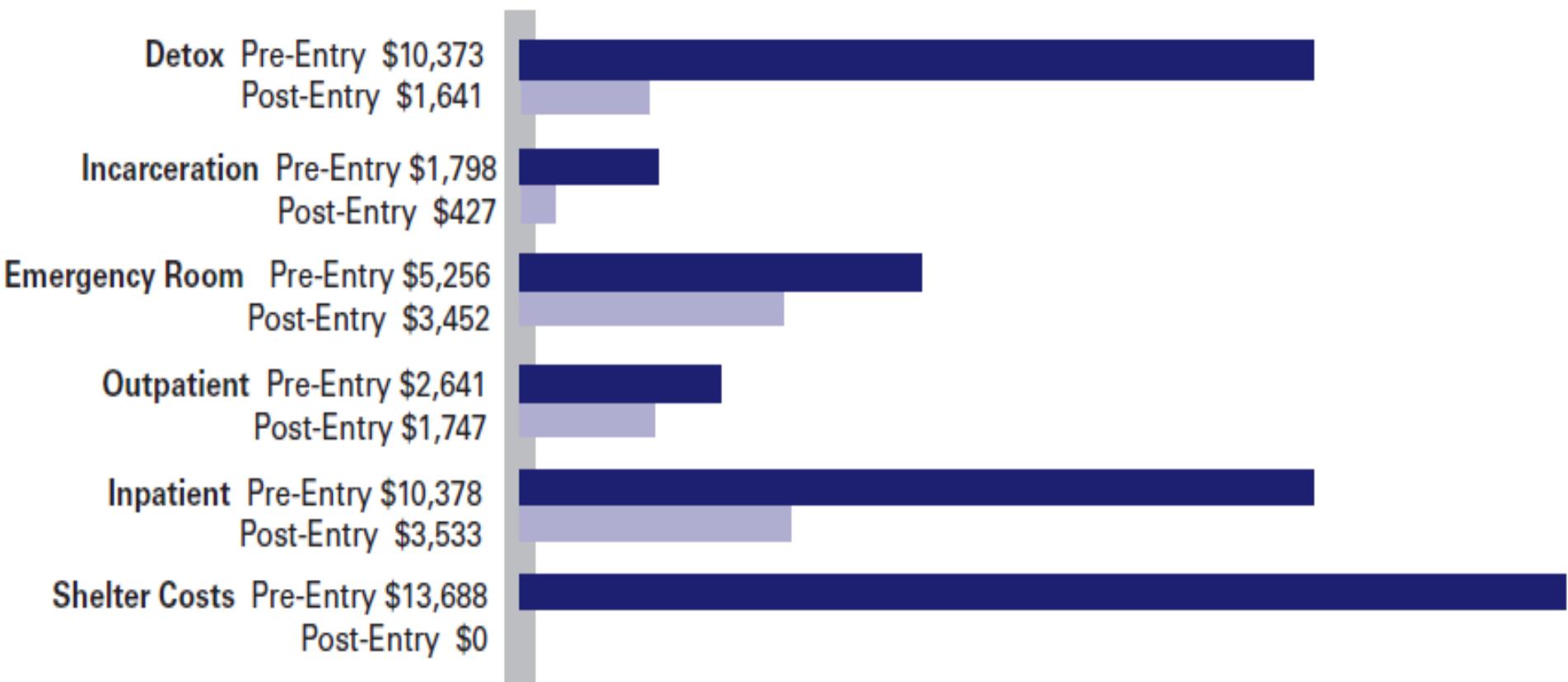
- It is an evidence based approach to ending homelessness
- Seek to connect a homeless individual with an apartment or other permanent housing as quickly as possible
- Programs focus on reducing barriers to housing
- Connect the individual with whatever supportive services they will need to retain that housing and not remain homeless

Why Invest In The CoC?

- Over the last 25 years, research regarding Housing First programs have demonstrated 75 – 93% housing retention rates within a year
- Significant tax payer cost savings have been documented
- Improved health outcomes for the individual and overall quality of life of the community are well documented

National Studies

Colorado Coalition for Homeless Study (2006)



**Colorado Coalition for the Homeless: Housing First
Change in Average Service Costs**
Pre- & Post-Entry Costs per Participant

Seattle Study

- A medical study and cost analysis by Journal of the American Medical Association (2009)
- Housing First program for chronically homeless alcoholics
- Initial median cost per person, per month was \$4,066
- After one year in the program, median cost was \$2,449 (This includes cost of the housing program)

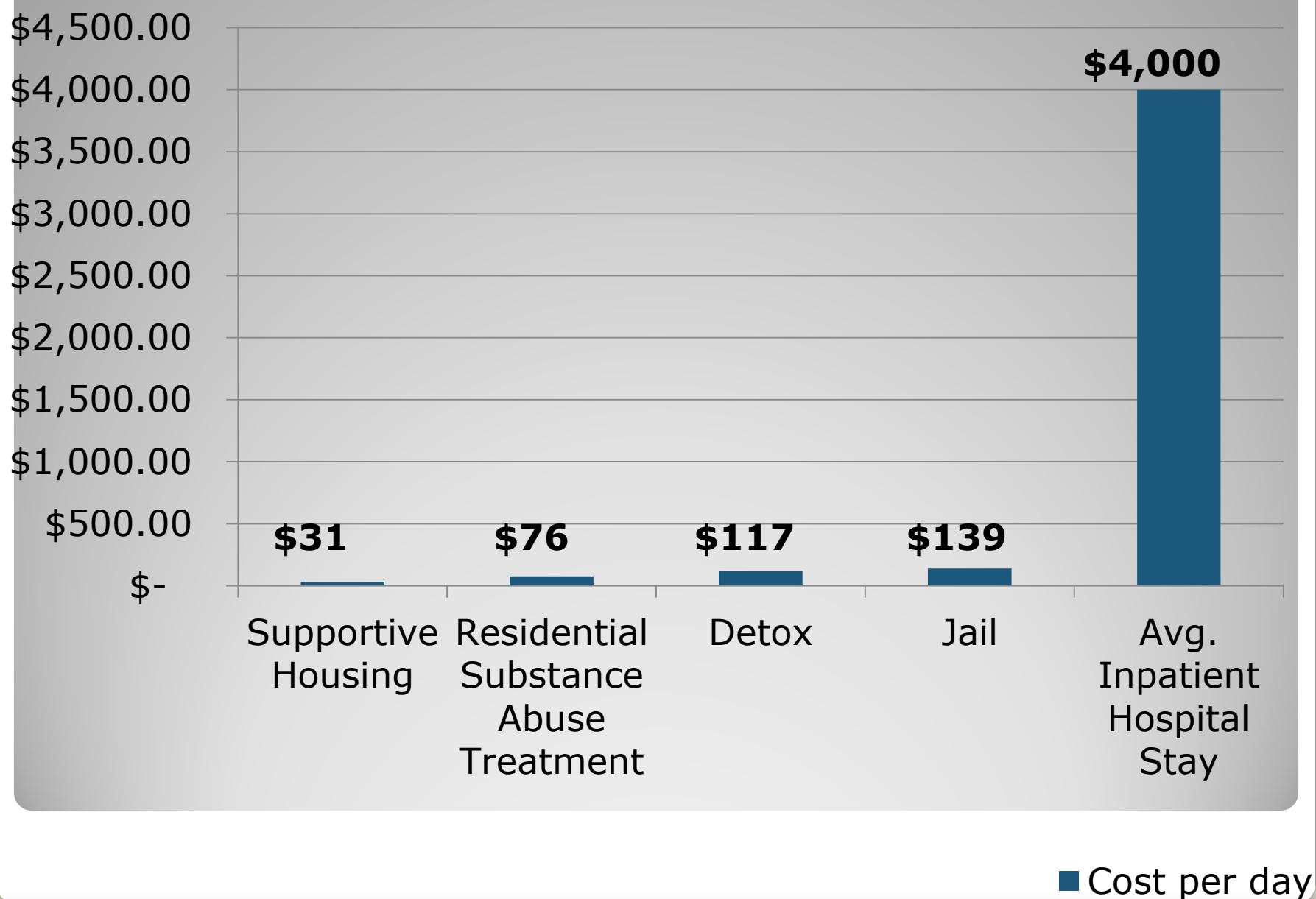
Massachusetts

Home & Healthy for Good Program Study (2011)

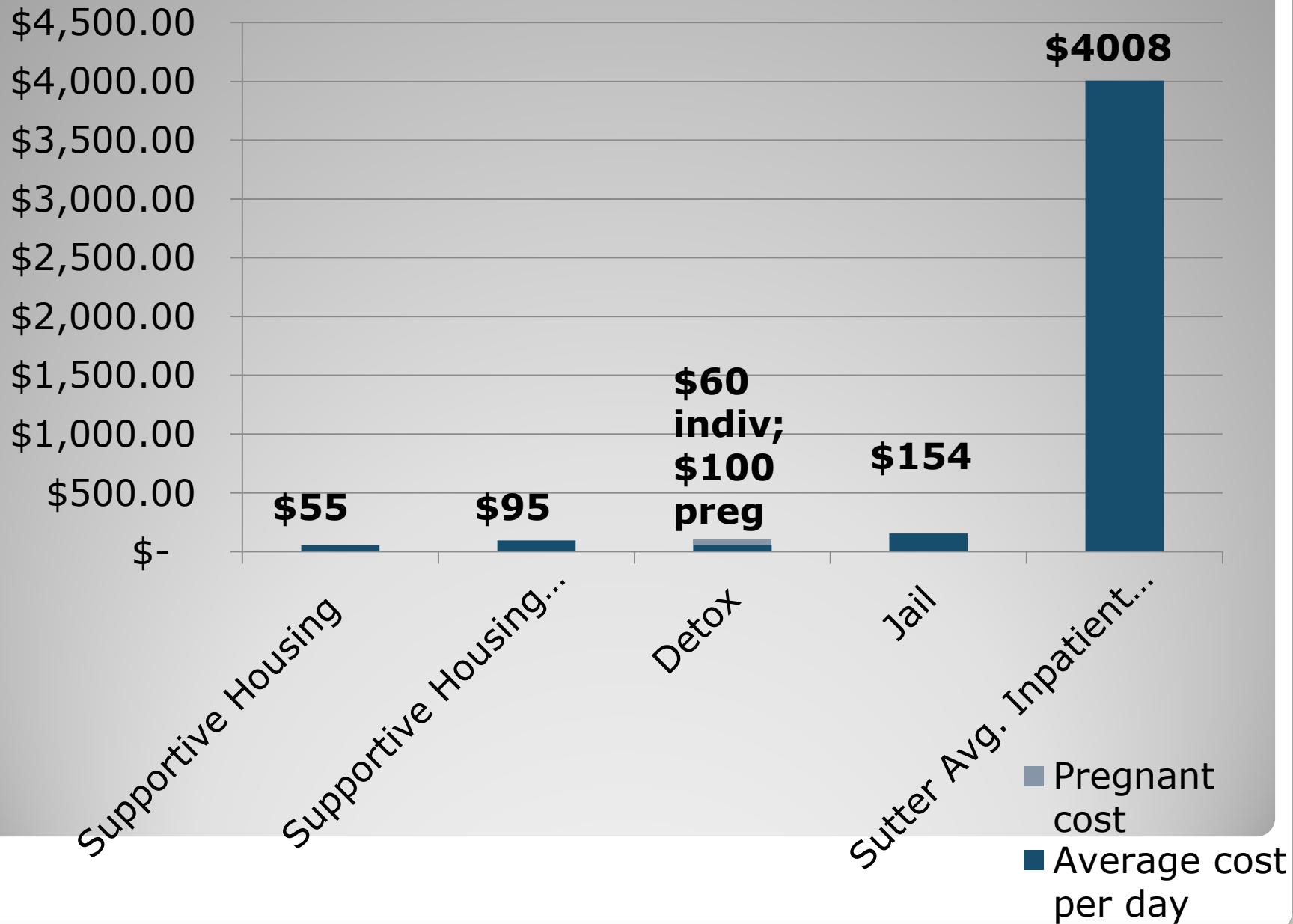
- Compared Medicaid, Shelter, and Incarceration costs per person
- Study revealed an average cost of \$33,514 per person per year before the study
- After being housed, the same expenses dropped to \$8,539

Local Cost Comparisons

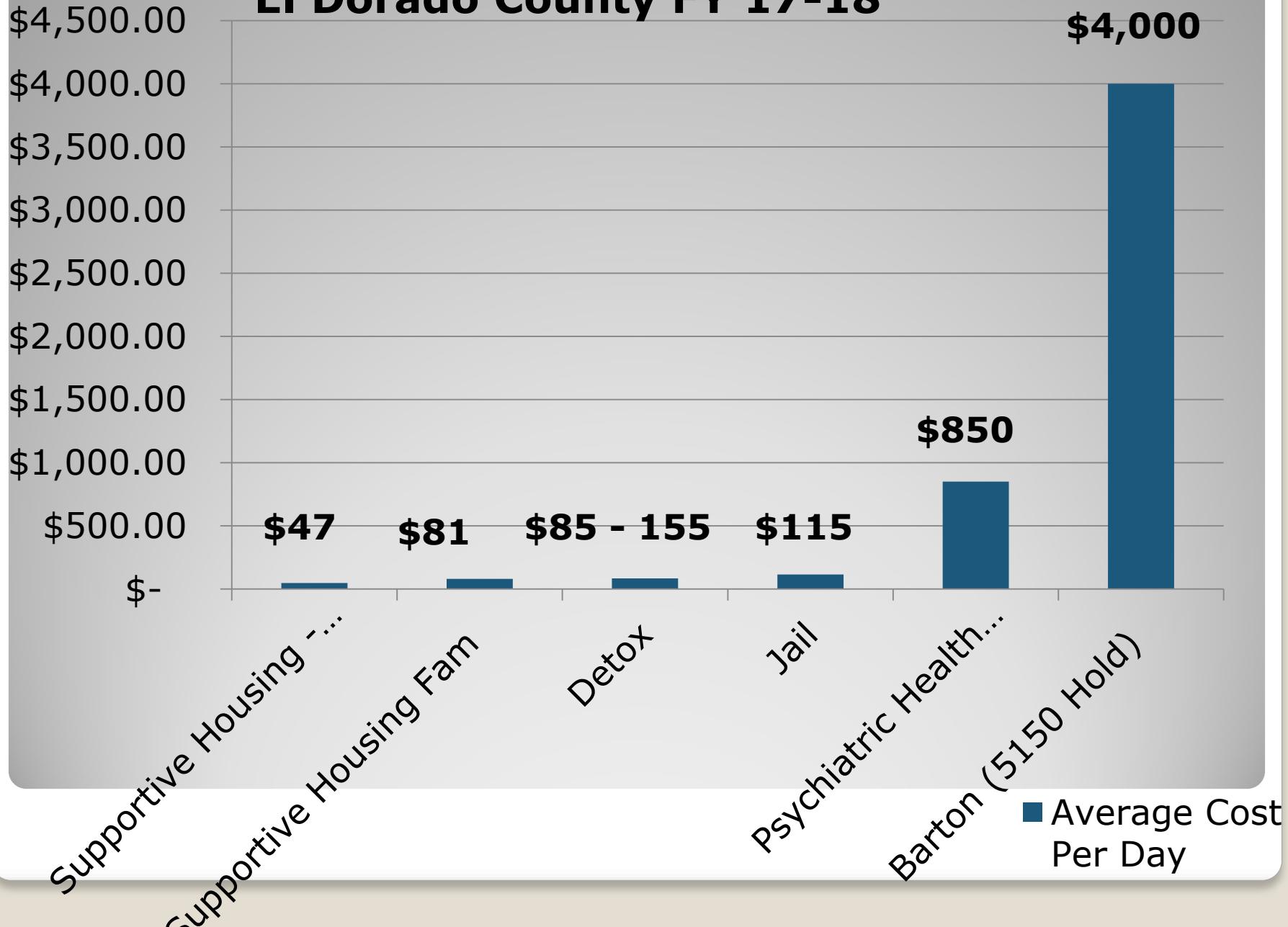
Sonoma County FY 14-15



Solano County FY 15-16



El Dorado County FY 17-18



Take Aways

- Studies continually show tremendous cost savings when supportive housing programs are made available, targeting the highest cost and needs individuals
- As shown by Sonoma, Solano, and EDC Cost comparisons, significant savings would be evident by increasing CoC funding and program availability vs allowing long-term homeless to remain homeless
- The CoC will not increase program availability without proper administrative support, strategic planning, data administration, and capacity building

Take Aways

- By El Dorado County, local cities, and other partners supporting CoC administration, these groups can regionally coordinate resources to reach common goals and reduce local expenditures for all
- All jurisdictions spend money to manage homelessness. By supporting CoC Administration, cost savings to jurisdictions can be realized by strategically investing in resolving homelessness for individuals
- The CoC can more quickly fine-tune its data and information, helping to support both regional and jurisdiction specific strategies

Questions