



**ADVANCING  
HOUSING  
FIRST**

**POLICIES**

# AGENDA



HOUSING  
FIRST  
POLICIES

HOUSING  
FIRST  
PROGRAMS

HOUSING  
FIRST  
PRACTICES

# 37.9 Million Americans live in poverty, 11.5% of the population

Homes used for Vacation Rentals

(census.gov)

Uninhabitable Government Housing

For every \$100 dollar increase in median rent - homelessness increased by 9%

(HUD 2023)

Immigration Surge

Healthcare is 8% higher in California  
rentcafe.com

More than 600,000 people experience homelessness on a given night in America - nearly half of these people, 250,000, are sleeping outside.

(HUD 2023)

“The number one cause of homelessness is lack of affordable housing. The number of renters with extremely low incomes far surpasses the number of available affordable rental units. A 2012 study found only 5.8 million rental units affordable to the more than 10 million households that identify as extremely low income. After paying rent and utilities, 75% of those households end up with less than half of their income to pay for necessities such as food, medicine, transportation, or childcare.” National Homelessness Law Center

71,346 rentals available in California zillow.com

Systemic & Historical Racism

HUD 2022

The cost of living in California is 38% higher than the national average. Housing is 97% higher than the national average. rentcafe.com

# 2 Parent, 2 Child Household Monthly Costs

- **Income \$6,605**  
(Median Salary \$79,257 annual, \$38.10 per hour)  
talent.com
- **Average Rent \$2,808**  
(2 bedroom, children sharing a room)  
zillow.com
- **Average Utility \$438**  
(Rentcafe.com - above the national average)  
rentcafe.com
- **Gas, Insurance, & Maintenance \$1,015**  
(1 vehicle - second-most expensive state)  
gasbuddy.com
- **Average Health Insurance \$600**  
cdph.ca.gov
- **Groceries \$1,445.50 'liberal spending plan'**  
(Californians spend more on groceries than other states)  
usda.gov
- **Average Childcare \$1,412**  
(1 child, full work day, 5 days)  
edsources.org
- **Extra Activities for children?**
- **Going out?**
- **An unexpected life event?**
- **Savings?**



# LEARNING OBJECTIVE

At the end of this webinar, participants will be able to identify policies in their own agencies that need to be implemented, modified, ended, and/or measured so they reflect the principles of Housing First.



## WIC Section 8255(d)(1))

The legislation defines Housing First as the evidence-based model that uses housing as a tool, rather than a reward, for recovery and that centers on providing or connecting (people experiencing homelessness) to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and do not make housing contingent on participation in services. (WIC Section 8255(d)(1))

Housing  
First  
is  
Not  
Housing  
Only





# Like Musical Chairs...



In California, there are 30 affordable & available houses for every 100 households in need.

# HOUSING FIRST CORE COMPONENTS

## HOUSING NAVIGATION

- #1 Tenant Screening
- #2 No Rejection for Perceived "Housing Unreadiness"
- #3 Partnerships
- #8 Prioritization
- #11 Participant Accommodation

## DIRECT FINANCIAL ASSISTANCE

- #6 Tenants have Leases
- #7 Use of Alcohol and Drugs

## SUPPORT SERVICES

- #5 Participation is not Required
- #4 Services are Tenant-Driven
- #9 Effective Practices
- #10 Harm Reduction Philosophy

# ADVANCING HOUSING FIRST

## How well do our policies align with the intent of the Housing First Core Components?

	HOUSING FIRST CORE COMPONENT HOUSING NAVIGATION	Very aligned	Somewhat aligned	Not aligned
1.	Tenant screening and selection practices that promote accepting applicants regardless of their sobriety or use of substances, completion of treatment, or participation in services			
	NOTES:			
2.	Applicants are not rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of "housing readiness."			
	NOTES:			



Core Component  
# 1

Core Component  
# 2

Core Component  
# 3

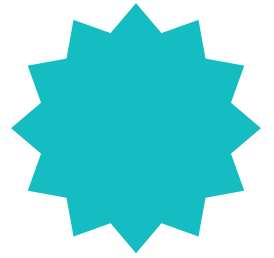
# Housing Navigation

Core Component  
# 8

Core Component  
# 11



# Tenant Screening



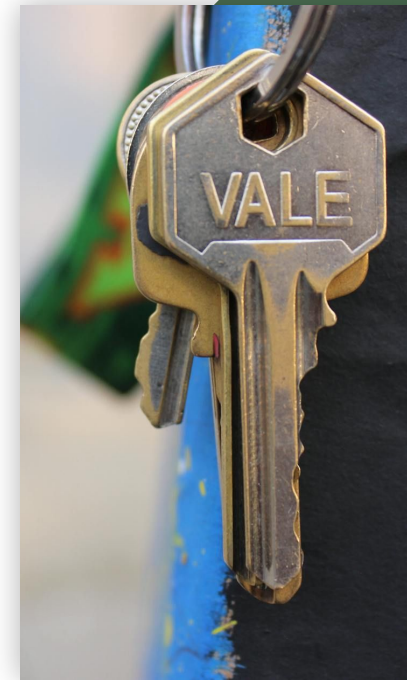
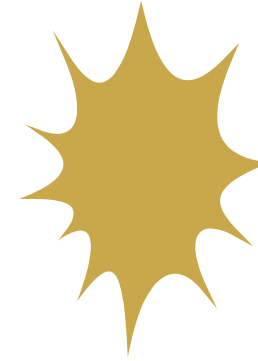
## Core Component # 1

Tenant screening and selection practices that promote accepting applicants regardless of their sobriety or use of substances, completion of treatment, or participation in services.

# No Rejection for Perceived "Housing Unreadiness"

## Core Component # 2

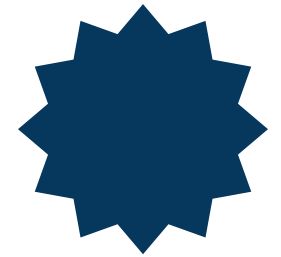
Applicants are not rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of "housing readiness."







# Partnerships



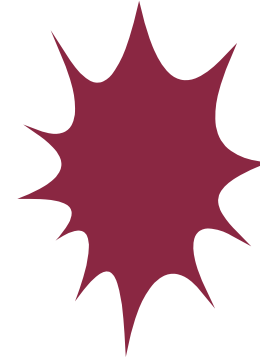
## Core Component # 3

Acceptance of referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response systems frequented by vulnerable people experiencing homelessness.

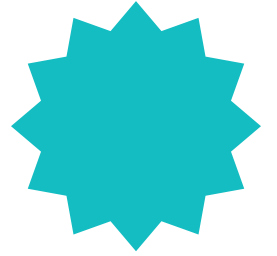
# Prioritization

## Core Component # 8

In communities with coordinated assessment and entry systems, incentives for funding promotes tenant selection plans for supportive housing that prioritize eligible tenants based on criteria other than “first-come-first-serve,” including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services. Prioritization may include triage tools, developed through local data, to identify high-cost, high-need homeless residents.



# Participant Accommodation



## Core Component # 11

The project and specific apartment may include special physical features that accommodate disabilities, reduce harm, and promote health and community and independence among tenants.

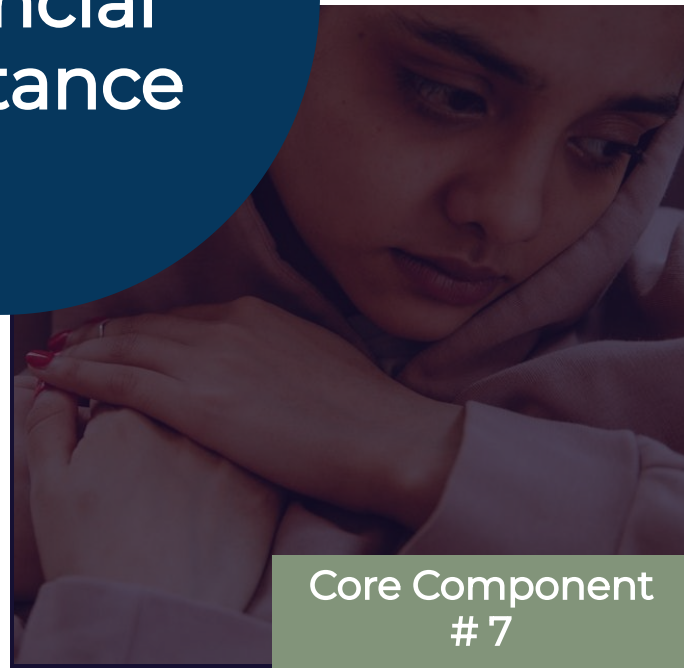




Core Component  
# 6



# Direct Financial Assistance

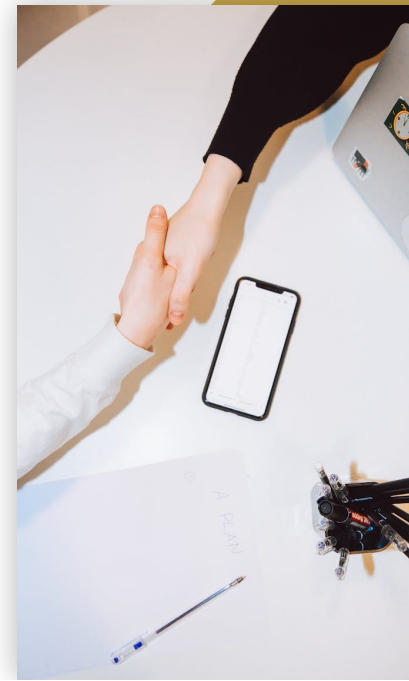
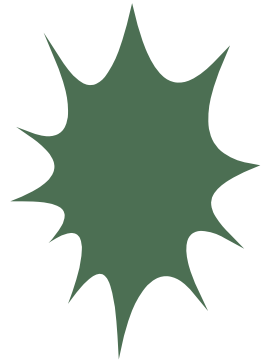


Core Component  
# 7

# Tenants have Leases

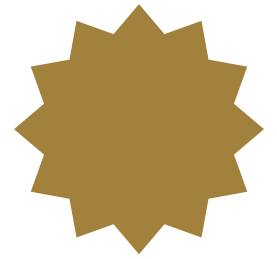
## Core Component # 6

Tenants have a lease and all the rights and responsibilities of tenancy, as outlined in California's Civil, Health and Safety, and Government codes.





# Use of Alcohol & Drugs



## Core Component # 7

The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for eviction.

Core Component  
# 5



Core Component  
# 4



# Support Services

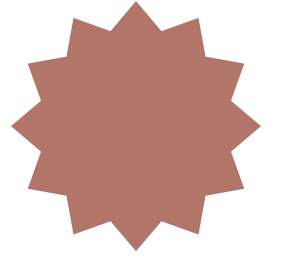
Core Component  
# 9



Core Component  
# 10







# Participation is not Required

## Core Component # 5

Participation in services or program compliance is not a condition of permanent housing tenancy.

# Services are Tenant-Driven

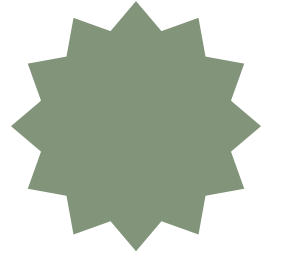
## Core Component # 4

Supportive services that emphasize engagement and problem solving over therapeutic goals and service plans that are highly tenant-driven without predetermined goals.





# Effective Practices



## Core Component # 9

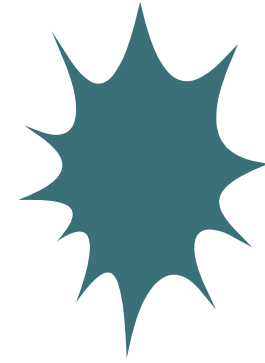
Case managers and service coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling (i.e. effective case management practices).



# Harm-Reduction Philosophy

## Core Component # 10

Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.



# Policy Summary



**THANK YOU  
for joining us!**

