



Zero Returns to Homelessness

National Reentry Housing Symposium
Washington, DC, June 27–28, 2023



Justice Center

Table of Contents



Introduction

- About the Bureau of Justice Assistance
- Zero Returns to Homelessness: A Collaborative Vision
- Day 1 Plenary Speakers

Day 1: Slides

- Session 1: The Zero Returns to Homelessness Vision in Action
- Session 2: Reentry Housing: Looking at the Evidence
- Session 3: Reflections from Leaders in the Field with Lived Experience
- Session 4: Unlocking New Units and Reducing Barriers to Entry

Day 2: Slides

- Day 2 Plenary Speakers
- Session 5: Reentry Housing Innovations
- Session 6: Full Spectrum of Reentry Housing
- Session 7B: Housing Development Strategy
- Closing Remarks



Ruby Qazilbash
Deputy Director
Bureau of Justice Assistance (BJA)
Office of Justice Programs
U.S. Department of Justice

What is the Office of Justice Programs?

- The Office of Justice Programs (OJP) provides grant funding, training, research, and statistics to the criminal justice community.
- OJP is one of three grant-making components of the Department of Justice along with the **Office on Violence Against Women (OVW)** and the **Office of Community Oriented Policing Services (COPS)**.

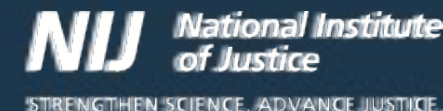
BJA – Bureau of Justice Assistance



BJS – Bureau of Justice Statistics



NIJ – National Institute of Justice



OVC – Office for Victims of Crime



OJJDP – Office of Juvenile Justice and Delinquency Prevention



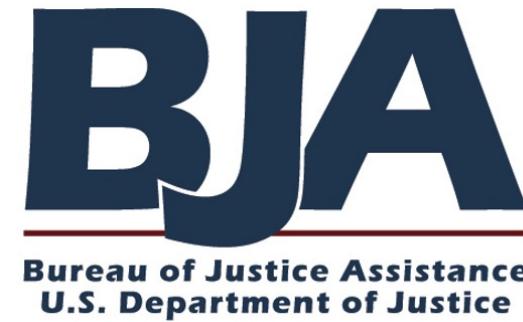
SMART – Office of Sex Offender Sentencing, Monitoring, Apprehending, Registering, and Tracking



U.S. Department of Justice Bureau of Justice Assistance

Mission: BJA's mission is to provide leadership and services in grant administration and criminal justice policy development to support state, local, and tribal justice strategies to achieve safer communities. BJA works with communities, governments, and nonprofit organizations to reduce crime, recidivism, and unnecessary confinement, and promote a safe and fair criminal justice system.

Karhlton F. Moore, BJA Director



<https://bja.ojp.gov/>



How BJA Supports the Field



Investments

Provide diverse funding to accomplish goals.



Sharing Knowledge

Research, develop, and deliver what works to build capacity and improve outcomes.

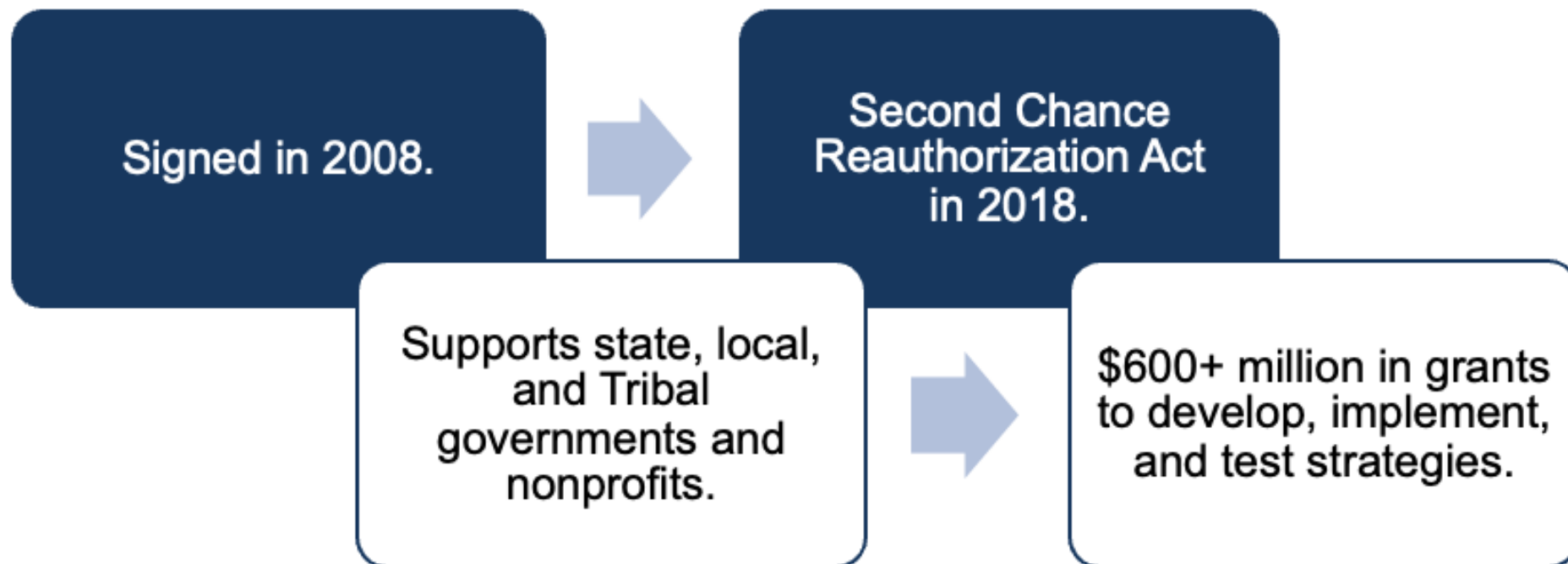


Engagement

Consult, connect, and convene.

The Second Chance Act (SCA)

Funding to reduce recidivism and improve outcomes for youth and adults leaving detention and incarceration to return to their communities.



A Collaborative Vision



People reentering the community from prisons and jails need a place to call home.



When partners come together across sectors and silos, that goal can become a reality.



You can be part of that homecoming and work to transform lives, systems, and communities.

**Zero
Returns
to
Home-
lessness**

UNITS FROM 870 - 4,658 SQ FT

Day 1 Plenary Speakers



Adrienne Todman – Deputy Secretary, U.S. Department of Housing and Urban Development



Jeff Olivet – Executive Director, U.S. Interagency Council on Homelessness



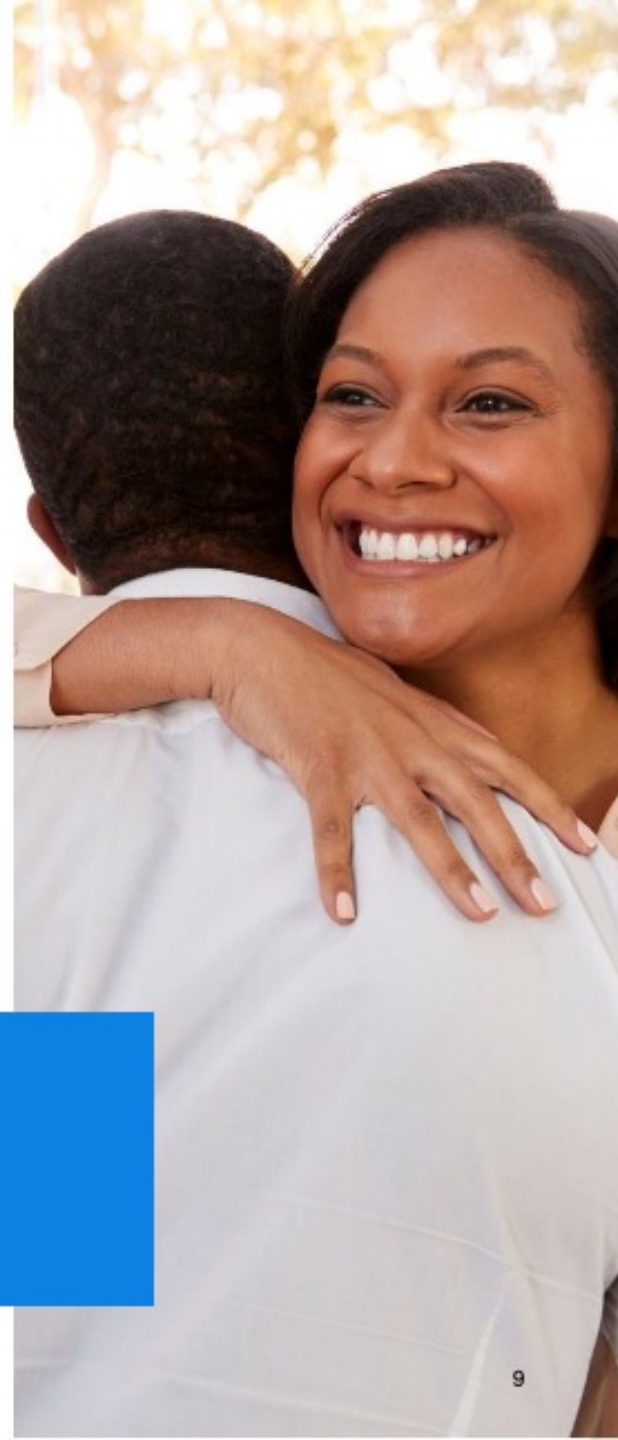
Annette Chambers-Smith – Director, Ohio Department of Rehabilitation and Correction



Dolfinette Martin – Housing Director, Operation Restoration (New Orleans, LA)



Megan Quattlebaum – Director, The Council of State Governments Justice Center





Adrienne Todman
Deputy Secretary
U.S. Department of Housing
and Urban Development (HUD)

U.S. Department of Housing and Urban Development



The U.S. Department of Housing and Urban Development (HUD) is the federal agency responsible for national policy and programs that address America's housing needs, improve and develop the nation's communities, and enforce fair housing laws. HUD's business is helping create a decent home and suitable living environment for all Americans, and it has given America's communities a strong national voice at the Cabinet level. HUD plays a major role in supporting homeownership by underwriting homeownership for lower- and moderate-income families through its mortgage insurance programs.





Jeff Olivet
Executive Director
U.S. Interagency Council on
Homelessness



Annette Chambers-Smith
Director
Ohio Department of
Rehabilitation and Correction
(ODRC)



Dolfinette Martin
Housing Director
Operation Restoration
(New Orleans, LA)



Megan Quattlebaum
Director
The Council of
State Governments (CSG)
Justice Center

The Council of State Governments Justice Center



The CSG Justice Center is a national, nonprofit, nonpartisan organization that combines the power of a membership association, serving state officials in all three branches of government with policy and research expertise to develop strategies that increase public safety and strengthen communities.



**Justice
Center**



Zero Returns to Homelessness

Session 1: The Zero Returns to Homelessness Vision in Action

Charley Francis | June 27, 2023




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Presentation Outline




Welcome and Introductions



Michelle Stanley – Reentry Services Director, Georgia
Department of Community Supervision



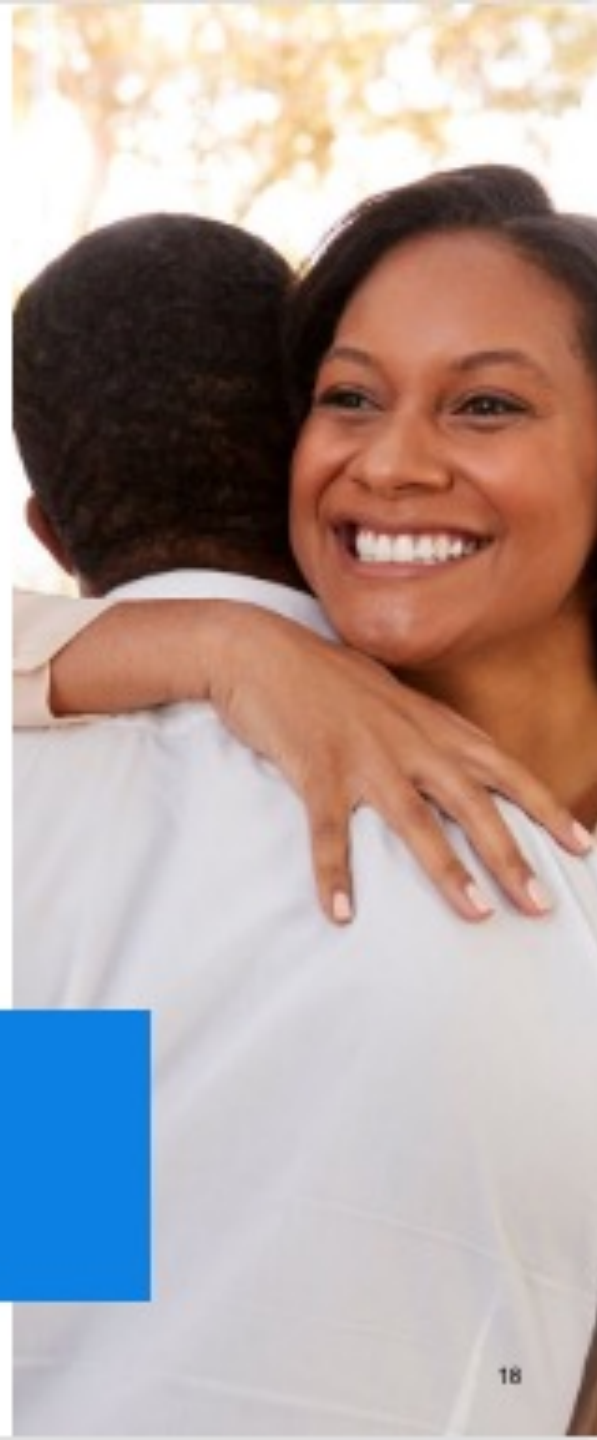
Wayne Niederhauser – State Homelessness
Coordinator, Utah



Jason L. Bradley – HOME-ARP Section Manager, California
Department of Housing and Community Development



Closing Remarks and Takeaways





The Zero Returns to Homelessness Vision in Action

Michelle Stanley, Reentry Services Director, Georgia Department of Community Supervision



**Progressive and Person-Centered
Law Enforcement Agency that strives
to change lives and communities
across Georgia**



The Zero Returns to Homelessness Vision in Action

Wayne Niederhauser, State Homelessness Coordinator, Utah State Government

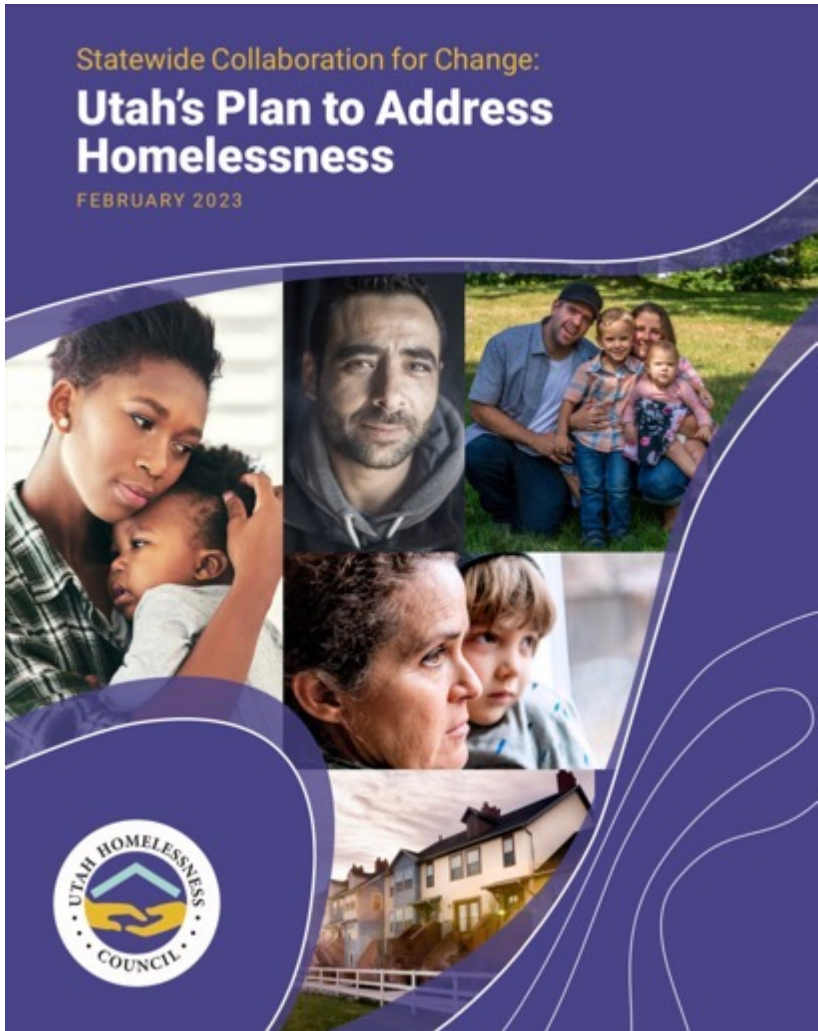


Homelessness is a community condition, and it will take the community to remedy it.



People from every community experience homelessness.

What is your community doing to prevent and treat this most difficult human condition?



Goal

Expand homeless prevention efforts by increasing coordination, resources, and affordable housing opportunities.

Strategies

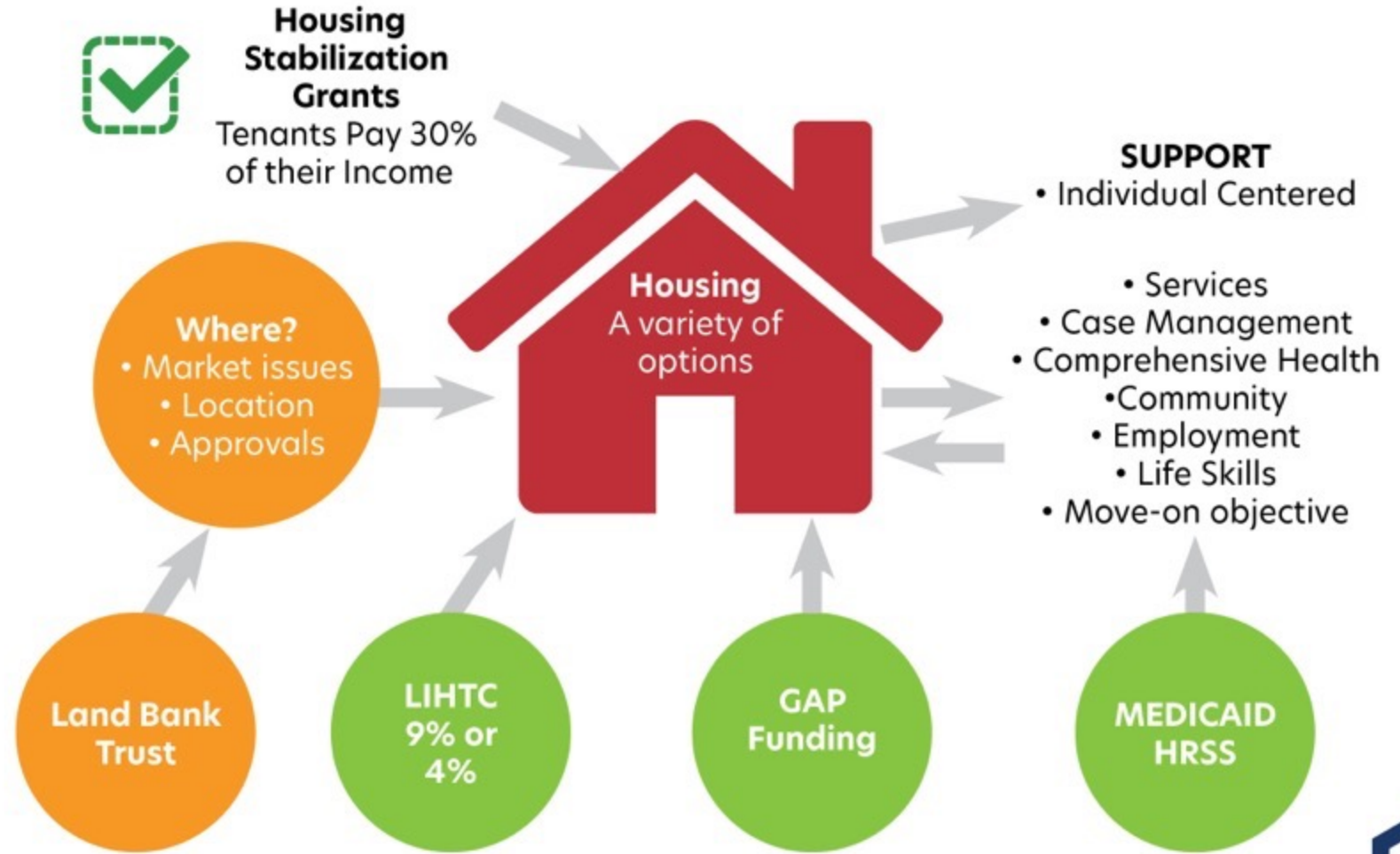
1. Develop a subcommittee to coordinate homeless prevention efforts and expand data tracking of prevention interactions.
2. Lead and support coordination of discharge efforts across the state to ensure that people exiting adjacent systems are not discharged directly into homelessness and receive housing and other complementary services.
3. Support localities to identify funding and build infrastructure to increase homeless prevention support for people at risk of homelessness.

<https://jobs.utah.gov/homelessness/homelessnesstrategicplan.pdf>

Supportive Housing



How to fund it



Report on \$55,000,000 Deeply Affordable Housing Grant Program

\$168 million in applications

Awarded on September 9, 2022

1,078 income restricted affordable
units

- 679 Deeply affordable units
- 529 Homeless dedicated units
- Services and support included



The Zero Returns to Homelessness Vision in Action

Jason L. Bradley, HOME-ARP Section Manager, California Department of Housing and Community Development



The Problem

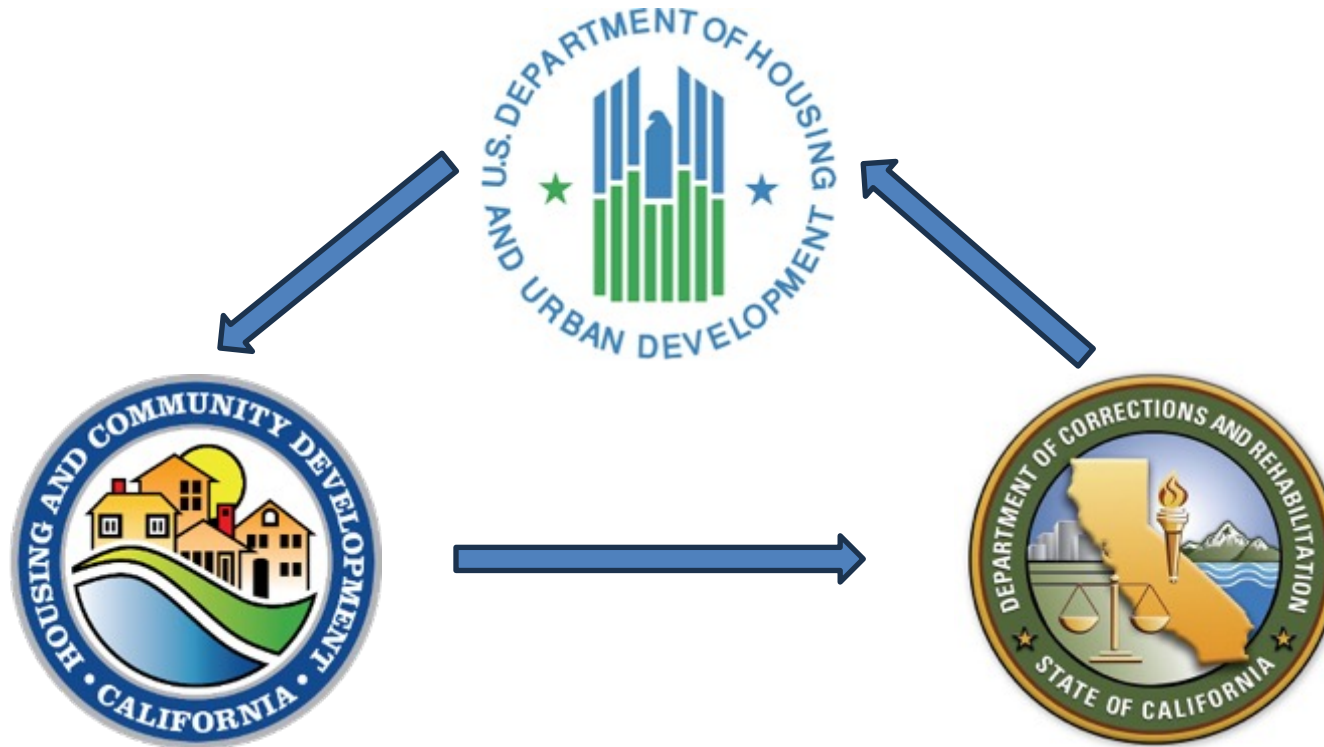


- Homelessness in California 2022 Point-in-Time (PIT): 171,521 individuals and families
 - About half of the people experiencing homelessness report a history of incarceration.
 - Formerly incarcerated people are 27 times more likely to be unstably housed or homeless than the general public.
 - California data estimated that one-third to one-half of all people on parole in San Francisco and Los Angeles are experiencing homelessness at any point in time.
- Approximately 15.5 percent of individuals exiting state and federal prisons become homeless each year:
 - State/Federal Prison: 5,400
 - State/Federal Prison plus County Jail: 16,400

The Solution: Multi-agency Collaboration

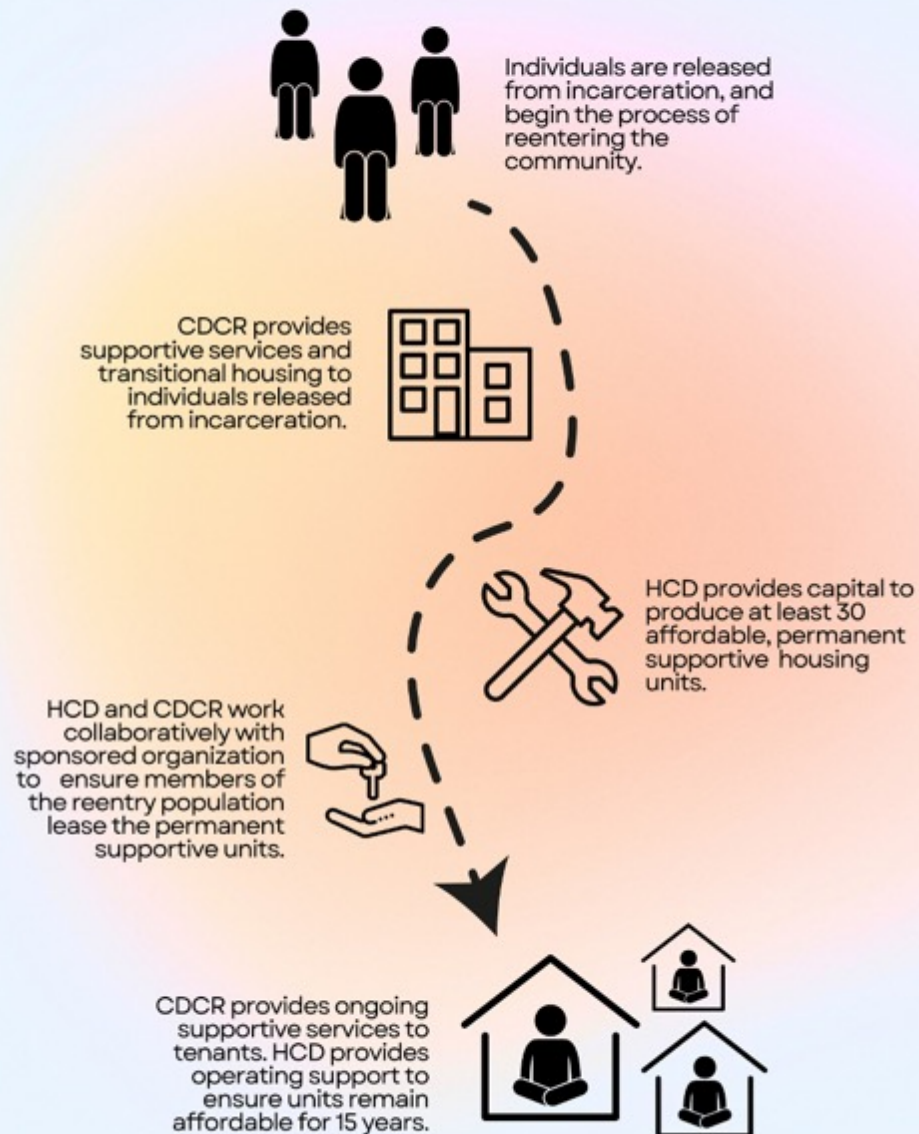


- If we're expecting our community-based organizations and local jurisdictions to work together, then we as state agencies must also work together and model that behavior.





Reentry Pilot Project



CDCR = The California Department of Corrections and Rehabilitation

HCD = The California Department of Housing and Community Development

Zero Returns to Homelessness: Takeaways from the Field



Engage your partners across multiple systems.



Commit to increasing housing access by aligning processes and dedicating resources.



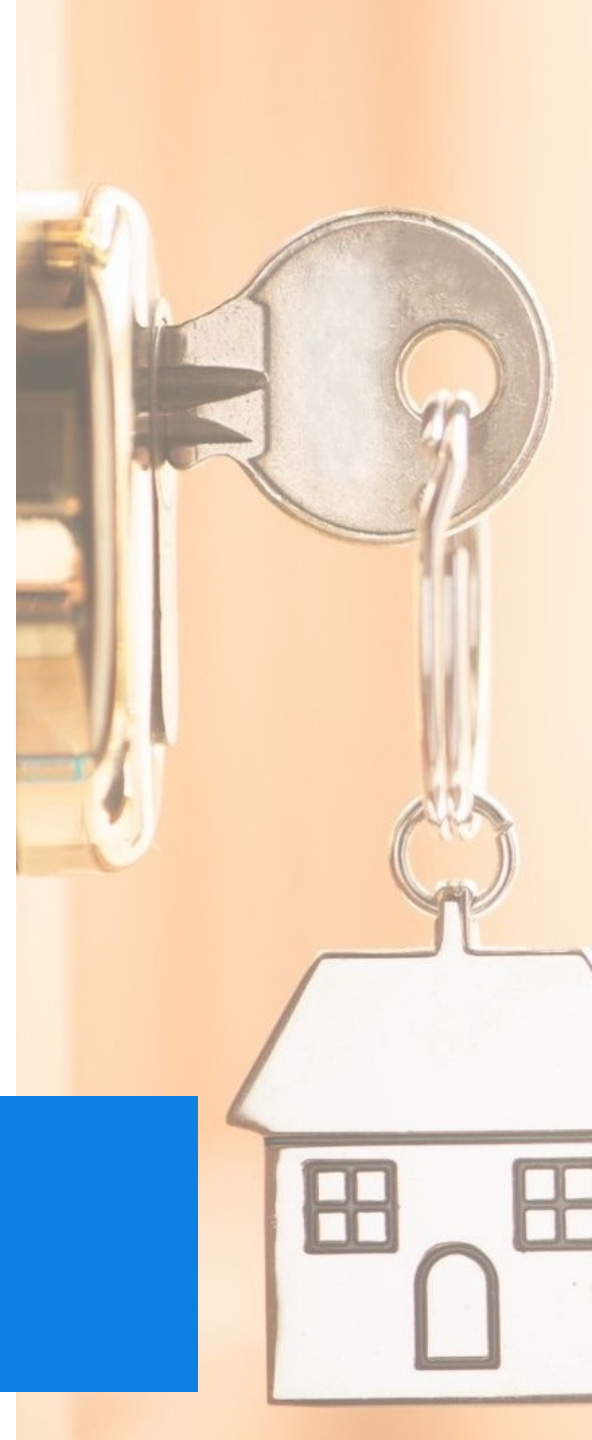
Bridge gaps between people and housing programs.



Innovate to increase the pool of resources to expand housing options.



Reduce returns to prison and jail by staying committed to this work.





Zero Returns to Homelessness

Session 2

Reentry Housing: Looking at the Evidence

Thomas Coyne | June 27, 2023




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Session Agenda

 **Opening Remarks and Introductions**

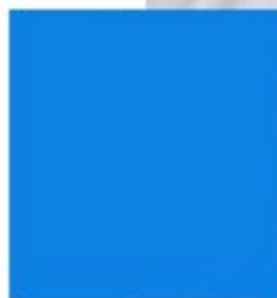
 The Overlap between Homelessness and Incarceration

 Barriers to Accessing Housing

 Housing, Services, and Outcomes

 Audience Q&A

 Closing Remarks



Opening Remarks



Dr. Nancy La Vigne

Director

National Institute of Justice

Panelists

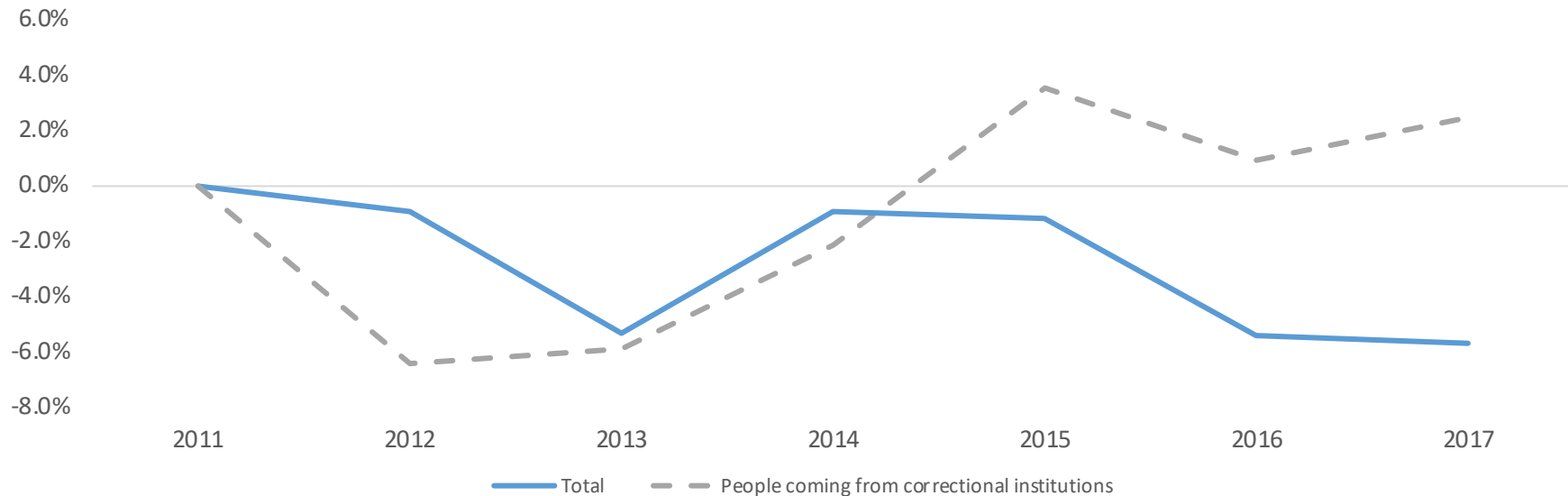


- **Thomas Coyne** – Senior Policy Analyst, CSG Justice Center (moderator)
- **Dr. Lucius Couloute** – Assistant Professor, Sociology and Criminal Justice, Suffolk University, Boston
- **Dr. Margot Kushel** – Director, Benioff Homelessness and Housing Initiative, University of California San Francisco
- **Dr. Stephen Metraux** – Director of the Center for Community Research & Service, University of Delaware
- **Dr. Niloufer Taber** - Associate Director for Research, Unlocking Potential and Opening Doors, Vera Institute of Justice

A Shared Population: Releases into Homelessness



Percentage Change in All People Experiencing Homelessness and People Exiting Correctional Institutions, 2011–2017¹



➤ **Prior to COVID-19, more than 50,000 people were entering emergency shelters directly from prison or jail each year.²**

1. CSG Justice Center staff analysis of HUD AHAR data, 2019.

2. Office of Planning and Development, *The 2017 Annual Homeless Assessment Report (AHAR) to Congress: Part 2: Estimates of Homelessness in the United States* (Washington, DC: U.S. Department of Housing and Urban Development, 2018), <https://www.hudexchange.info/resources/documents/2017-AHAR-Part-2.pdf>.

Homelessness rates among formerly incarcerated people

Number of homeless per 10,000 formerly incarcerated people in each category, compared to the general public in 2008 (the most recent year data for formerly incarcerated people are available)

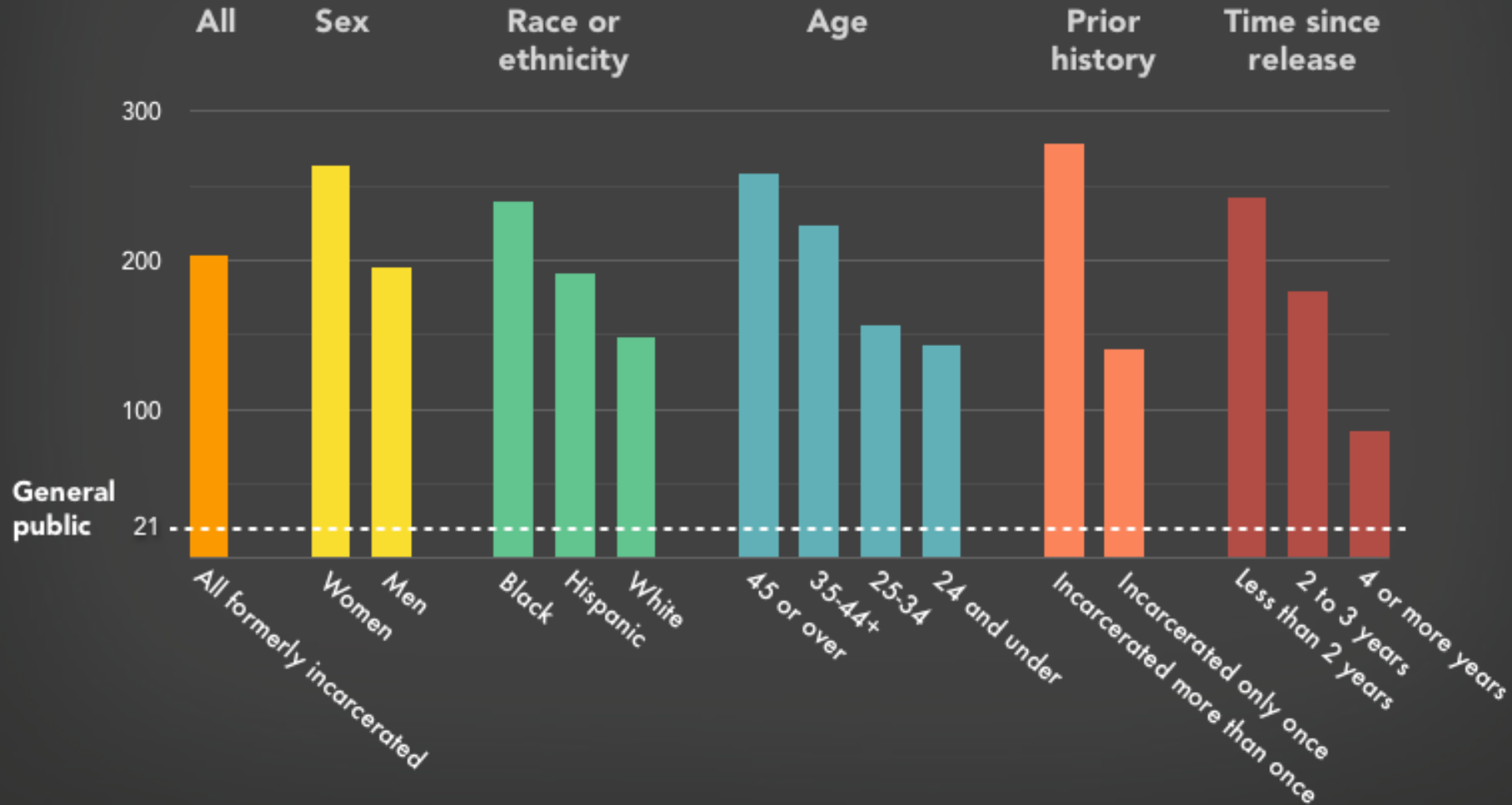
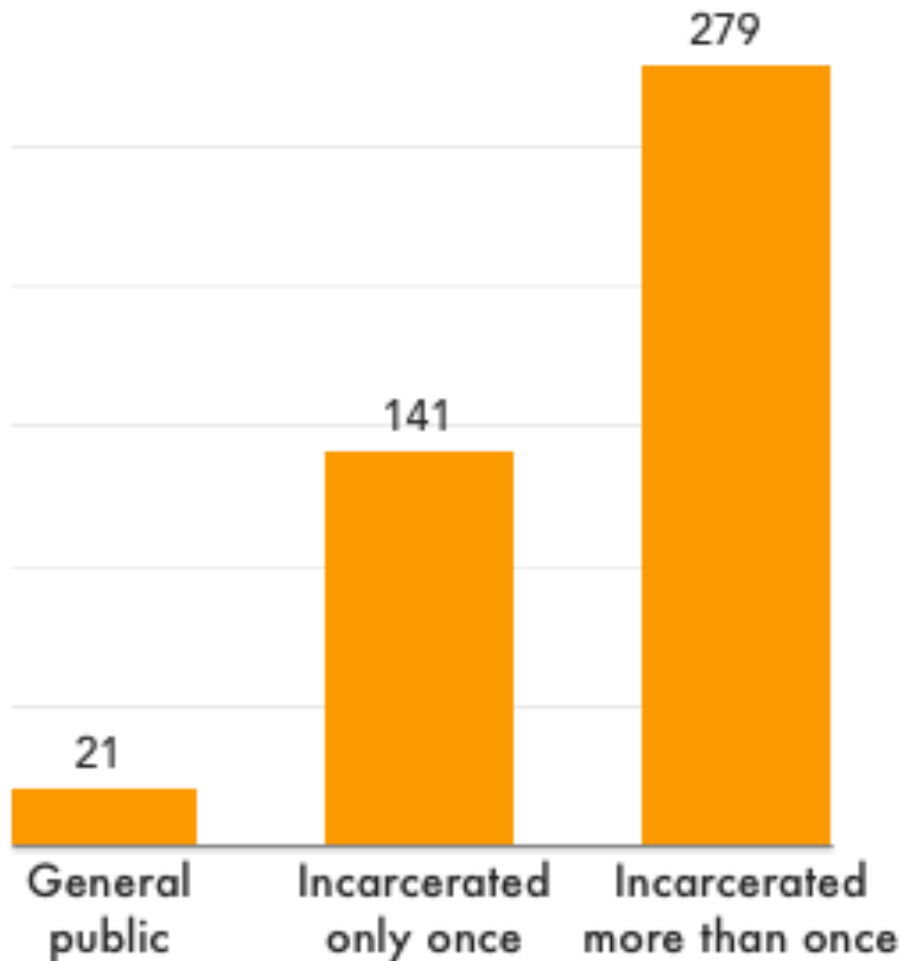


Image used with permission of the author. Lucius Couloute, *Nowhere to Go: Homelessness among Formerly Incarcerated People* (Northampton, MA: Prison Policy Institute, 2018), <https://www.prisonpolicy.org/reports/housing.html>.

Sources & data notes: <https://www.prisonpolicy.org/reports/housing.html#methodology>

The revolving door of prison contributes to homelessness

Number of people experiencing homelessness in 2008, per 10,000 population



“People who have been incarcerated multiple times are twice as likely to be homeless as those who are returning from their first prison term.”³

3. Lucius Couloute, *Nowhere to Go: Homelessness among Formerly Incarcerated People* (Northampton, MA: Prison Policy Institute, 2018), <https://www.prisonpolicy.org/reports/housing.html>.



Center for
Vulnerable Populations
Department of Medicine



Reentry Housing: Looking at the Evidence

Margot Kushel, MD

Professor of Medicine, UCSF

Director, UCSF Center for Vulnerable Populations

Director, UCSF Benioff Homelessness and Housing Initiative



@mkushel

@ucsfbhi

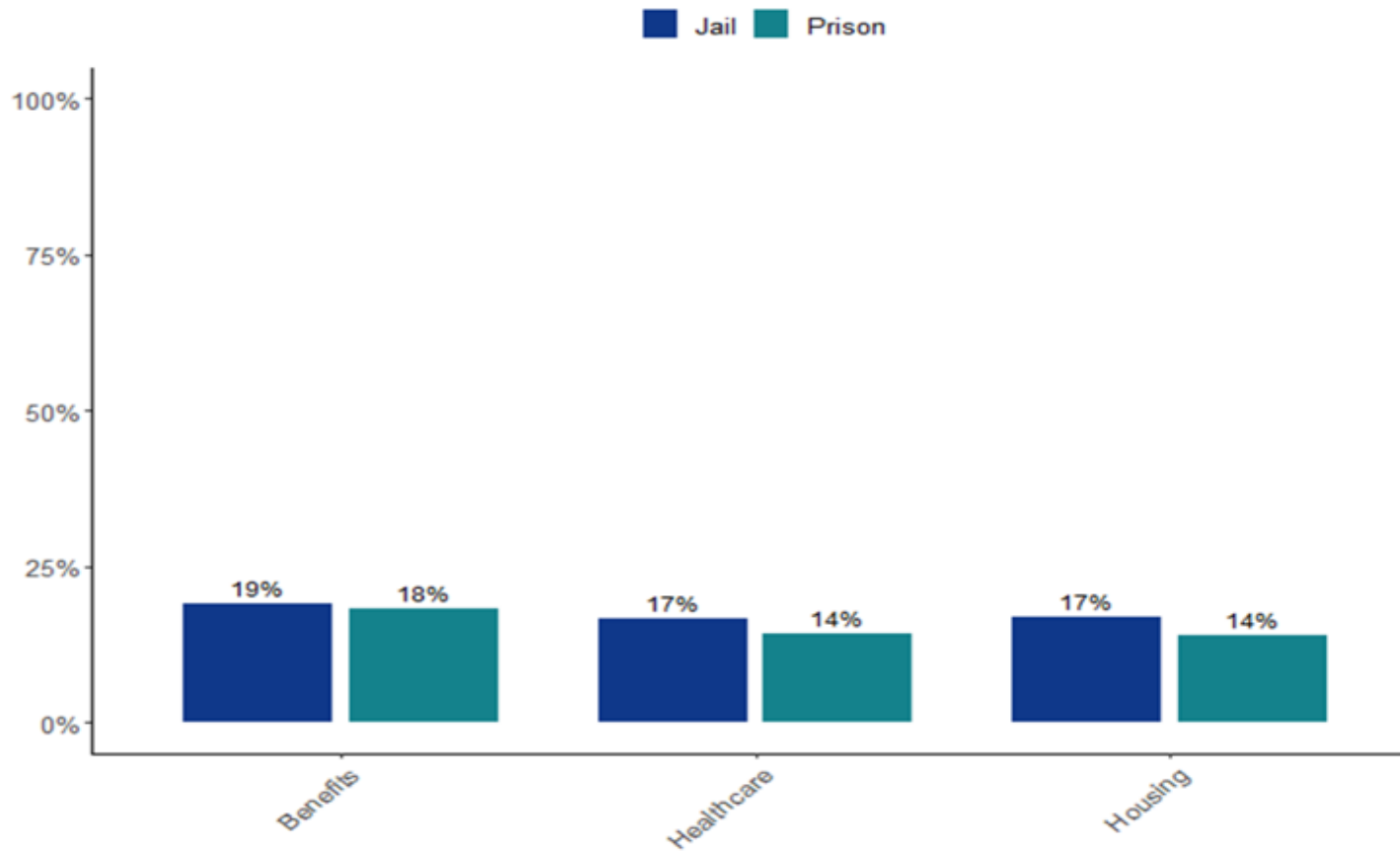
Many participants enter homelessness from jail or prison.



One in six (equal to about 16 percent) people entered homelessness from a prolonged jail or prison stay.

- 10 percent from jail
- 6 percent from prison

Few receive reentry services while exiting.⁴



Jail re-entry support is only reported for individuals who reported jail stays of 30 days or more.

4. Margot Kushel et al., *Toward a New Understanding: The California Statewide Study of People Experiencing Homelessness* (San Francisco: University of California San Francisco Benioff Homelessness and Housing Initiative, 2023), https://homelessness.ucsf.edu/sites/default/files/2023-06/CASPEH_Report_62023.pdf.

Criminal legal requirements create barriers to housing and contribute to homelessness.



“I was arrested in X County. Upon my release, instead of releasing me to Y County where I was from, they released me to the county that committed me to prison, which was X County. So here I knew nobody. I had no friends, no family, no nothing. So, it kind of rendered me homeless here.” – Study Participant⁵

Limited Discharge and Reentry Services

Interviewer: “Can you tell me about what being released [from jail] is like?”

Study Participant: “Nothing. Cut your bracelet off and off you go ... There’s nothing. They don’t know if you’re going to be homeless, if you’re going back to being homeless. They don’t ask any of that.”

5. Margot Kushel et al., *Toward a New Understanding: The California Statewide Study of People Experiencing Homelessness* (San Francisco: University of California San Francisco Benioff Homelessness and Housing Initiative, 2023), https://homelessness.ucsf.edu/sites/default/files/2023-06/CASPEH_Report_62023.pdf.

A criminal record is a common barrier to reentering housing.



“It’s having to answer the convict question, ‘Are you an ex-convict’ on a rental application. Having to answer that question, I believe, is the reason why a lot of opportunities are passed by me.” – Study Participant⁶

6. Margot Kushel et al., *Toward a New Understanding: The California Statewide Study of People Experiencing Homelessness* (San Francisco: University of California San Francisco Benioff Homelessness and Housing Initiative, 2023), https://homelessness.ucsf.edu/sites/default/files/2023-06/CASPEH_Report_62023.pdf.

The Mechanisms of Rental Exclusions for People with Criminal Records Based on Landlord Size

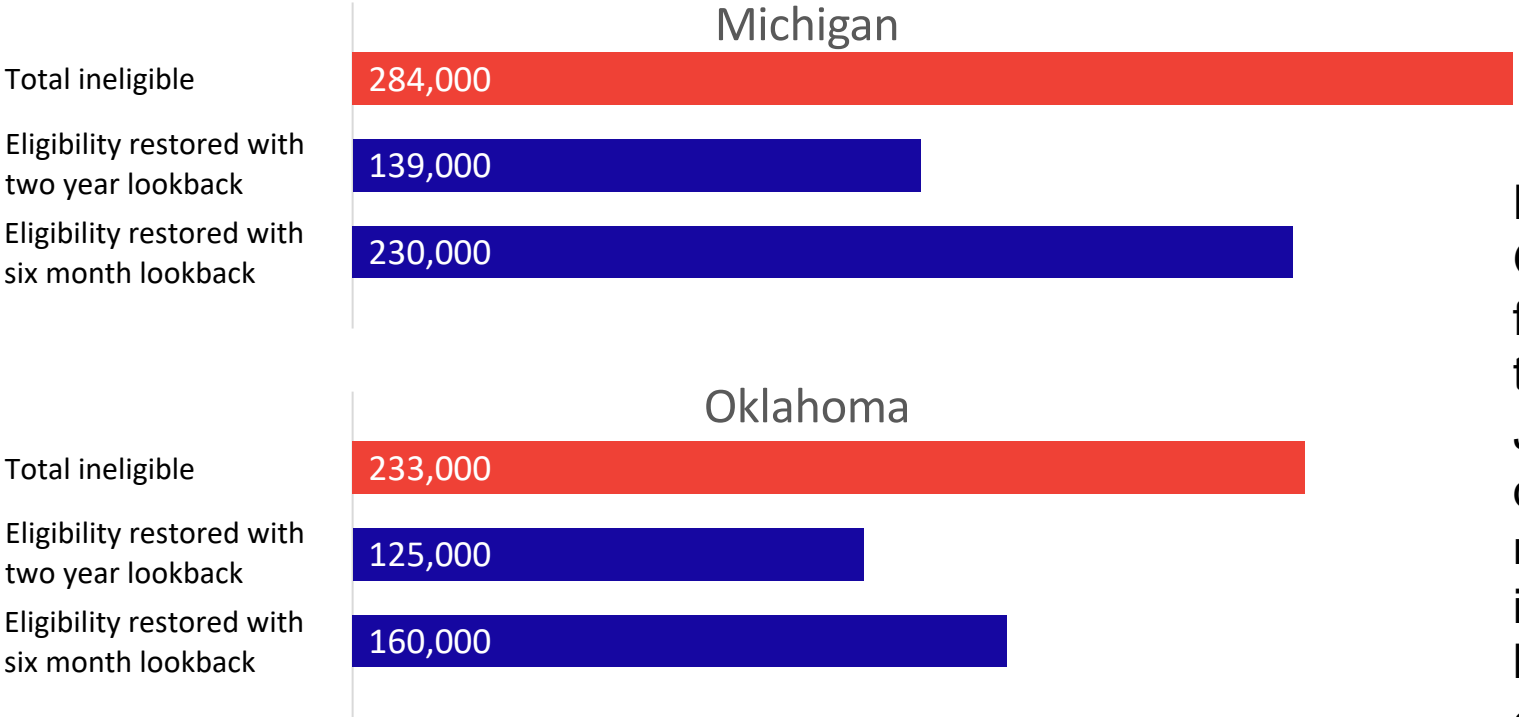


	Mom-and-Pop Landlords	Large Landlords
Degree of Formalization	<ul style="list-style-type: none"> · Low Formalization (lack of explicit selection criteria and policies) 	<ul style="list-style-type: none"> · High Formalization (explicit selection criteria and policies)
Rigidity	<ul style="list-style-type: none"> · Low Rigidity (unwritten and/or flexible policies & practices that are loosely coupled) 	<ul style="list-style-type: none"> · High Rigidity (explicit and tightly coupled policies & practices)
Specific Screening Practices & Technologies	<ul style="list-style-type: none"> · “Gut-feelings” · Individualized decisions · In-person meetings · Informal tests 	<ul style="list-style-type: none"> · Third-party screening software · Algorithms · Routinization
Discriminatory Pathways	<ul style="list-style-type: none"> · Cultural matching for “fit” and “character” 	<ul style="list-style-type: none"> · Blanket bans and quantitative scoring

Table 1. Adapted from: Reosti 2020; Rosen et al. 2021; Fields 2022; So 2022¹²⁴

7. Lucius Couloute and Kacie Snyder, “Housing Insecurity among People With Criminal Records: A Focus on Landlords,” *Kansas Journal of Law & Policy*, no. 32 (2023) 21-54, <https://lawjournal.ku.edu/volume-32-symposium/>.

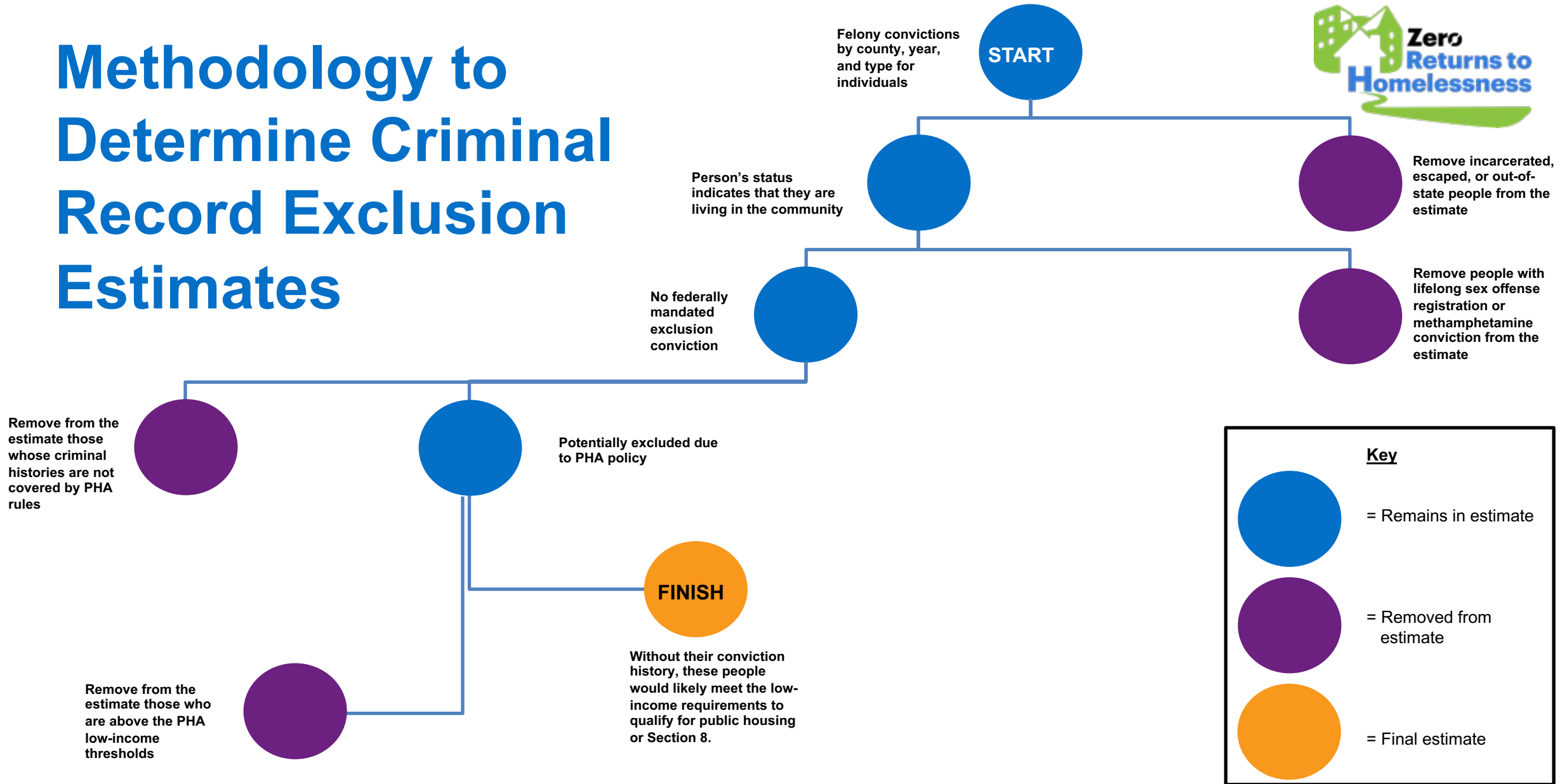
Total People Ineligible and Eligible for Public Housing Authority Resources in Two States with and without Policy Changes



Note: Michigan and Oklahoma were the first two states that the Vera Institute of Justice studied to determine the number of people ineligible for public housing due to criminal record restrictions.

8. Dr. Niloufer Taber, John Bae, and Jacqueline Altamirano Marin, "Public Housing Eligibility for People with Conviction Histories," *Cityscape: A Journal of Policy Development and Research* 25, no. 2 (2023).

Methodology to Determine Criminal Record Exclusion Estimates



9. Dr. Niloufer Taber, John Bae, and Jacqueline Altamirano Marin, "Public Housing Eligibility for People with Conviction Histories," *Cityscape: A Journal of Policy Development and Research* 25, no. 2 (2023).



Reentry and Homelessness: A Synthesis of the Evidence

[\(http://www.evidenceonhomelessness.com/topic/criminal-justice-reentry/\)](http://www.evidenceonhomelessness.com/topic/criminal-justice-reentry/)

Stephen Metraux, PhD

Housing, Services, and Outcomes



What do we know about the state of the research?

- The challenges that people face when returning from incarceration are substantial.
- Systems are fragmented, and no one agency is responsible for providing housing.
- There are shortcomings in responding to the overlap between systems.

What works in preventing homelessness in reentry?

- Discharge planning
- Permanent housing
- Rental subsidies
- Permanent supportive housing

To get us closer to Zero Returns to Homelessness, as a field we have to:

- Develop (and evaluate) new models.
- Not frame reentry as a homeless problem.
- Build upon family supports.
- Develop models to scale (think bigger).
- Reduce incarceration.



Zero Returns to Homelessness

Session 3: Reflections from Leaders in the Field with Lived Experience

John Bae | June 27, 2023



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Panelists



- **John Bae** – Second Chance Fellow, Bureau of Justice Assistance
- **Doug Bond** – Executive Director, Amity Foundation
- **Will Bright** – Owner, Moore Bright Housing
- **Dolfinette Martin** – Housing Director, Operation Restoration
- **Dr. Topeka Sam** – Executive Director, The Ladies of Hope Ministries
- **Paul Solomon** – Executive Director, Sponsors, Inc.

Today's Discussion



Successes in the Field



Barriers to Success



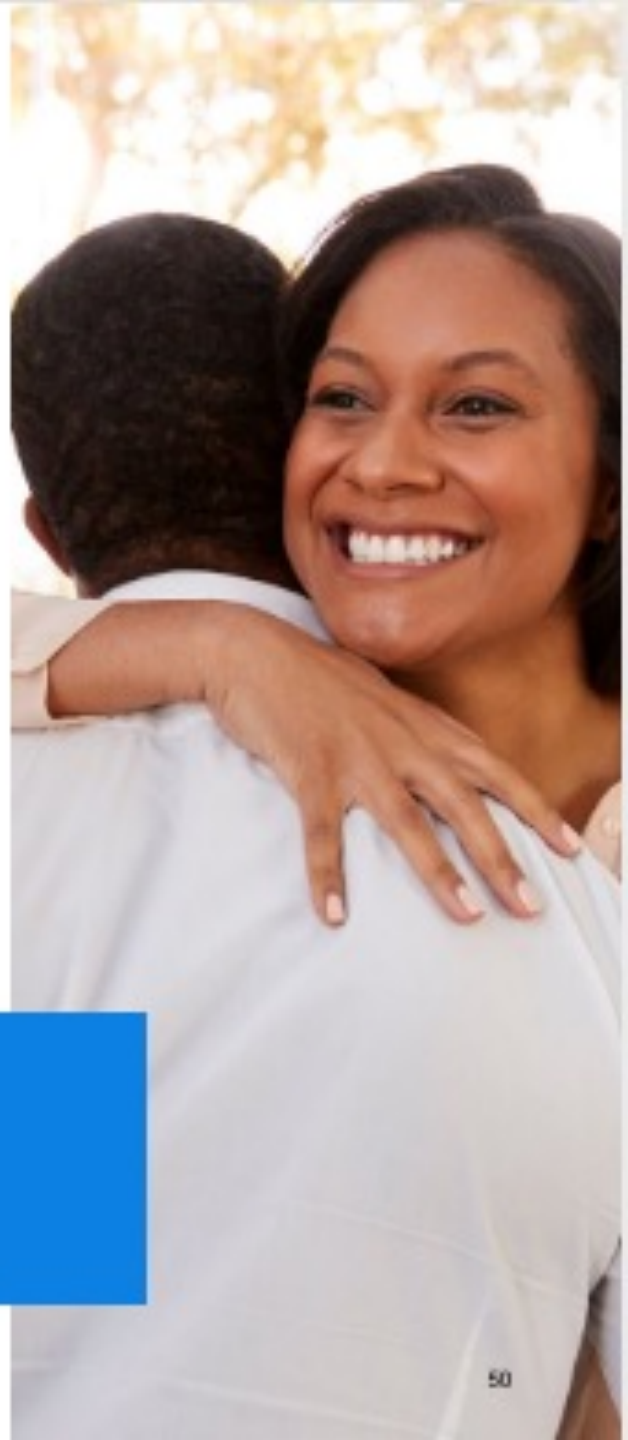
Real Change through Decisionmaking and the
Future of the Field



Q&A



Closing



What work are you undertaking?



- **Will Bright – Owner, Moore Bright Housing**
 - Expanding options by developing new housing and giving people the chance to own their homes.
- **Doug Bond – Executive Director, Amity Foundation**
 - Just In-Reach Program: getting people into housing with wrap-around services (community health workers and housing navigators) supported by the work of coalitions.
- **Dolfinette Martin – Housing Director, Operation Restoration**
 - Sitting on the review board of the Housing Authority of New Orleans.
 - Successfully advocating for women who are facing termination from subsidized housing programs.
- **Paul Solomon – Executive Director, Sponsors, Inc.**
 - Through a sponsors partnership with Homes for Good (Public Housing Authority, PHA) and Lane County Parole/Probation, developed new supportive housing for people returning from incarceration.

What barriers are impeding your work?



- Definitions of homelessness are too limiting.
 - Until we address the definition of homelessness, this will continue to be a barrier to accessing permanent supportive housing (PSH) for people returning from incarceration.
 - Some HUD-funded housing providers are too narrowly focused on a certain vision of who is “homeless,” and they need to look at people who are "at risk" as well.
- Lots of properties that receive funding, including from HUD, rebuild but then keep certain people out.
 - If we as a society are going to fund these developments to create housing options for the least of us, there should be mandates and oversight to ensure that the people who need access to these spaces have the opportunity.
- Limited funding is a main barrier. Targeted funding to expand housing access and funding to help rural areas would expand access to people who have returned from incarceration.
- People do not get sufficient housing information when leaving prison, and parole and probation are not always aware of the resources available.

How does the field move toward Zero Returns to Homelessness?



Discussions need to continue to happen.

- These conversations would not have happened 10 years ago.
- Change happens based on these collaborative conversations.

Change will require a commitment to real collaboration.

- The number of people out there who want to advocate for change is large.
- We need philanthropy, government, and community-based organizations (CBOs) working together.

An effort to changing the conversations will also help us make further progress.

- We need to work to break down stigma.
- The programs highlighted in this session and the symposium enhance public safety.



Zero Returns to Homelessness

Session 4: Unlocking New Units and Reducing Barriers to Entry

Dr. Richard Cho | June 27, 2023



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Session Agenda



Welcome



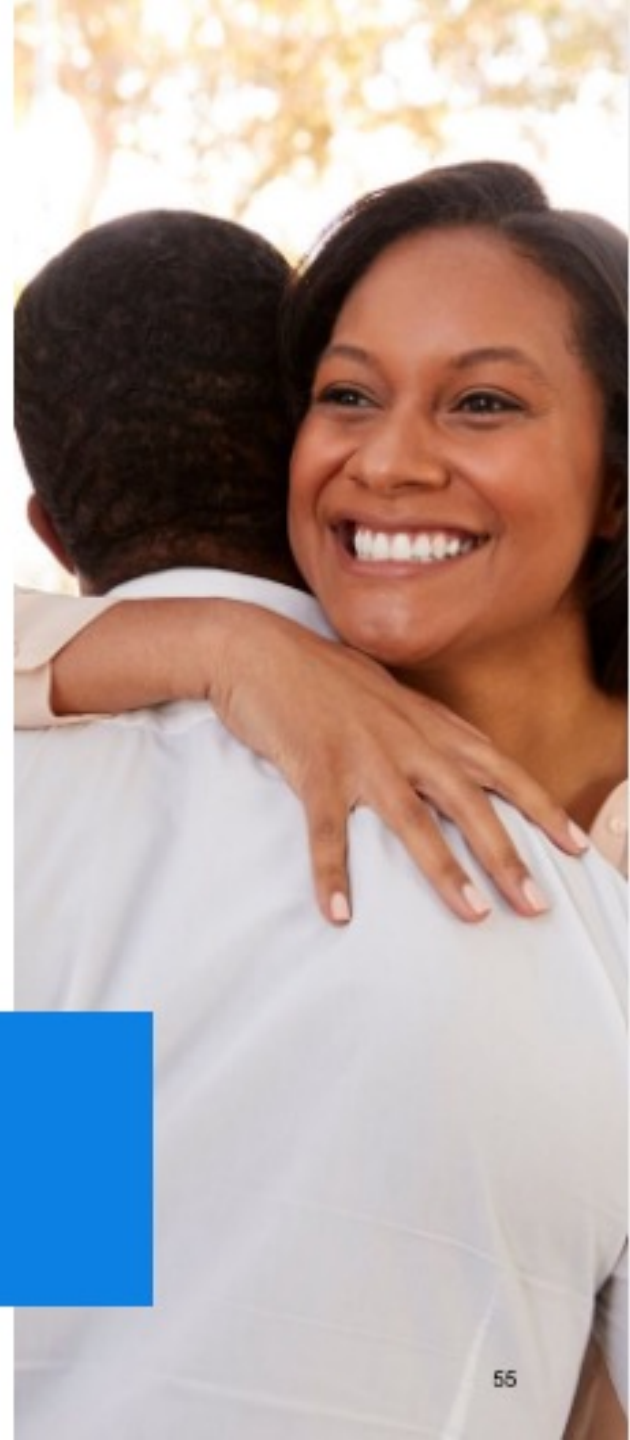
HUD Actions to Reduce Barriers



Local Actions to Reduce Barriers



Breakout Session



Panelists



- **Dr. Richard Cho** – Senior Advisor for Housing and Services, HUD (moderator)
- **Liz Hitt** – Executive Director, Homeless and Travelers' Aid Society
- **Bruce Quigley** – Director of Development, Union County Housing Authority (PA)
- **Dylan Shubitz** – Director of Intake and Special Programs, Housing Authority of the City of Austin, TX
- **Marie Claire Tran-Leung** – Project Director, National Housing Law Project
- **Kanani Medeiros** – Associate Director, Justice Systems Transformation, Corporation for Supportive Housing (CSH) (breakout facilitator)

HUD Actions to Reduce Barriers



HUD Action Plan

- Not automatically denying an applicant housing assistance simply based on the presence of a criminal conviction, other than where explicitly prohibited by federal law.
- Disregarding criminal history that is unlikely to bear on fitness for tenancy, such as arrest records, sealed or expunged records, older convictions, and convictions not involving violence or harm to persons or property.
- Individualized assessments to determine whether applicants truly pose a future risk to persons or property, taking into account other factors such as an applicant's employment, engagement in alcohol or drug treatment, and constructive community involvement.
- Providing applicants with criminal history records with reasonable time and opportunity to provide supporting information regarding mitigating factors before an admission decision is made.

Homeless and Traveler's Aid Society



- Role: Reentry provider and coordinated entry lead
- Partners: Continuum of Care (CoC), parole department
- Barriers Broken Down: CoC-funded rapid rehousing for people returning from state prison
- Difference Maker: Matched local, cross-system (CoC and parole) data

Union County Housing Authority (PA)



- Role: Public Housing Authority (PHA)
- Partners: Criminal Justice Advisory Board (CJAB), local government, court, political leadership, and the public
- Barriers Broken Down: Opened PHA units for people returning from state incarceration
- Difference Maker: Served a local population and made a business case

Housing Authority of the City of Austin, TX



- Role: PHA
- Partners: CoC, mental health public defender's office, Downtown Austin Community Court
- Barriers Broken Down: Removed criminal record screening
- Difference Maker: Prioritized people returning for emergency housing vouchers, collaboration across systems

National Housing Law Project



- Role: National advocacy organization
- Partners: Local advocacy groups, people applying for housing
- Barriers Broken Down: Removing or mitigating criminal record restrictions
- Difference Maker: Working to reduce formal criminal record restrictions through the Fair Housing Act's disparate treatment and disparate impact, as well as new Fair Chance at Housing ordinances



Closing Speaker

Charley Francis

Deputy Program Director

The Council of State

Governments Justice Center



Zero Returns to Homelessness

Day 2

National Reentry Housing Symposium

Washington, DC, June 27–28, 2023



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Karhlton Moore
Director
Bureau of Justice Assistance
U.S. Department of Justice



Robert C. White
Councilmember-at-Large
Council of the District of
Columbia

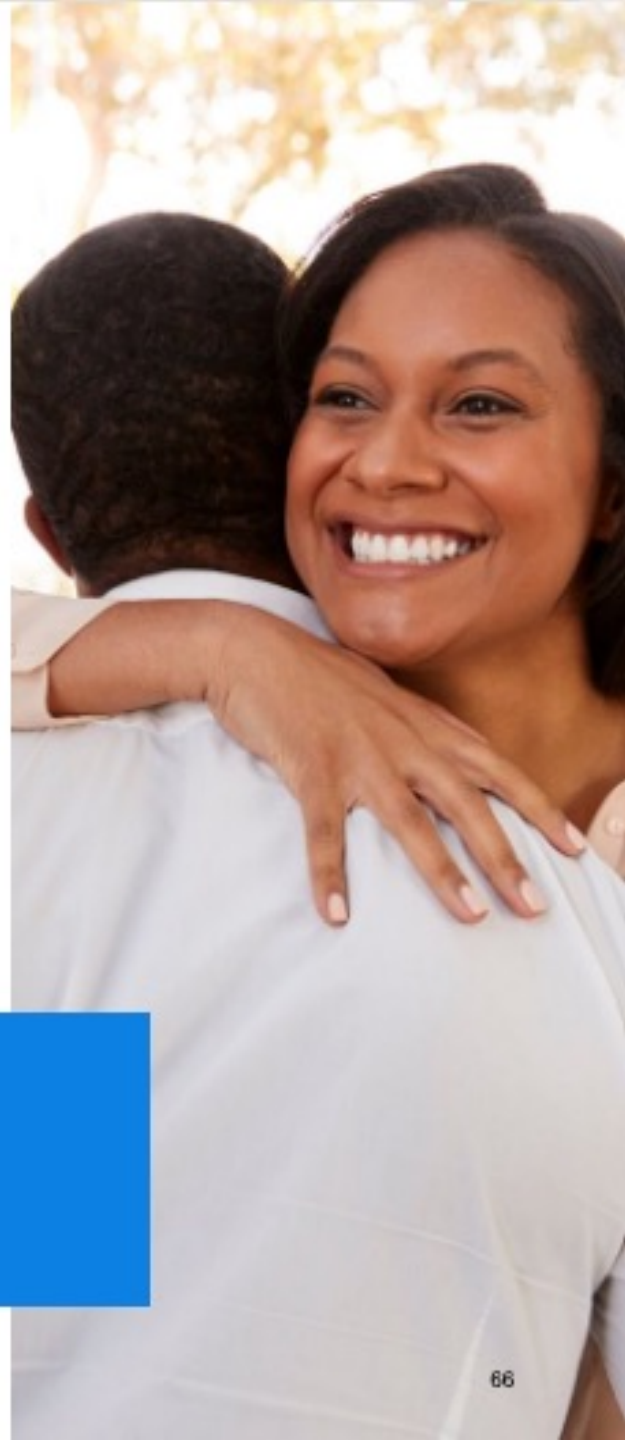
Day 2 Plenary Speakers



Richard J. Monocchio – Principal Deputy Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development (HUD)



Demetria L. McCain – Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity, HUD





Richard J. Monocchio
**Principal Deputy Assistant
Secretary for Public and
Indian Housing,
U.S. Department of Housing
and Urban Development**



Demetria L. McCain
**Principal Deputy Assistant
Secretary for Fair Housing
and Equal Opportunity,
U.S. Department of Housing
and Urban Development**



Zero Returns to Homelessness

Session 5: Reentry Housing Innovations

Sean Quitzau | June 28, 2023



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Presentation Outline

Welcome and Introductions

Amy King – Pallet Shelter

Carolyn Presnell – Weld Seattle

Dr. Aishatu Yusuf – Impact Justice

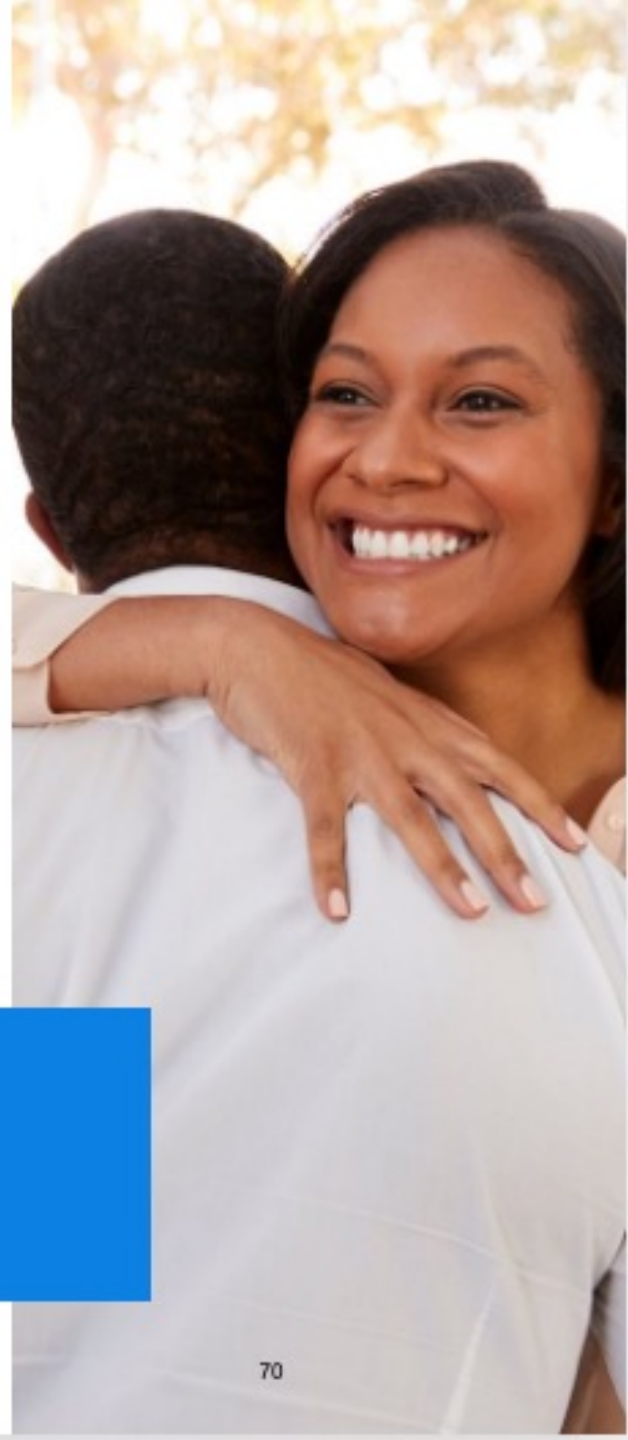
Gjvar Payne – Capitol Area Reentry Program

Charla Plaines – PA District Attorney's Office

Kenyatta Brunson – N Street Village

Susan Gottesfeld – Osborne Association

Closing Remarks and Transition to Group Discussion



Pallet Reintegration Housing

Presented by: Amy King

CEO, Pallet Shelter

amy@palletshelter.com



Photo courtesy of Pallet Shelter



BUILT WITH PURPOSE



About
80%

of our team has experienced homelessness, substance use disorder, or the criminal justice system and has found stability through meaningful employment.

PUBLIC BENEFIT COMPANY

Unlike traditional companies, which exist to maximize profits, a public benefit company pursues goals to make the world a better place.





PALLET SHELTER VILLAGES

The dignity of private space in a healing community environment.



**VILLAGE OF
HOPE**

Photo courtesy of Pallet Shelter



Weld Housing

Program Overview

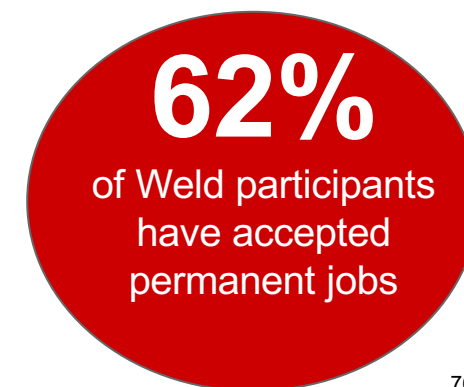
Carolyn Presnell
carolyn@weldseattle.org

WE ARE WELD



Weld Seattle provides **employment and housing services to people impacted by the justice system** who are in recovery and/or are experiencing homelessness. At **WeldHousing**, we provide safe, transitional housing. At **WeldWorks**, we provide paid job opportunities and coaching to help people navigate a return to the workforce.

Opening in 2023, **Weld1426** will be a thriving community gathering space and serve as the *in-real-life* headquarters for all things Weld, as well as a transformative spectrum of community programming, education, and wellness and recovery-oriented initiatives. Weld is staffed exclusively by people with lived experience in incarceration and/or addiction and is proud of its results-driven, peer-led programming.



THE WELD HOUSING PROGRAM MODEL

Recovery-driven transitional housing that prioritizes accountability.



Safe spaces



**Members pay
\$500 monthly
dues**



**Recovery-
based
housing with
accountability**



**Supportive
journey to
permanent
housing**

How does the program work?



People come to Weld ready to work, but they face enormous challenges finding housing and employment.

People apply to become a "member" of **WeldHousing**, which provides safe, recovery-driven housing alongside peers.



WeldWorks begins. Workers are placed in a transitional job. Weld pays them a living wage and provides ongoing job support services.

GOAL:
Upward mobility for all Weld members.



Weld offers **ongoing, customized support** to members to help them achieve career goals and transition to permanent housing.



Impact Justice: The Homecoming Project

Presented by: Dr. Aishatu R. Yusuf
VP, Innovation Programs

Photo courtesy of Impact Justice



Who We Are

Impact Justice advances safety, justice, and opportunity through boundary-breaking work that honors and empowers people and is changing expectations about what we can accomplish together.

The Homecoming Project (THP): An innovation of Impact Justice

- Innovation = Risk + Possibility
- Research = Knowledge
- Seed → Scale

People leaving prisons and returning home to their communities need immediate, stable housing.



How Does It Work?

- **Design:** THP matches participants with a homeowner who has a spare room, appreciates the additional income, and understands the value of relationship and community.
- **Pre-screening:** Potential participants and hosts are screened and undergo an application process.
- **Matching:** Once approved, participants and host meet in person or virtually based on needs and preferences.
- **Stipend:** THP pays the host a stipend of **\$45** per day, or nearly **\$1400** a month, for up to 6 months, plus a **\$400 Host Bonus**

Participant Criteria:

Sentenced to at least 10+ years of incarceration.

Host Criteria: Homeowner

Hosts: THP assists hosts in filling out required paperwork, onboarding into the program, matching with participants, and training services.

Community Support: Each participant is assigned a community navigator to coach and assist them in reconnecting to community and resources.

Successes

- **Pilot:** THP launched in 2018.
- **Participants:**
 - **98** participants successfully placed.
 - **93%** of participants identify as BIPOC.
 - **95%** of participants leave THP with full-time employment.
 - **100%** of participants transition into long-term housing.

0% RECIDIVISM



Contact Us



homecomingproject@impactjustice.org

Bernadette Butler

Director, THP

bbutler@impactjustice.org

Dr. Aishatu Yusuf

VP, Innovation Programs

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Gjvar Payne – Capitol Area Reentry Program



Taking a Holistic and Health-Focused Approach to Preventing Homelessness and Achieving Success

Focus on in-reach and developing health connection plans prior to release from incarceration

- Work with people pre-release with a focus on health equity issues first.

Focus on Holistic Health of Vulnerable Individuals

- Housing for HIV+ clients
- Working with local partners to house people with sex offenses
- Harm reduction syringe program for substance users
- LGBT center for gender non-conforming participants

We focus on the intersection of all these populations because we understand that all these categories of vulnerability are interlinked and often interdependent.

Charla Plaines, Reentry Coordinator, PA Attorney General's Office



Bridging Gaps in Services

- Reentry coalitions were created in 35 of 67 counties in PA with a focus on bridging gaps in services.
- Reentry plans were created in these counties to bridge gaps related to housing, employment, and access to services.
- The Christian Recovery Aftercare Ministry Project (CRAM, Inc.) is one of the programs funded by a county reentry housing plan.

Funding

- Pennsylvania Commission on Crime and Delinquency (PCCD) is a funder for the housing initiatives identified in the county reentry plan.
- PA funds reentry housing voucher programs for people reentering the community.

Financial Incentives

- PA Reentry Council partnered with Penn Housing Finance Agency; developers are encouraged to set aside a certain number of units for the reentry population.



Reentry Housing Innovations

Kenyatta T. Brunson
President & CEO

Our Services



The MARJ & MAK Vocational Center

Provides resources for women to achieve their goals related to income, employment, finances, and benefits.

N Street Village will build out an educational literacy program that will focus on reading, writing, and math skills.

Holistic Housing Program – A temporary, 21-bed program for women to focus on positive mental health goals and recovery from substance use.

Rapid Rehousing – 17 units of short-term rental and housing assistance for women with income to help people experiencing homelessness obtain housing quickly, increase self sufficiency, and stay housed.

Department of Behavioral Health – Adult Services Division works with N Street Village to provide recovery housing services to women with mental illness and co-occurring substance use disorders who have been diverted from the criminal justice system.



Barriers for women experiencing homelessness

Mental Health Needs

Declining Health

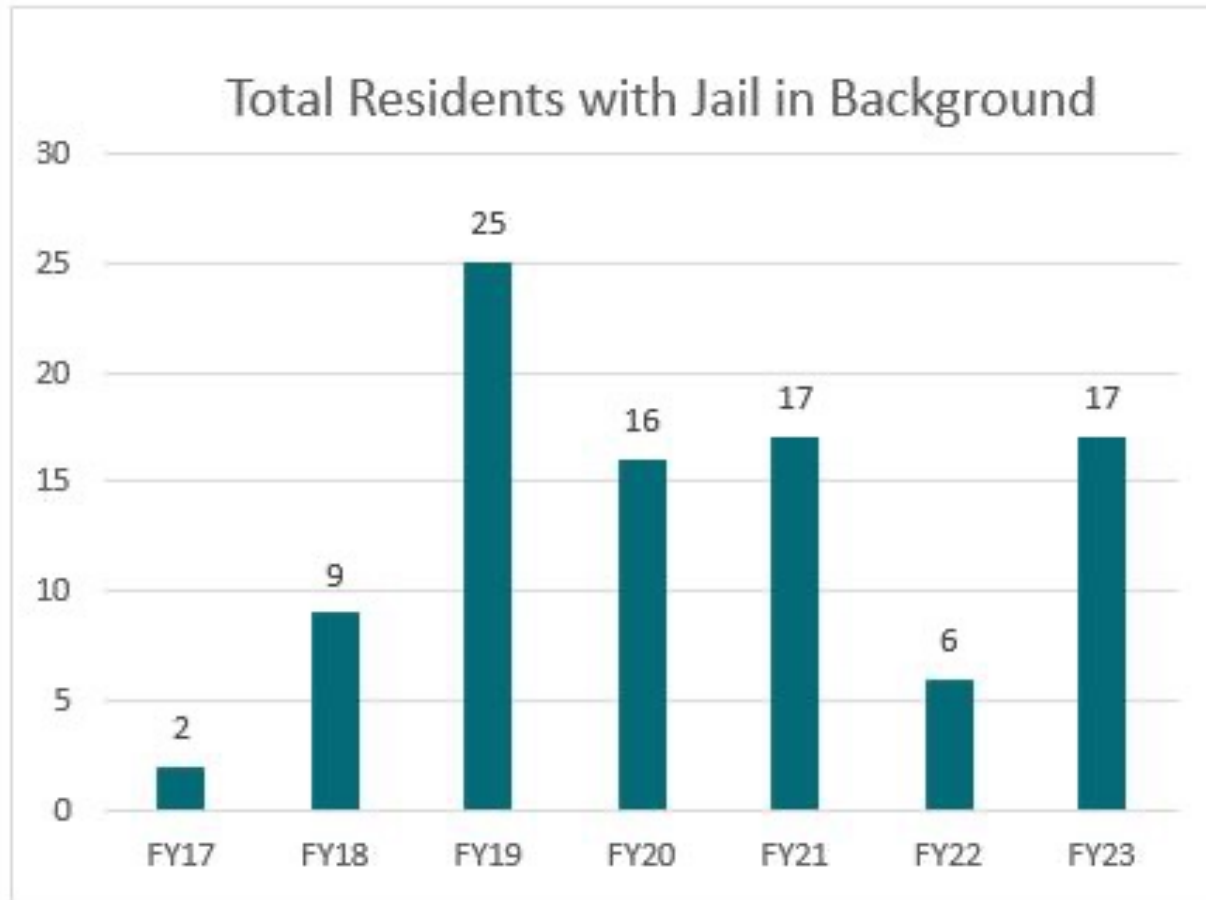
Legal Issues

Difficult Family Situations

Intervention for women experiencing homelessness

**Intensive, Trauma-
Informed Case
Management**

Client History of Incarceration





Susan Gottesfeld

Osborne Association

Chief Program Officer & Executive Vice President





About

Founded in 1933, the Osborne Association serves individuals, families, and communities affected by the criminal justice system. Osborne's housing programs include the following:

- **Fulton Community Reentry Center**, which is a 140-bed full-service reentry center for people returning to New York City from incarceration.
- **Marcus Garvey Supportive Housing** program, which provides 52 apartments and supportive services for formerly incarcerated older adults.
- **Kinship Reentry** program, which provides economic support and services to families with limited means, enabling them to welcome returning loved ones into their homes.
- **Pipeline**: 29 transitional housing beds and 324 supportive housing apartments under development for people involved in the justice system and their families.





Supportive Housing Units

Photos courtesy of Osborne Association

The Kinship Reentry Model

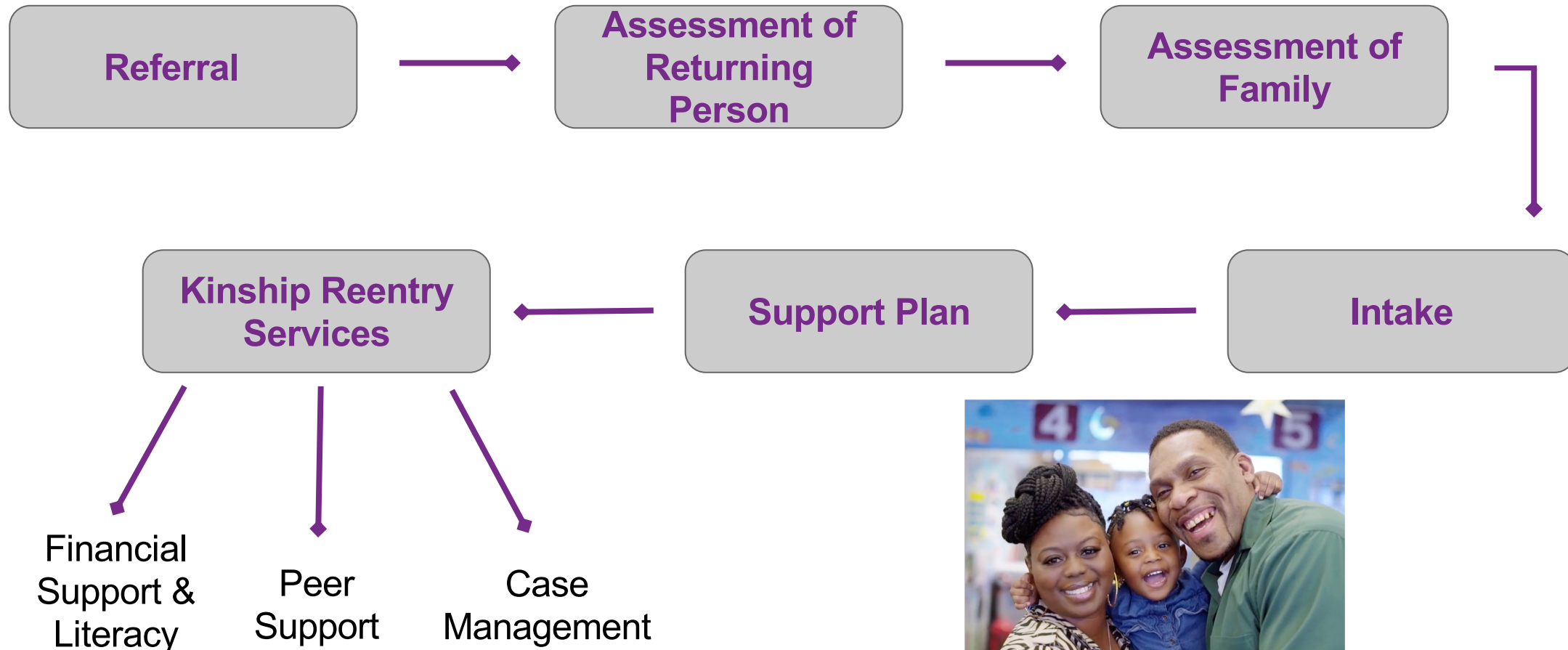


Photo courtesy of Osborne Association



Zero Returns to Homelessness

Session 6: Full Spectrum of Reentry Housing

Joaquin Altoro | June 28, 2023



Justice Center


Presentation Outline



Welcome and Introductions




Greg Washington – VP of Reentry, City of Refuge (Atlanta, GA)




Michael Randle – Executive Vice President of Operations,
Oriana House (Ohio)



Frankie Roberts – Executive Director, LINC, Inc. (NC)



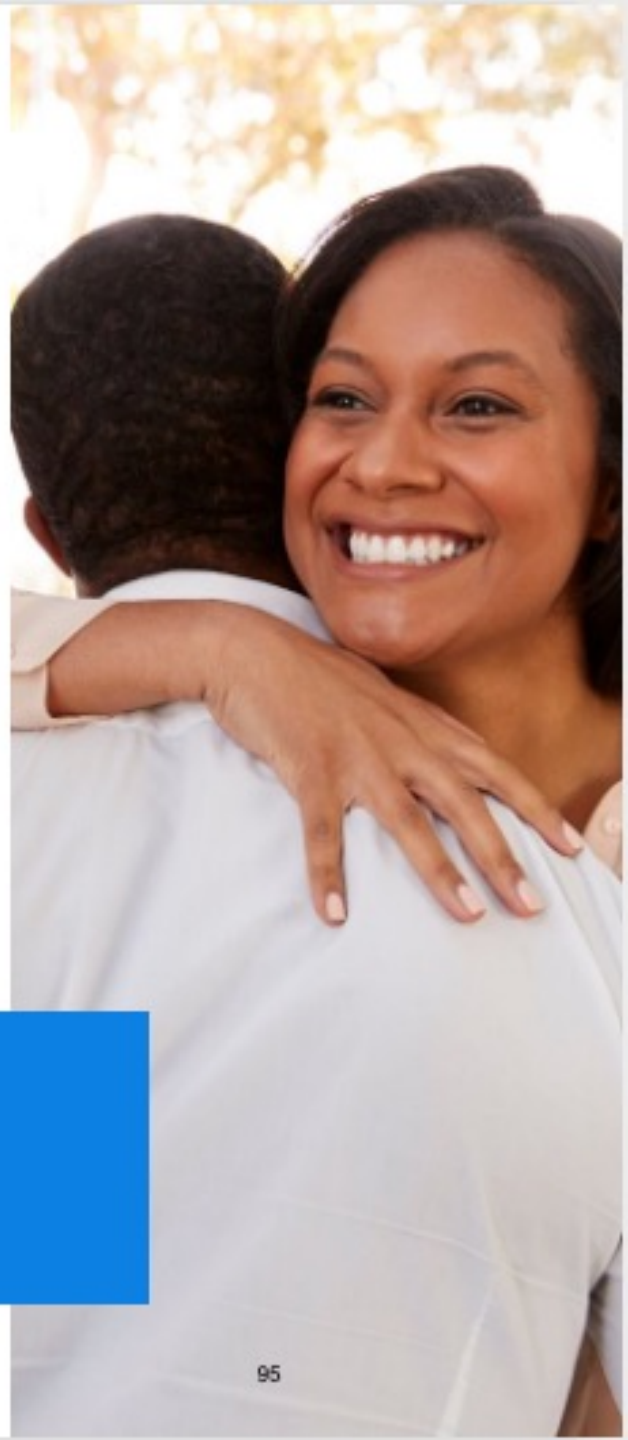
Kedar Brunson – Environmental Mgmt., New Hanover
County (NC)



Allison Clark – Associate Director, Impact Investments,
MacArthur Foundation



Closing Remarks





CITY OF REFUGE



The 345

Transitional and Supportive Housing for Men

Greg Washington

Executive Director, Reentry Hub and Family
Reunification



Photo courtesy of Pencor Construction



Historically, the property was formerly known as the Danzig Motel—one of the only Black-owned motels in Atlanta—and had been abandoned for more than 20 years.

Photo courtesy of City of Refuge



The purpose of the 345 Transitional Housing Program is to provide direct shelter, supportive services, skill building, and training designed to promote a successful transition to self-sufficient living and permanent housing for veterans and justice-involved men who are experiencing homelessness.

The 345 Transitional Housing Program is designed to encompass three ways of entry into the program for men in the metro Atlanta/Fulton County area:

1. As a participant of City of Refuge's (COR) Reentry Hub program as part of its wraparound services
2. As a participant of the Veterans Homeless Program located at Fort McPherson
3. As an 18-to-24-year-old young man who was previously in detention with the Division of Juvenile Justice



Photo courtesy of City of Refuge



Photo courtesy of City of Refuge



Some components of the program include the following:

- Career readiness and training
- Mental health treatment
- Financial literacy
- Stable and safe living conditions
- Skill development to live independently
- Substance use counseling (if needed)
- Assistance with employment opportunities
- Ensuring a successful transition to permanent housing



Oriana House, Inc.

Recovery Housing

Mike Randle, Executive VP of Operations

Description of Supervision and Services



- Provides temporary housing at no cost to the client.
- Maintains a community resource guide.
- Assists clients in using community resources to secure permanent housing, employment, and financial stability.
- Monitors client compliance with house rules and permanent housing deadlines.
- People with successful completions secure permanent housing approved by the Adult Parole Authority.
- Unsuccessful releases include failure to comply with house rules, a new arrest, or failure to obtain permanent housing within Ohio Department of Rehabilitation and Correction (ODRC) specified time frame.



Recovery Housing Program

- ✓ The facility staff are certified recovery coaches.
- ✓ Participants are required to abstain from all mood-altering drugs and sign an agreement to develop a Recovery Wellness Plan that includes attending self-help meetings, aftercare programming, recovery coach facilitated groups, employment classes, and individual recovery coach sessions.
- ✓ Randomized urine drug screens and alco-sensors are conducted frequently.
- ✓ A treatment case manager provides care and support coordination to help each client resolve identified needs and links them with the necessary resources to maximize client success.
- ✓ An outdoor space for congregation, cookouts, physical activities, and social gatherings is provided in the courtyard.



Photo courtesy of Oriana House



2022 Recovery Housing Stats



136

Intakes

104

Successful
Discharges

76%

Success Rate

Transitional and Permanent Supportive Housing

Frankie Roberts, Executive Director, LINC Inc.

The LINC Way



- Housing first is the key to successful reentry.
- We believe that transitional housing comes before permanency.
- Local reentry councils are necessary to organize services and support for people transitioning; they help leverage time and resources, especially housing.
- Peer-led case management is extremely effective.
- Political alignment is a **MUST**.
- **SPEAK LIFE** (language is very important).
- Technology, technology, technology...

Photo courtesy of LINC



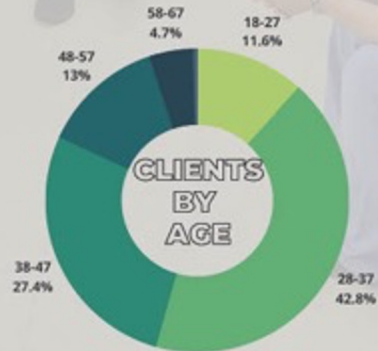


LINC M.E. Roberts Transitional Living Facility

The Marvin E. Roberts Transitional Living Campus offers shelter, food and clothing in a therapeutic environment for up to 18 months for men and women who have been recently released from State and/or Federal prisons or local jails. It provides a positive social network with intensive case management services for life skill development including family strengthening.

- 159 Total Clients Served Through MER This Year.
- 215 Total Clients Served On-Campus Including MER, HAARTS and DPS.

WHO M.E.R SERVED FROM 2021-2022...




Local Reentry Council New Hanover County LINC

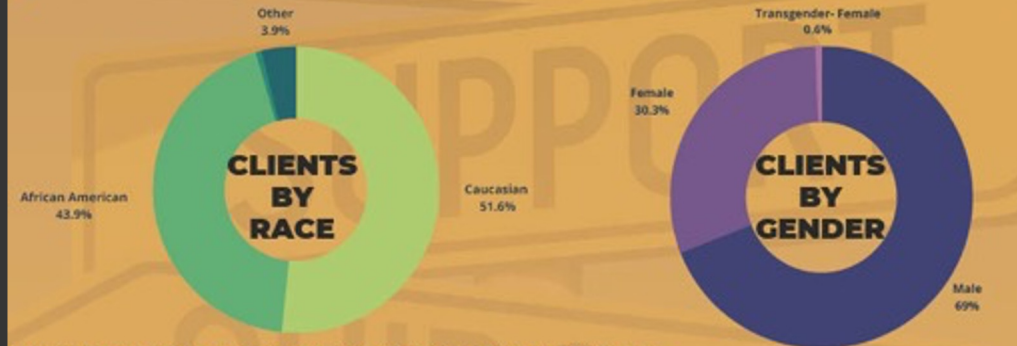
LEADING INTO NEW COMMUNITIES

IN THE 2021-2022 FISCAL YEAR THE LRC:

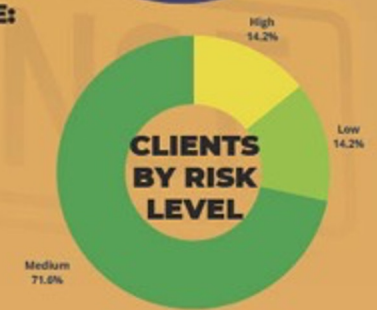
- Provided services for **155** justice-involved individuals.
- Had **83** successful graduates & still had **59** individuals active when the fiscal year ended.

LINC's Local Reentry Council (LRC) consists of an organized network of individuals and agencies that have a role or significant interest in providing innovative responses to the reintegration of offenders/formerly incarcerated individuals at the local level. The purpose of the Local Reentry Council is to help bring together all stakeholders who could offer assistance to returning citizens.

LRC 2021-2022 CLIENT POPULATION:



CLIENT'S MOST RECENT INCARCERATION SITE:





Reentry simulator



LINC urban farm



45-bed residential campus



Residents talking to local chamber of commerce



Residents in a class learning how to use Google products

YOU ARE CORDIALLY INVITED TO THE
Dedication & Celebration
OF THE NEW LINC, INC.

MARVIN E. ROBERTS
TRANSITIONAL LIVING FACILITY

ON
FRIDAY, AUGUST 10, 2012

10:30 AM TO 12:00 NOON

222 DIVISION DRIVE WILMINGTON, NC

Please RSVP by August 8th to Lindsay at (910) 762-4635 or RSVP@lincnc.org
SPEAKERS / INSPIRING STORIES / RIBBON CUTTING / FOOD / TOURS

Q&A: Kedar Brunson – Environmental Mgmt., New Hanover County (NC)



What would you like to highlight about your experience exiting the justice system and gaining access to the housing and services you needed?

- The stigma related to my involvement in the justice system was a huge barrier.
 - Upon reentering, I had to adjust to the changes in society.
 - I was able to use my anger to my advantage and transferred into positive energy.
- LINC gave me an opportunity to succeed.
 - Worked through programming and temp service at LINC.
 - The structured support and case management helped me make progress.
- People need the opportunity to succeed when returning from incarceration.
 - People need to be given access to the housing and services they need.
 - Past involvement with the justice system does not define who we are.



Just Home Project:

Disrupting the link between housing instability and justice involvement

Photo courtesy of Jon Bilous/Shutterstock

Safety and Justice Challenge (SJC)



SJC supports policies and practices that will safely reduce jail populations by 50 percent across all participating jurisdictions by 2025 and eliminate racial inequities.

- SJC has invested \$326 million across 57 jurisdictions, including large cities and smaller, rural counties.
- Key successes to date:
 - The combined jail populations in the participating cities and counties have declined by 22 percent to date.
 - San Francisco cut jail usage by 29 percent and closed one of its jails.
 - Charleston County reduced the jail population by 27 percent and reduced the rate at which BIPOC people were booked by 23 percent.

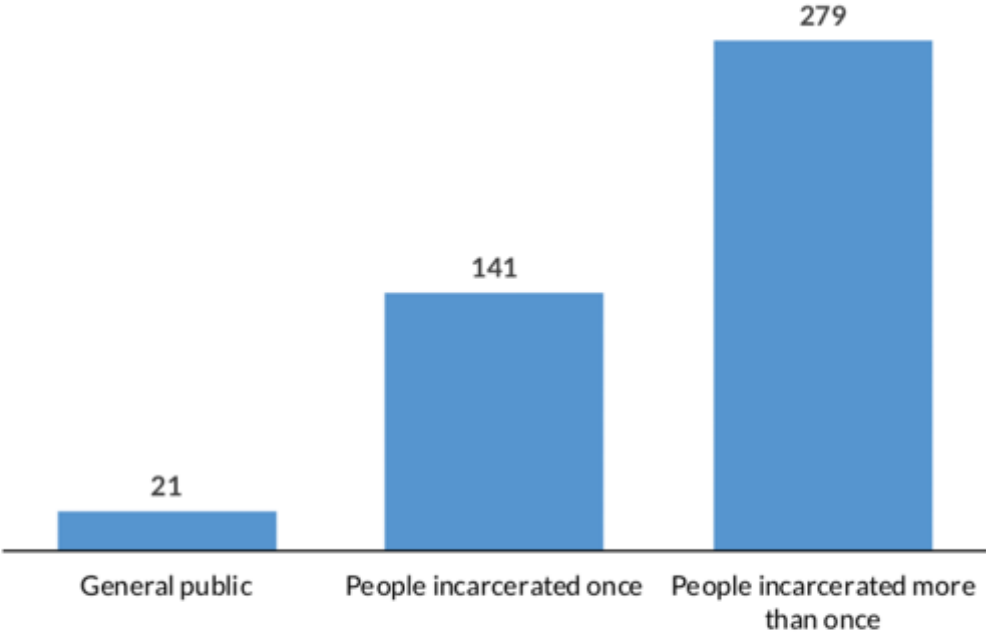
Housing and Criminal Justice Outcomes are Linked

Housing Instability can Both lead to and Result From Contact with the Criminal Justice System

People Incarcerated More than once are 13 Times More Likely to Experience Homelessness than the General Public

Unsheltered Homelessness Increases Contact With The Justice System & Emergency Health Services

Number of people experiencing homelessness per 10,000 people in 2008



Source: [Prison Policy Initiative](#)



The Just Home Project supports restoring communities and reducing incarceration and housing instability by generating an array of housing solutions that can help to permanently end the use of jails and prisons as housing of last resort.

Photo courtesy of MacArthur Foundation

MacArthur Foundation

Site Profile: San Francisco, CA



- Issue: More than a third of the people in local custody are experiencing homelessness, three-quarters of them have a history of substance use, and more than 15 percent have a diagnosis of serious mental illness.
- Target population: young people aged 18–35, particularly BIPOC, who use multiple systems at a high rate and are exiting custody.
- San Francisco Housing Accelerator Fund will acquire multi-family properties for target population.
- The goal will be to provide and coordinate supportive services onsite.
- **Major challenge: addressing crisis level of homelessness (8,000 people per night sleeping without shelter) in a city with the highest cost of producing affordable housing units (estimated at \$665,000 per unit).**

Site Profile: Charleston County/Charleston, SC



- Issue: Black people make up 26 percent of the population but represent 63 percent of the people cycling in and out of the correctional system in the county.
- Target population: men with four or more bookings for nonviolent offences in the past year.
- South Carolina Community Loan Fund will provide flexible financing to developers who will lease units to this population.
- The goal is to create low-barrier housing in high-opportunity communities where residents have access to supportive services and public transportation.
- **Major challenge: conflicting views from local leaders and a lack of a clear and unified strategy on how to combat racism and racial inequities.**

Site Profile: Minnehaha County/Sioux Falls, SD



- Issue: 35 percent of people incarcerated in state prison were Native American (compared with 7 percent of the state population), and another 8 percent were Black or African (less than 2 percent of the state population).
- Target populations: (a) people who are otherwise stable but for whom criminal involvement is the primary barrier to housing and (b) people with frequent usage of emergency services.
- The goal is to create a housing “campus” with onsite services, as well as creating incentives to smaller developers to set aside units.
- **Major challenge: developing culturally informed intervention strategies for a Native population that is disproportionately experiencing homelessness, struggling with substance use, and involved in the justice system.**

Site Profile: Tulsa, OK

- Issue: Approximately 49 percent of people experiencing homelessness have had criminal justice involvement. Also, BIPOC people represent 29 percent of the total Tulsa population but are 44 percent of people experiencing homelessness.
- Target population: individuals who (a) have a felony conviction for violent or drug offenses; (b) have a physical disability, mental illness, or substance use disorder; and (c) are at risk of ongoing housing instability or reincarceration due to court fees, fines, and costs.
- PartnerTulsa will acquire and renovate a multi-family home or hotel property to provide a mix of transitional, supportive, and affordable housing.
- **Major challenges: extremely high incarceration rate (third highest in U.S. by population) and heavy reliance on fees and fines to fund the court system, which leads to reincarceration.**



Zero Returns to Homelessness

Session 7B: Housing Development Strategy

Ryan Moser | June 28, 2023



Justice Center

Today's Agenda



Goal Setting



What Is Supportive Housing?



Supportive Housing Budgeting



Preliminary Planning



Cross-sector Collaboration and
Overcoming Community Opposition



Speakers



Ryan Moser
Vice President
Strategy & External Affairs



CSH works to advance affordable housing aligned with services as an approach to help people thrive. We do this by advocating for effective policies and funding, equitably investing in communities, and strengthening the supportive housing field.

Andre Ward
Associate Vice President of Policy
David Rothenberg Center for Public Policy



The Fortune Society's mission is to support successful reentry from incarceration and promote alternatives to incarceration, thus strengthening the fabric of our communities.

Preparing for a New Supportive Housing Project

- It's important to know who you are trying to serve, the barriers they face, the communities they come from, their strengths, the supports they likely need, how much and for how long, and how they like to receive them.
- Ask people directly, ask them early, and ask them often.
- There is not a one-size-fits-all housing program.
- Knowing the people who you're working with can help you make choices about model and funding.



Self-assessment: Do You Have...



A **clear vision** of what you want to do and how it's different from what you are already doing? Do you have full buy-in at the organization?



An **understanding** of the population you want to serve and why supportive housing is the intervention that will work for them?



An **appreciation** for how long it can take to complete development and the risks?



The **ability** to attract development team members and partners who can help you succeed?

Supportive Housing Is the Solution



Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy, and dignity.



How Do You Describe Supportive Housing?

Supportive Housing



1. Property and Housing Management

2. Housing

3. Supportive Services

4. Project's Relationship to the Community

Engaging Households with Multiple Barriers



People with chronic mental health needs and substance use disorders

Families involved in the child welfare system

People impacted by the justice system

People who need frequent emergency services

People with intellectual and developmental disabilities

Older adults

Transition-age youth

Veterans

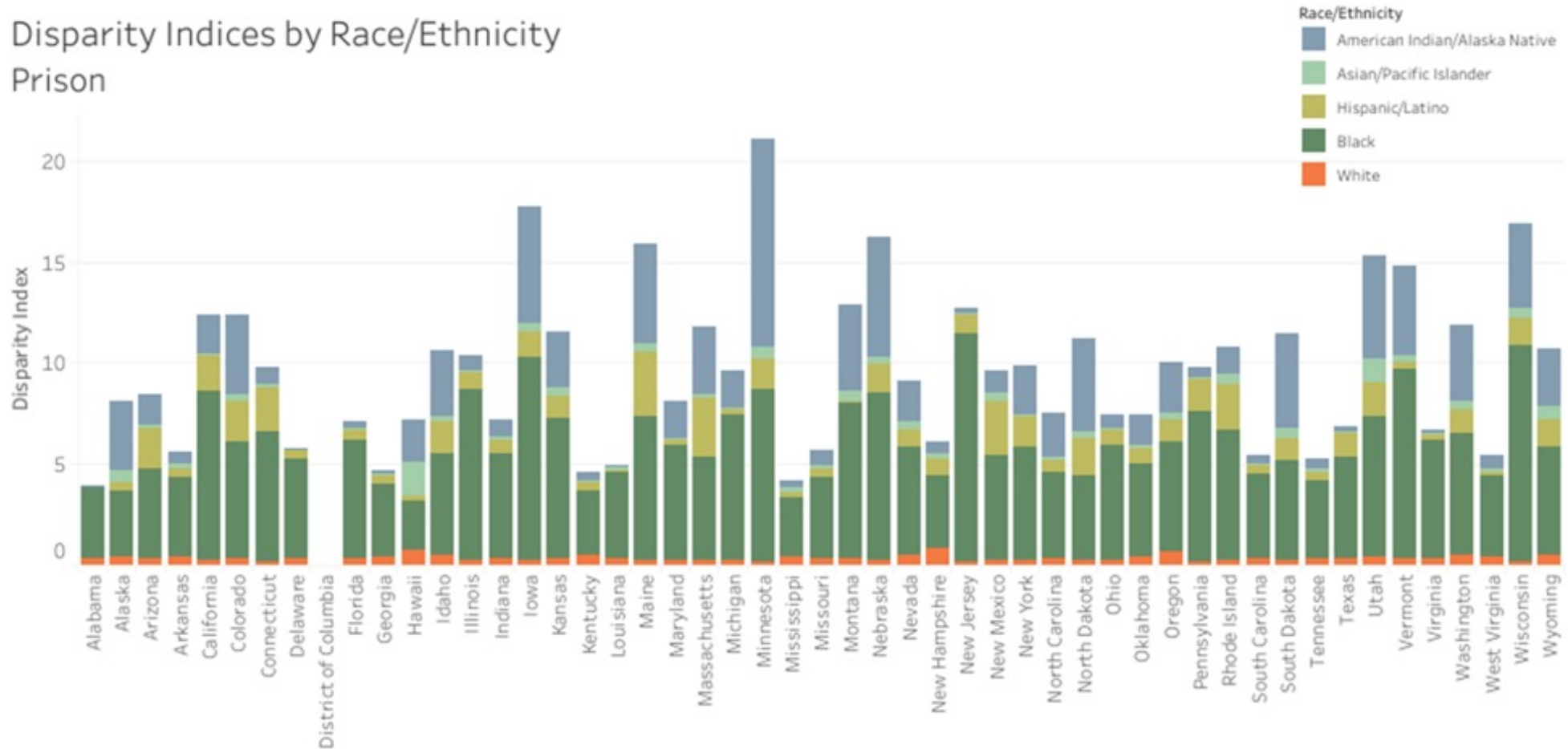
People with chronic health conditions

Prison Incarceration and Racial Disparity



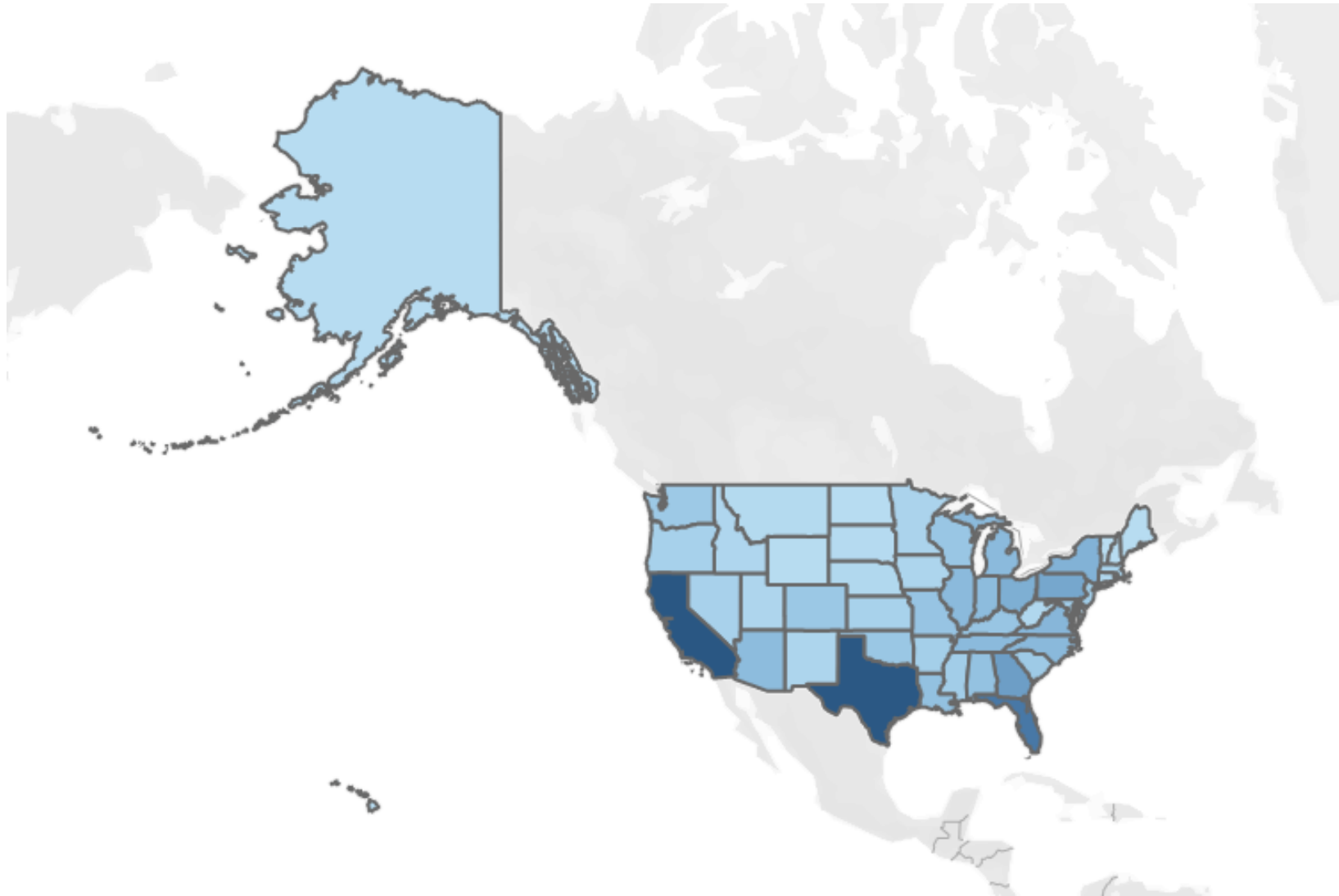
The CSH Racial Disparities and Disproportionality Index (RDDI) provides stacked bar charts comparing the cumulative disparity of racial and ethnic groups within the prison system on a state-by-state basis.

Disparity Indices by Race/Ethnicity
Prison



11. CSH, "Racial Disparities and Disproportionality Index," accessed July 6, 2022, <https://www.csh.org/supportive-housing-101/data/#RDDI>.

CSH Permanent Supportive Housing (PSH) Needs Assessment by State



Scale of Supportive Housing Needs Across the United States



12. Image used with permission. CSH, "Supportive Housing Need in the United States," accessed April 9, 2024, <http://www.CSH.org/data>.

Supportive Housing Is Rental Housing



Choice of what housing unit to live in.

Identical to tenants in non-supportive housing.

Tenants have a clear understanding of their rights and responsibilities.

No service participation agreements.



Photo courtesy of Corporation for Supportive Housing

Key Elements of Housing and Property Management



Tenant-centered

- Education
- Feedback
- Communication

Accessible

- Housing first
- Landlord relations
- Cultural humility

Coordinated

- Landlord relationships
- Property management and service staff

Integrated

- Tenant leases and rights
- Unit choice

Supportive Housing Models



➤ Single-site

Apartment buildings exclusively or primarily housing individuals and/or families who need supportive housing

➤ Scattered-site

Rent subsidized apartments leased in the open market

➤ Integrated

Apartment buildings with units set aside for people who need supportive housing



Source: Images used with permission. "Cedar Hill Efficiency Apartments," CSH; "Mission Creek Apartments PSH," CSH and Mercy Housing

Single Site Example: Syracuse Freedom Commons



- **Population:** People recently released from incarceration
- **Types of housing:** Affordable housing and PSH in a single location
- **Partners:** Center for Community Alternatives, local Public Housing Authority
- **Financing:** Tax credits, state funding

Project profile can be found at:
[Freedom Commons – Center for Community Alternatives.](#)

Scattered Site Example: Returning Home Ohio



- **Population:** People leaving state incarceration with serious mental illness or HIV
- **Types of housing:** Individual units (PSH) across the state
- **Partners:** ODRC, state behavioral health agency, managed care insurers, and local providers
- **Financing:** State DOC funding, BJA funding for expansion

Project profile can be found at:
[Housing and Justice System Connections - CSH](#)

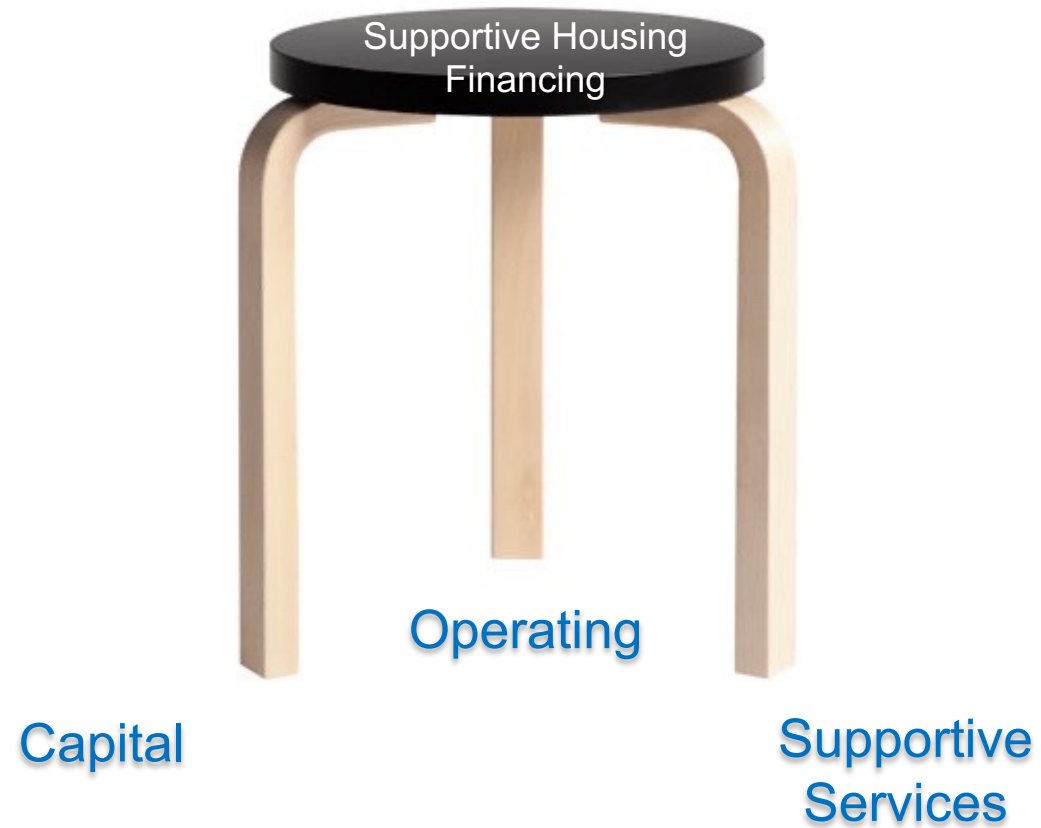
A Little Bit of Both: Denver Social Impact Bond (SIB)



- **Population:** People caught in a cycle of jail and homelessness with high health needs
- **Types of housing:** Set asides of supportive housing in affordable development, scattered-site leased units, and community mental health center service integration
- **Partners:** City of Denver, Colorado Coalition for the Homeless, Mental Health Center of Denver, Urban Institute, CSH, Enterprise Community Partners
- **Financing:** City funding, state funding, private funding (bank and philanthropy), federal (SIPPRA) funding for expansion

Project profile and evaluation can be found at:
[A 5-Year Denver-based Supportive Housing Project Achieves "Remarkable Success" for People Entrenched in Homelessness and Jail Stays - CSH](#)

Financing as a Three-legged Stool



Project Budgets



- **Capital Sources:** fund both the hard and soft costs of new construction and rehabilitation (for example, land acquisition, construction costs, and architectural services).
- **Operating Sources:** provide subsidies to cover the gap between the costs of operating the building (such as utilities, maintenance, etc.) and what the tenants can afford to pay in rent.
- **Services Sources:** cover the costs of supportive services for tenants (such as case management, mental health services).



Source: Microsoft Stock Images

Typical Funding Sources

Capital

- Low Income Housing Tax Credits
- National and Local Housing Trust Fund
- Home Investment Partnerships (HOME) Program
- Community Development Block Grants
- State and Local Housing Finance Agencies
- Local Community Development Agencies
- Federal Home Loan Bank (Gap Funding)
- Capital Campaign (private donations)
- Donated Land and Extended Use Leases
- Conventional Debt

Operating

- Department of Housing and Urban Development (HUD) McKinney Vento Rental Assistance
- Public Housing Authorities and Vouchering Entities
- Housing Choice Vouchers
- State and Local Rental Assistance Programs
- HOME (configured as rental assistance)
- Capitalized Developers Fee
- Tenant Rent Contribution

Services

- Continuum of Care Services Grants (limited)
- Medicaid Waiver Services
- Medicaid Billed Services
- Community Service Block Grants
- State and Local Service Programs
- Substance Abuse and Mental Health Services Administration (SAMHSA) services: Assertive Community Treatment, Intensive Case Management, Health and Behavioral Health Services
- Health Resources & Services Administration (HRSA) services: Federally Qualified Health Centers (FQHC), Health Care for the Homeless (HCH) and Full Service
- Justice Reinvestment

Capital Sources



Soft Subsidy

Low interest rate and forgivable; for example, Homeless Housing and Assistance Program (HHAP)

Low Income Housing Tax Credit Equity

Grants

Conventional Debt

Hard debt, must repay

Bonds

Generally associated with debt

Operating Sources



Subsidy types for operations include:

- Project-based vouchers
- Tenant-based vouchers (also known as Section 8)
- Veterans Affairs Supportive Housing (VASH)
- City, county, or state rental assistance programs

Sample Budget Showcasing the Operating Loss without a Voucher Subsidy



Assumptions	35	Units
	339	Monthly SSI Income
	30%	Ideal % of income to spend on housing
	101.70	Amount this person can pay for rent & utilities
	3,560	Total monthly rent revenue for 35 units
	42,714	Gross Potential Income (x12)
Revenue	42,714	Gross Potential Income
	7%	Vacancy Rate
	2,990	Vacancy Loss
	39,724	Effective Gross Income
Expenses	227,500	Operating Costs (35 units at \$6,500 ea)
	147,000	Capital Reserves (\$350 per unit per year)
	374,500	Total Expenses
NOI		Net Operating Income (334,776) (Revenue less Expenses)

Sample Budget Showcasing No Operating Loss with a Voucher Subsidy



Assumptions	35	Units
	339	Monthly SSI Income
	30%	Ideal % of income to spend on housing
	101.70	Amount this person can pay for rent & utilities
	3,560	Total monthly rent revenue for 35 units
	42,714	Gross Potential Income (x12)
	589,386	Project Based Rental Subsidy (annual)
Revenue	632,100	Gross Potential Income
	7%	Vacancy Rate
	44,247.00	Vacancy Loss
	587,853	Effective Gross Income
Expenses	227,500	Operating Costs (35 units at \$6,500 ea)
	147,000	Capital Reserves (\$350 per unit per year)
	374,500	Total Expenses
NOI		Net Operating Income
	213,353	(Revenue less Expenses)

Service Provider Roles and Responsibilities



Engage residents in services.

Design and implement service plan.

Collaborate with other service providers.

Coordinate with property management.

Support tenant screening, lease-up, house rules.

Develop and implement emergency procedures.

Participate in community-building activities.

Maintain confidential records.

Fundraise.

Service Planning: Agency Capacity Considerations



What types of supportive services do you already provide?

Are other service providers in your community appropriate partners for this project?

Do you have staff available to manage additional programs and services?

What additional experience or training does your staff possess?

Staffing Considerations



- This is difficult work; consider staff appreciation.
- More specialized services cost more money.
- Minimum qualifications will vary based on service and funding:
 - Education
 - Experience
 - Lived Experience
- You get the quality of services that you pay for.
- Staffing is the biggest cost in service budget.
- Don't overlook the role and benefit of peers.

15:1
evidence-based
person-to-staff
ratio

13. CSH, "Supportive Housing Services Budgeting Tool," accessed June 2023, <https://www.csh.org/resources/supportive-housing-services-budgeting-tool/>

Let's Talk Revenue: Source and Mechanism



	Grants	Contracts	Donations
Source	<ul style="list-style-type: none">• Philanthropy• Government	<ul style="list-style-type: none">• Government• Private sector—health, business district	<ul style="list-style-type: none">• Crowd-sourcing• Philanthropy• In-kind
Payment Mechanism	<ul style="list-style-type: none">• Lump sum• Unrestricted• Fixed rate: deliverable• Entitlements	<ul style="list-style-type: none">• Fixed rate: deliverable• Cost reimbursement• Value-based	<ul style="list-style-type: none">• Lump sum• Unrestricted

Partnerships in Project Development



Service Provider Partnership

Property Management Partnerships

Development Partnerships

Consulting Partnership

14. CSH, "New Era of Supportive Housing in New York: A Resource Guide for Nonprofit Housing Sponsors," accessed March 20, 2024, <https://www.csh.org/resources/new-era-of-supportive-housing-in-new-york-a-resource-guide-for-nonprofit-housing-sponsors/>.

Evaluating Housing Development Partnership Opportunities



Benefits

Strengthens development team (determine your purpose).

Access to more development sites or requests for proposals.

Access to competitive financing and equity.

Spread risk (for example, guarantees).

Skill and capacity building.

Joint decisionmaking.

Identify exit strategies and buyout potentials.

Considerations

Assess strengths and weaknesses.

Know who your partner is (reputation).

Know who your partner is (financials).

Identify ways to reduce and allocate liabilities among partners.

Share skills and capacity building knowledge between partner organizations.

Full control of development resides among multiple partners.

Partnership is defined in scope and length and formalized among partners through agreements.

Typical Acronyms around Community Pushback When Developing New Housing



NIMBY

aka "Not in My Back Yard"

LULU

aka "Locally Unwanted
Land Use"

BANANA

aka "Build Absolutely
Nothing Anywhere Near
Anything"

NOPE

aka "Not on Planet Earth"

Two Levels of Support Building



Building an organizational structure to move your initiative forward.



Creating community support for your project(s) in the communities where they will be located.

Considerations When Working Together to Address Local Housing Needs



Understanding Different Zoning Criteria



Building the Political Will to Address NIMBYism



Prioritizing People Who Are the Hardest to Serve



Understanding and Working around Different Funding Cycles

Six Strategies Toward Developing a Pipeline of New Housing Options



System Priorities

Application Forms

Common Outcomes

Aligning

Coordinating

Streamlining

Utilizing

Identifying

Developing

Timing

Combined Review
Process

Ways to Measure
Quality



Zero Returns to Homelessness

National Reentry Housing Symposium
Washington, DC, June 27–28, 2023



Day 2 Closing Speakers



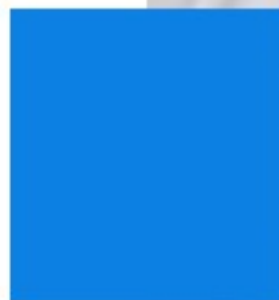
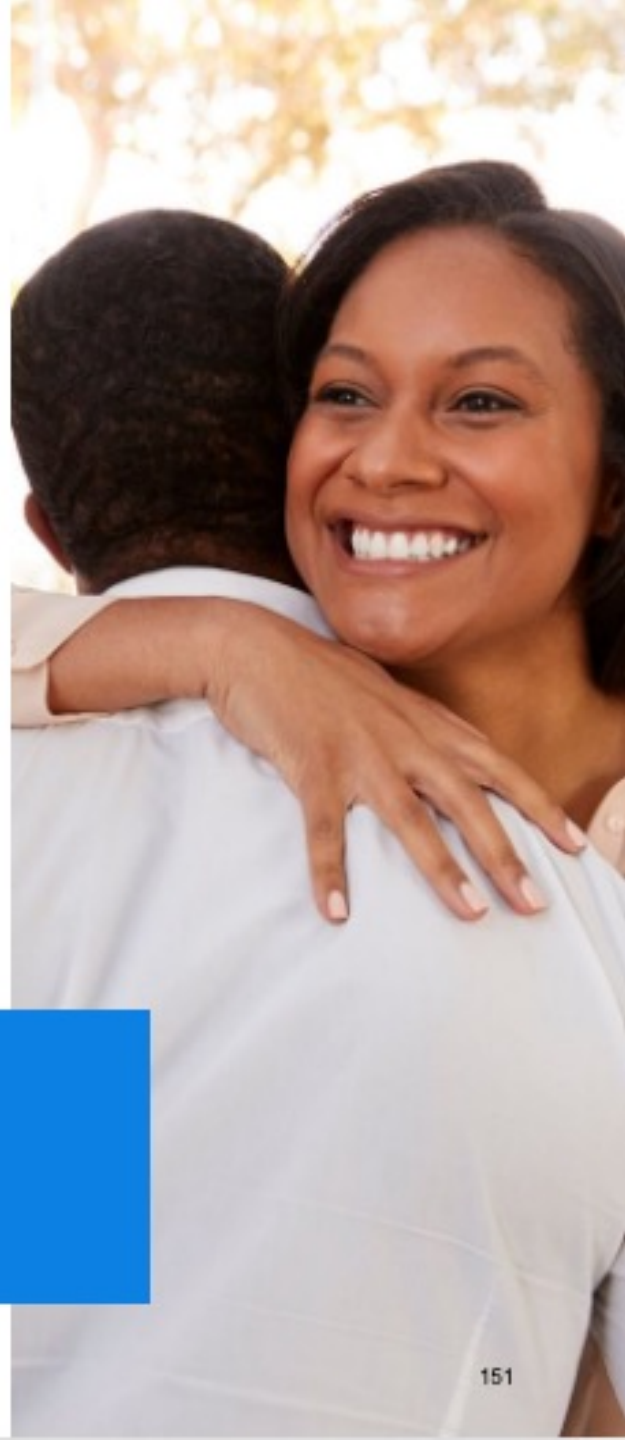
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