

The Impact of Social Integration on Housing Retention and Self-Sufficiency for the Housed, Formerly Homeless

Donna Wickes, HUD, SW Network Regional Public Housing Director

10/09/2019

Donna.l.wickes@hud.gov

Introduction



[This Photo](#) by Unknown Author is licensed under [CC BY-SA-NC](#)

What Does Homelessness Look Like in 2019?

The Visible Changes



Half of all people experiencing homeless come from five states: California, New York, Texas, Florida and Washington



California - Los Angeles County at 58,936 and the City of LA at 36,300

living on the streets



New York - 61,674 in shelters; 4,000 sleep on the street;

Skid Row - Los Angeles 60,000 people on the streets



A PERSON NEEDS \$47.52
AN HOUR TO AFFORD
THE MEDIAN MONTHLY
RENT



1,400 PSH UNITS
THROUGH A \$1.2
MILLION BOND WILL
OPEN 2019/2020



MENTAL ILLNESS,
SUBSTANCE ABUSE,
PHYSICAL DISABILITIES



34 % MENTAL ILLNESS



46% SUBSTANCE ABUSE



47% HEALTH CONDITION



29% DISABILITY



[HTTPS://WWW.BING.COM/VIDEOS/SEARCH?Q=LOS+ANGELES+SKID+ROW&VIEW=DETAIL&MID=5508A2C0E509EA7994E05508A2C0E509EA7994E0&FORM=VIRE](https://www.bing.com/videos/search?q=los+angeles+skid+row&view=detail&mid=5508A2C0E509EA7994E05508A2C0E509EA7994E0&FORM=VIRE)

Skid Row





Houston Homelessness

About 6,000 people are homeless in Houston

State of Homelessness in America - September 2019

Are We Keeping the Homeless Homeless?

Ideology on the difference of “how one becomes homeless” and how one leaves homelessness”



<file:///C:/Users/donna/Desktop/2020%20Presentation/The-State-of-Homelessness-in-America%202019.pdf>



1. Cost of housing



2. Tolerable conditions for sleeping on the street



3. Higher supply of shelters and the right-to-shelter (DC, Boston, NYC)



4. Individual-level demand levels: Severe mental illness, substance abuse problems, histories of incarceration, low incomes, and weak social connections

Cost of Housing



The price of housing raises homelessness by increasing the inability to afford of a dwelling based on income.



If the 11 metropolitan areas with significantly supply-constrained housing markets were to reduce their dwelling prices, overall homelessness in the United States would fall by 13 percent.



For example, by reducing unit cost by about 54% in San Francisco, by about 40% in Los Angeles, and by about 23% in New York City. On average, homelessness could fall by about 31 percent in these 11 metropolitan areas, which currently make up 42 percent of the United States homeless population.



Rent Burden Houston - Example

- ▶ [SkyHouse Houston](#)
- ▶ www.simpsonpropertygroup.com
- ▶ [32 Yelp reviews](#)
- ▶ [1625 Main St, Houston, TX 77002](#)
- ▶ (713) 766-6380
- ▶ Studio-3 Beds · 1-2 baths Baths · 577-1,418 sqft
- ▶ \$1,375 - \$2,956
- ▶ Downtown Houston
- ▶ \$250 deposit

Rent Burden

Fort Worth - Example

- ▶ [Firestone West 7th](#)
- ▶ [connorgroup.com](#)
- ▶ [26 Facebook reviews](#)
- ▶ [1001 W 7th St, Fort Worth, TX 76102](#)
- ▶ (817) 527-0925
- ▶ 1-2 Beds
- ▶ \$1,269 - \$2,399
- ▶ Downtown Fort Worth
- ▶ Administrative Fee \$200
- ▶ Application Fee \$50



Rent Burden

San Francisco - Example

- ▶ Edgewater
- ▶ www.udr.com
- ▶ 355 Berry St, San Francisco, CA 94158
- ▶ (415) 230-1996
- ▶ Studio-2 Beds · 1-2 baths Baths · 530-1,095 sqft
- ▶ \$3,247 - \$16,275 (examples)
- ▶ Mission Bay



Tolerable Conditions for Living on the Street

More tolerable conditions for sleeping on the streets (outside of shelter or housing) may increase homelessness

- Warmer climates such as Florida, Arizona, and Texas
- Reduced pain dealing with extreme weather

Higher supply of shelters and the right-to-shelter (DC)



A larger supply of substitutes to permanent housing through shelters may also increase homelessness.



Boston, New York City, and Washington, D.C. are each subject to right-to-shelter laws that guarantees shelter availability of a given quality.

Each city has rates of sheltered homelessness at least 2.7 times as high as the rate in every other city.

This reduces the number of people who would otherwise sleep on the street.



While shelters are a last resort for some people, right-to-shelter policies may not be a cost-effective approach to ensuring people are housed timely.

Right to Shelter

- ▶ Massachusetts has a “right to shelter” law guaranteeing emergency housing for homeless families that qualify
- ▶ If you are eligible, Massachusetts resident and you have children, you cannot by law be left out in the cold.
- ▶ There are over 3,000 homeless families currently receiving “emergency assistance”, 1,000 of which are in motels, in Massachusetts.
- ▶ The Commonwealth pays thousands of dollars per family per month for motel rooms and social services.

Question: To move people out of homelessness requires a combination of prevention, temporary shelter, and “end game”. Whether the “end game” is self-sufficiency or perpetual subsidy, it depends on each person’s unique abilities (or disabilities).

Is going back to Shelters an appropriate solution? Will spending on shelters have an impact on funding affordable housing?

Right to Shelter in California

- ▶ Under a policy like this, cities and counties would have to construct homeless shelters that would have enough space for any homeless person seeking shelter at any given time.
- ▶ New York City, will spend more than \$1.5 billion this year to shelter approximately 75,000 people.
- ▶ Sacramento Mayor Darrel Steinberg proposed mandating a "right to shelter" for California's growing homeless population, as well as obligating individuals experiencing homelessness to go into an available shelter.
- ▶ New York City provides temporary emergency shelter to every man, woman, and child who is eligible for services, every night. This policy sets New York apart from municipalities across the nation—many of which turn homeless individuals and families away once shelters have filled up or simply put their names on a waiting list.
- ▶ The City is also an innovative leader in the field of preventive services for those who are at risk of becoming homeless; provides shelter as a safety net for those in need.



Cost Structure



Author is licensed under [CC BY-NC-](#)

[This Photo](#) by Unknown Author is licensed under [CC BY](#)

Individual-Level Demand Levels

Mental Illness

Substance abuse

Histories of Incarceration

Low Income

Weak Social Connections

Research shows that Mental Illness and Substance abuse are barriers to retaining housing

Research shows that Incarceration history Is a barrier to obtaining housing

Research shows that income does not normally increase and remains flat

Research shows that weak social connections and lack of income make individuals complacent and are content with where they are.

Research shows that it is hard to make social connections and without, Leaves individuals isolated and lonely.

What can we Impact and what do homeless individuals and communities have control over

► What is the Sphere of Influence

- Housing Rents - **NO**
(but build less expensive housing, smaller)
- Tolerability of Living on the Street - **NO**
(global warming)
- Right to Shelter and Increase in Shelters - **NO State and Local Policy**
- Individual-Level Demands **YES - Can Impact**

[This Photo](#) by Unknown Author is licensed under [CC BY-SA](#)



Individual-Level Demands

Social Connections - Social Integration

Substance Abuse - Direct to resources

Mental Illness/Health Issues - Direct to resources

Value of Housing - Value of housing over homelessness

**HELPING THE
HOMELESS &
GIVING HOPE**



How Do We Define Social Integration?

Social integration provides the opportunities for an individual

To achieve goals through

Community Inclusion - Social
Connections - Social Integration

“Sociology shows us that individuals have a need to belong and be accepted as a member of a community, In order to Achieve/fulfill their dreams”



Homeless to Formerly Homeless to Homeless

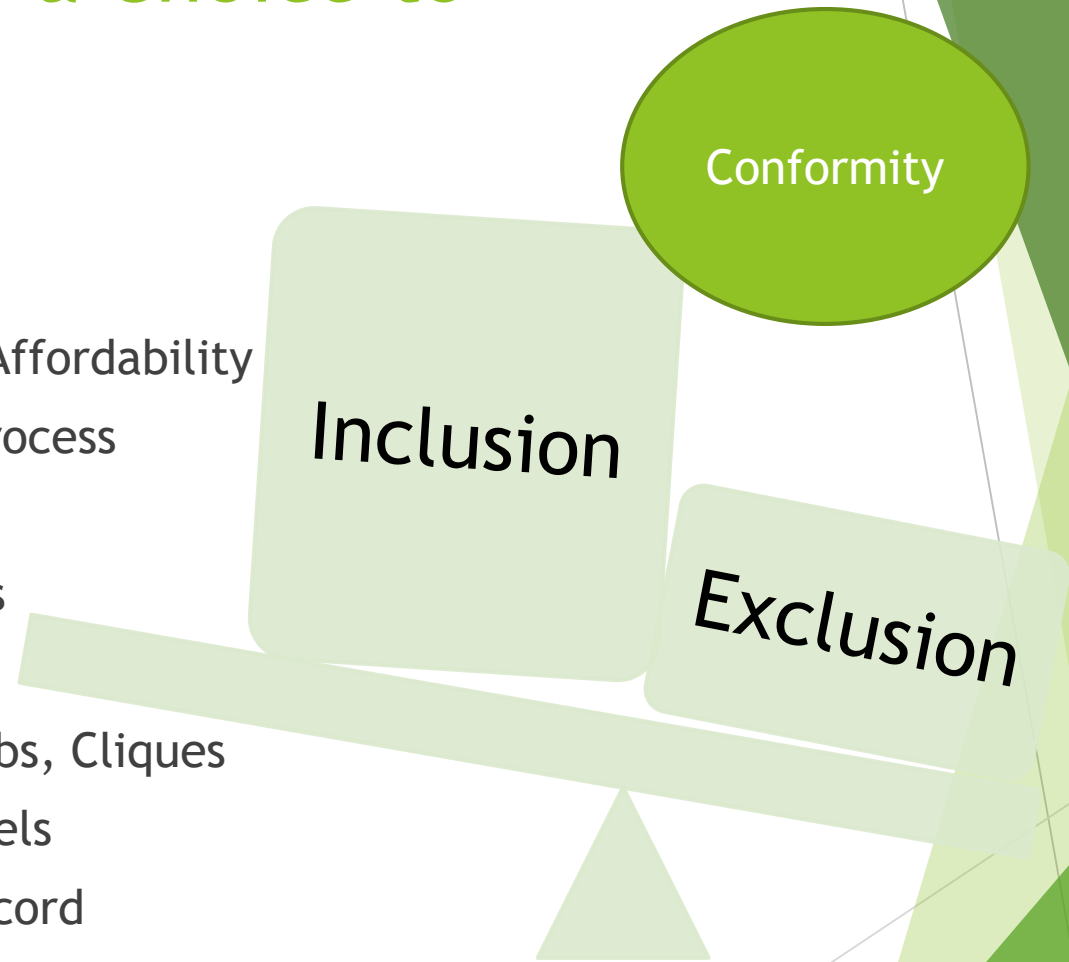
- Are We building Self-Sufficiency?

- ▶ Why can some formerly homeless remain housed for 2+ years?
while others move back to a cycle of homelessness:
 - ▶ Do we set the expectations to high? Increase income, self-sufficiency, conforming to community rules
 - ▶ Are the barriers to extreme? Cost of housing, stress of new culture
 - ▶ Do we focus on the Social Connections? People become isolated, it is hard to make new friends, as people age there family reduces in number
 - ▶ Do we focus on what is Inclusion and what is exclusion? Fear of not following rules and loosing housing, conformity.

Does the Value of Social Integration Impact our Actions? Do We have a Choice to Conform?

Inclusion vs. Exclusion

- 
- | | |
|---------------------|-----------------------------|
| ▶ Neighborhoods | ▶ Gated, HOA, Affordability |
| ▶ Apartment | ▶ Application process |
| ▶ Library | ▶ Quiet Voices |
| ▶ Employer | ▶ Awards, raises |
| ▶ Under the bridge | ▶ Homeless |
| ▶ Schools | ▶ Uniforms, Clubs, Cliques |
| ▶ Community Centers | ▶ Meals on Wheels |
| ▶ Jails | ▶ Convicted, record |
| ▶ Disability | ▶ Illness |
| ▶ Landlords | ▶ Inspections, Lease |



What is the Value of Social Integration and is it Important?



What is the spark that moves people from **Ontological Security** to **Self-Sufficiency** and **Long-Term Housing Retention**?

Ontological Security: Sense of Well-Being

The feeling of well-being that arises from a sense of constancy in one's social and material environment which, in turn, provides a secure platform for identity development and self-actualization.

Risk:

Individuals become Satisfied with their current senses of well-being. Does this keep them from moving ahead?

By understanding the socio-economic issues that cause homelessness, *we can focus on how to move people out of homelessness*

Re-defining the term:

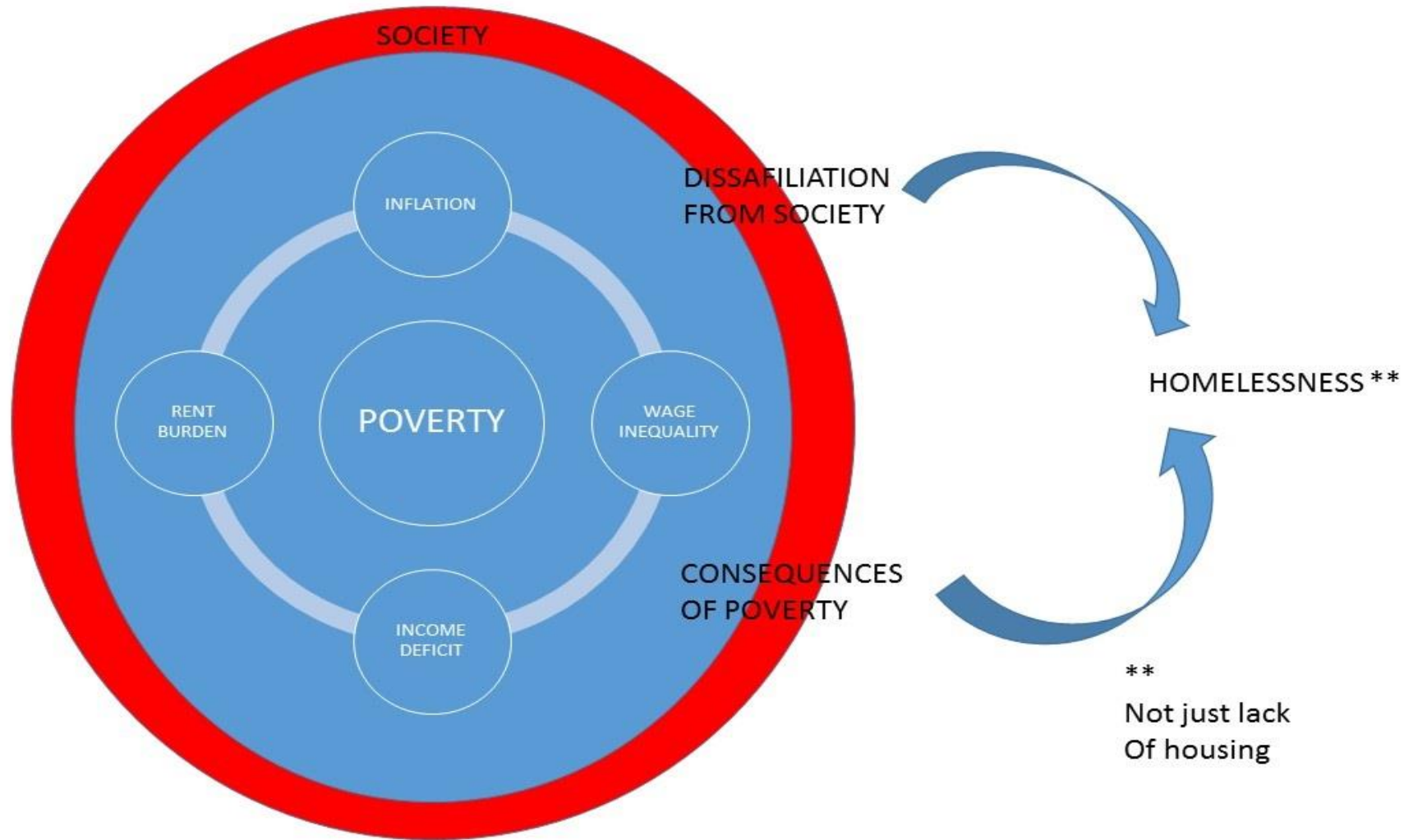
Homelessness is more than just the lack of a roof over one's head;

It is a result of **disaffiliation** from society through social stigma, social exclusion and **detachment** from the community.

Usually a series of unfortunate events begins the cycle

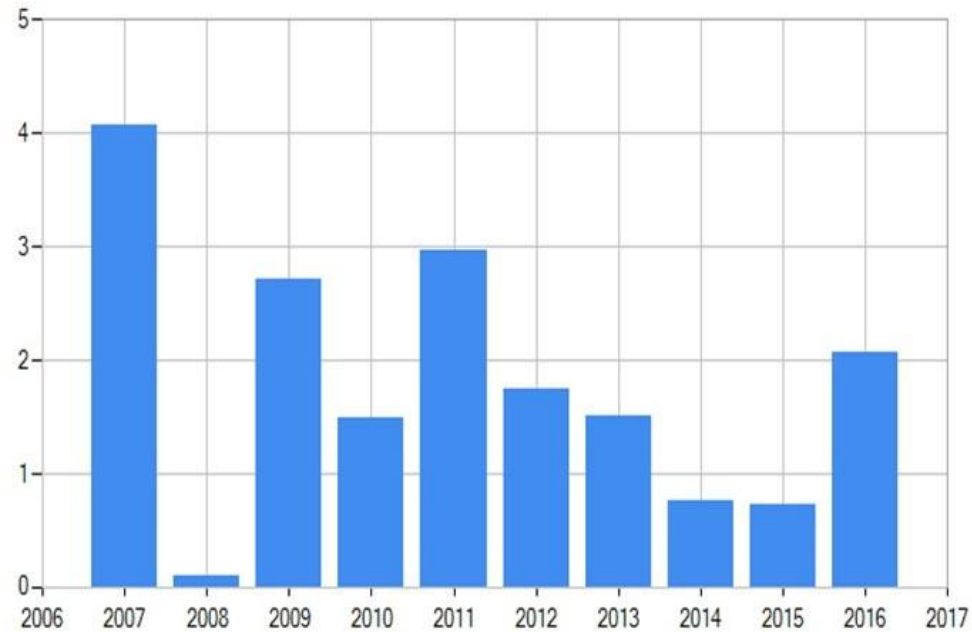
- Lost job
- Lost housing
- Lost family - social connections
- Substance abuse
- Alcohol abuse
- Disability





Homelessness is a Socio-Economic Issue:
How to Impact Self-Sufficiency and Housing Retention

Last 10 Years Inflation Rate by Year



Last 10 Years Inflation Rate by Year, United States, %
www.statbureau.org

<http://www.inflation.eu/inflation-rates/united-states/historic-inflation/cpi-inflation-united-states-2016.aspx>

Inflation

Hardships of Poverty

Having to Make Hard Choices - Threat of Homelessness - value of housing

A recent study completed by the Urban Institute in 2017, interviewed 7,588 low-income Individuals to determine how many material hardships they experienced in a 12-month period that impacted their ability to fulfil their basic needs.

The data concluded that in a 12-month period,
“35 percent had trouble fulfilling a basic need like buying food, paying medical bills, or keeping up with rent”
(Karpman, Zuckerman, and Gonzalez, p.1, 2017).

In addition, in one 12-month period, 23.7% stated that they had experienced multiple hardships.

Result: Living in Cars, Living with Friends and Family

Having to make the hard choices!



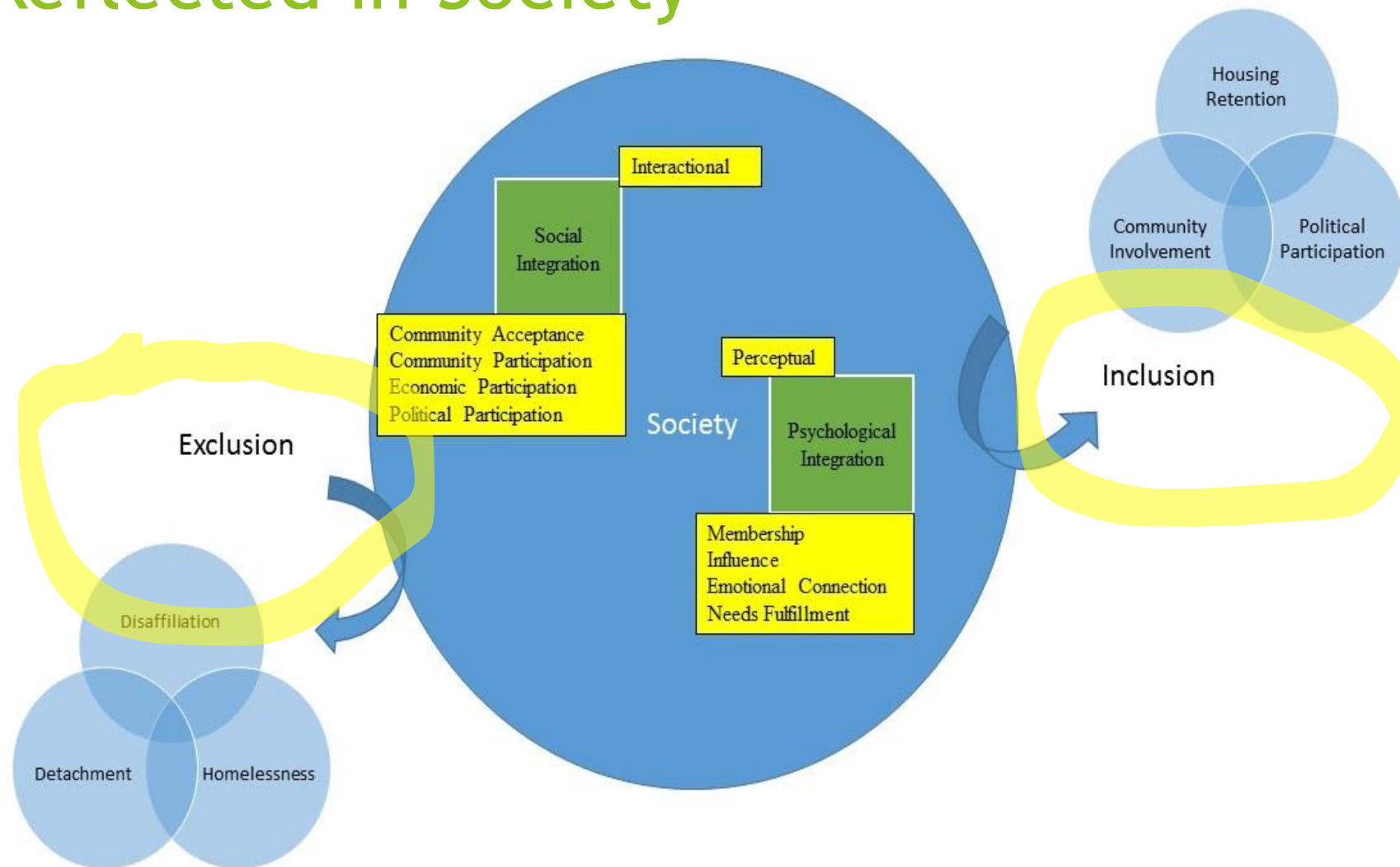
Why Social Integration is a Predictor of Self-Sufficiency and Housing Retention?

Why? Social re-integration of the formerly homeless back into society is critical to ensure that not only self-sufficiency is increased, but that housing retention is retained over time.

Purpose of Homeless Research: To identify successful socially focused interventions that lead to successful **re-integration** back into the Community that can be measured by evaluating one's perceived psychological sense of community (PSOC)

How Does Social Integration Work? By using these interventions to reintegrate the homeless back into the community, the formerly homeless can **rebuild their networks and relationships** that provide them with access to opportunities within their community that support their journey towards sustained self-sufficiency and housing retention.

How is Social Integration is Reflected in Society



Sense of Community

► What is a community?

- Feel membership
- Feel included
- Feel participative
- Feel value



Sense of Community ... Feeling Valued



Finland and Housing First

Lessons Learned

- ▶ Building a sense of community is very important. When a new housing block is built, much work is done in the local neighborhood at the same time.
- ▶ This includes keeping the local community informed through open house events, encouraging residents to interact openly with the local community as well as working in the local community picking up litter and taking care of the neighborhood's green spaces.
- ▶ When a new supported housing unit opens, it typically takes about two years for the area to get accustomed to the unit and its residents. It takes about the same amount of time for the unit's residents to adjust well to the environment.
- ▶ There are no shelters in Finland.

<https://www.weforum.org/agenda/2018/02/how-finland-solved-homelessness>

How Can We Measure Social Integration and What Would This Tell Us

Why: To predict the behaviors associated with higher levels of Social Integration: housing retention, rootedness, well-being.

How: 1970s, McMillan and Chavis

Psychological Sense of Community (PSOC) framework measures the perceived cohesiveness of a community through the aspects of:

- * Membership (sense of belonging)
- * Needs Fulfilment (what help does the community provide to me)
- * Influence (do I have a voice, am I valued)
- * Emotional Connection (Can I relate to people in my community; can I ask someone for a favor)

Benefits of Measuring PSOC - Selecting a Place to Live

Communities with a HIGH PSOC are very structured, strict values, beliefs and norms.

Makes it difficult for a person to develop a “Sense of Community”.

Result: Isolation and detachment: LOW PSOC

Communities with LOW PSOC are less structured, more accepting, and have less stringent requirements to become a member.

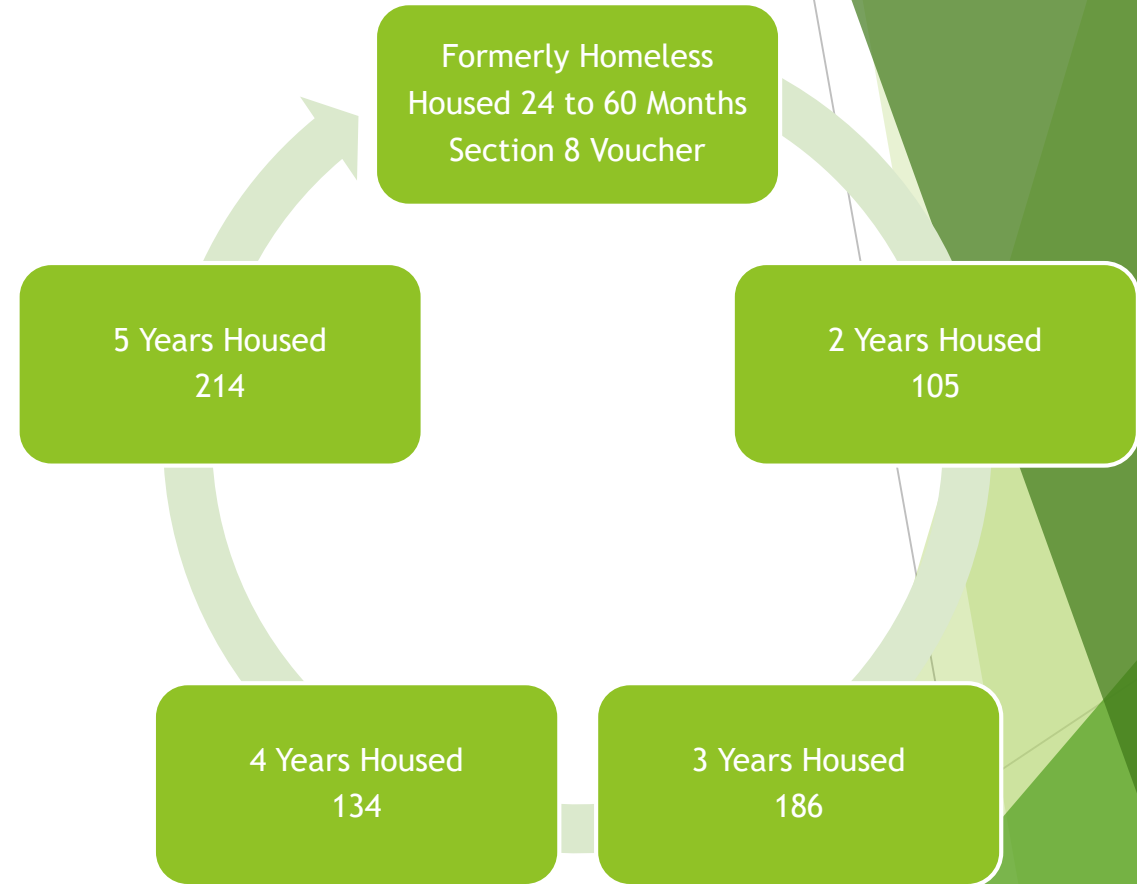
Members have a HIGH “Sense of Community:

Results: Sense of Belonging, increased housing tenure, rootedness: HIGH PSOC

Study Data

Requirements:
Formerly homeless
Voucher
Housed between 24-60 months

Total Population
For Data Gathering: 639



Domains of Sense of Community - Membership

Sense of Belonging

Rootedness

Engages in Activities

Knows People in the Neighborhood

Places Value on Community



Research Shows:

Places a higher value on housing than being homeless

Many disabled and have set income Based on SSI



This Photo by
Unknown Author is
licensed under CC
BY

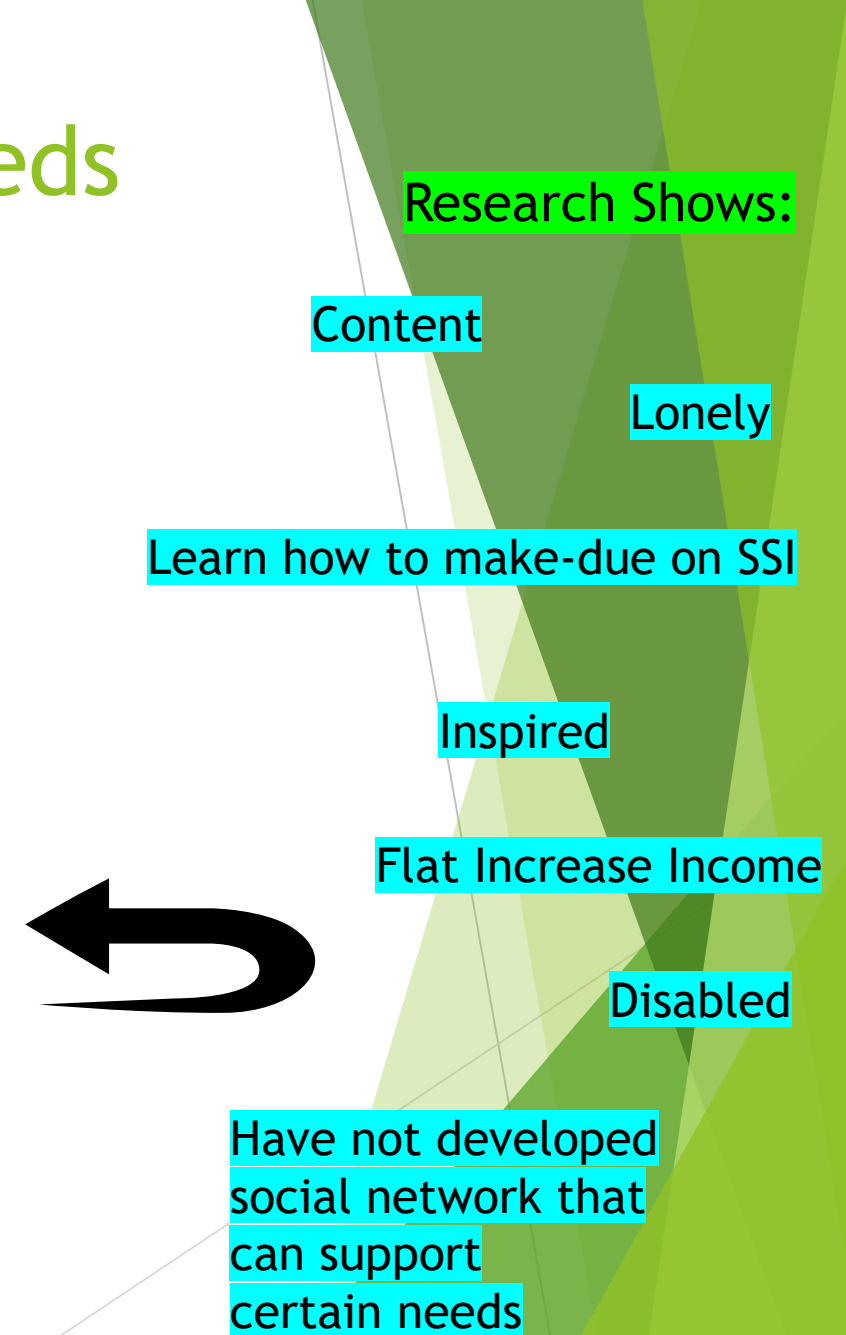


Sense of Community - Personal Needs Fulfillment

Barriers to Sustainable Employment

Fort Worth Housing Solutions partners with [Tarrant County College District](#) (Trinity Campus) to provide free adult basic education and GED classes. Clients can upgrade their academic or vocational skills or obtain their GED. Computers, software, books and practice exams are provided.

Offers an accredited, state-approved Certified Nurse Aide (CNA) program. Students can take their coursework at FWHS and do their clinical training at a local long-term care nursing facility. Serves as a regional testing site for the CNA certification exam.



Sense of Community: Community Influence

Study Data Shows:

Having a voice makes a difference

Builds Self-Esteem

Enjoy social interaction
With peers

Fear of Losing Housing

Follow the rules - conform

Safe vs Street



Sense of Community: Emotional Connection

People share a common experience that builds long-term friendships.

Long-term friendships build networks to solve personal issues and increase well-being.



Research Data Showed:



Did know Neighbors

Without social activities became isolated

Family and Friends were limited

Hard to build social connections

Sense of Community: Emotional Connection - Results



BETTER LEADERSHIP, BETTER TEAMWORK, BETTER CAREER



BETTER LEADERSHIP, BETTER TEAMWORK, BETTER CAREER

Happy Employees Mean Better Business

Southwest Airlines Employee Mission:

We are committed to provide our Employees a stable work environment with equal opportunity for learning and personal growth. Creativity and innovation are encouraged for improving the effectiveness of Southwest Airlines. Above all, Employees will be provided the same concern, respect, and caring attitude within the organization that they are expected to share externally with every Southwest Customer.



People Policy

- Southwest's motto: The employees come first, the customers come after them.
- One thesis: Keep employees happy- then they will keep customers happy.
- Pilots, Crew members, Front officers, Ticketing staff, & Customer relations



Southwest Airlines

- known as the company that loves its employees
- is in the black during a difficult time in their industry. Is it their Mission that makes this happen?



Why do the formerly homeless leave housing?

Longitudinal data has shown that overall well-being and income does not significantly change before 24 months.

Housing retention decreases at 12 months and 24 months.

Common themes for leaving housing: Lonely, isolated, overwhelmed by financial issues, mental health issues, substance abuse issues. The value of housing is impacted.

Studies have shown that inclusive environments, those that provide services and opportunities, have less stringent social requirements and can be supportive of the time and effort needed for the formerly homeless to be absorbed back into mainstream life.

Finland Lessons Learned: When a new supported housing unit opens, it typically takes about two years for the area to get accustomed to the unit and its residents. It takes about the same amount of time for the unit's residents to adjust well to the environment.

Adjustment period of 24 months



Value of Measuring Psychological Sense of Community (PSOC) - Predictor of Housing Retention

If we can determine what social interventions are predictors of increased self-sufficiency and housing retention, these interventions can be evaluated as to their value in increasing a person's perceived PSOC.

Research Indicates:

Increase Income

Social Interaction

Value Housing

Social support and networks to access opportunities

Survey Instrument to Measure a Person's PSOC: Assumptions

Assumption 1: The formerly homeless deal with the loss of housing and the consequences of being disaffiliated from communities. You can not address one Without the other. (TRUE)

Assumption 2: A person who has a higher perceived psychological sense of community (PSOC) may have higher than average housing retention. (TRUE)

Assumption 3: A person is attached to multiple communities where each community may provide different opportunities for increasing a person's perceived psychological sense of community (PSOC). (TRUE, BUT HAVE FEW COMMUNITIES)

Assumption 4: A person's perceived psychological sense of community (PSOC) may be higher where they work (pay or no pay) and lower where they live. (TRUE)

Assumption 5: Socially focused interventions coupled with housing may increase a person's self-sufficiency and housing retention. (TRUE)

Measuring Social Integration through the Psychological Sense of Community Framework *“Qualitative Instrument”*



www.donnawickes.com

What do you see?

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern, layered effect. The word "Instrument" is centered in a green, sans-serif font.

Instrument

Demographic Information

The questionnaire begins with the PARTICIPANT'S **demographic information**. Some questions contain **additional descriptors** to help the INTERVIEWER answer any questions the PARTICIPANT may have. For multiple-choice options, **please place an X** in the selected answer's designated space (e.g. ____X____).

NOTE FOR PARTICIPANT: Please answer to the best of your ability.

First Name

Participant's answer

Last Name

Participant's answer

Last Name

Participant's answer

Phone Number

Cell phone or home phone number

000-000-0000

Home Address

Participant's answer

Interview Date

00/00/0000

Gender

Female ☐

Male ☐

Prefer not to say ☐

Other:

Age

Participant's answer

Race/Ethnicity

Please choose the *closest* option to how you self-identify

White or Caucasian _____

Black or African American _____

Hispanic or Latino _____

Asian _____

American Indian or Alaskan Native _____

Native Hawaiian or Pacific Islander _____

Achieved High School Diploma or GED

Yes _____

No _____

Unsure _____

Current Employer

The name of your current employer. If unemployed, put "unemployed"

Participant's answer

Monthly Income from Employment

The monthly income you receive from employment. If unemployed, put "0"

Participant's answer

Monthly Income from Other (optional)

Any other income you receive on a regular, monthly basis e.g.

child support

Participant's answer

Length of Residency

How long you have lived at your CURRENT address

Less Than 2 Years _____

2 - 5 Years _____

More Than 5 Years _____

Type of Housing

For your CURRENT address

Multi-Family (e.g. Apartment, Duplex, etc.) _____

Single Family Home _____

Townhouse or Condo _____

Other: _____

Health Rating

How YOU rate your overall health and wellbeing

Poor _____

Good _____

Excellent _____

Number of Children in Household

Under age 18

Participant's answer

Number of Adults in Household

18 years of age or older

Participant's answer

Time on Housing Choice Voucher

The length of time that you have been a recipient of a Housing Choice Voucher

Less Than 1 Year _____

1 - 5 Years _____

More Than 5 Years _____

Other: _____

Household Monthly Rent

The monthly rent you pay, NOT including utilities

Participant's answer

Psychological Sense of Community Questions

For these *qualitative* questions, the PARTICIPANT can share their THOUGHTS, BELIEFS, FEELINGS, and ANY OTHER details. Try to be as descriptive as possible. There is no "right" answer!

Why is it important for you to have a **SENSE OF BELONGING** and feel membership within the community in which you live and work?

Participant's answer

Why is it important for the communities where you live and work to **SUPPORT YOUR NEEDS?**

Participant's answer

Why is it important for you to **"FIT INTO"** the communities
where you live and work?

Participant's answer

What kinds of **EMOTIONAL CONNECTIONS** and common
interests do you share with the people in your community
where you live and work?

Participant's answer

This next set of questions address the PARTICIPANT'S psychological FEELINGS, INSIGHTS, and BELIEFS about the community in which they LIVE. Try to be as descriptive as possible. There is no "right" answer!

Why is it important for you to feel that you are **A PART OF** the community in which you **LIVE**?

Participant's answer

Which social interventions (actions) have increased your **SENSE OF BELONGING** and feelings of membership within the community where you **LIVE**?

Participant's answer

Which **NEEDS** has the community where you **LIVE** met?

Participant's answer

How have those needs that have been met by
your community increased your ability to

REMAIN IN HOUSING?

Participant's answer

How do the members of the community where
you **LIVE** make you **FEEL INCLUDED** in day-to-
day activities?

Participant's answer

How do the community members where you LIVE
encourage you to **SHARE YOUR OPINIONS**?

Participant's answer

Which kinds of **EMOTIONAL CONNECTIONS** and common
interests do you share with the people in your
community where you **LIVE**?

Participant's answer

Work - Psychological Sense of Community (pay or no pay)

This next set of questions address the PARTICIPANT'S psychological FEELINGS, INSIGHTS, and BELIEFS about the community in which they WORK. Try to be as descriptive as possible. There is no "right" answer!

If the PARTICIPANT is unemployed, please ask them to think of *prior* work (paid or unpaid) experiences they have had.

Why is it important for you to feel that you are
A PART OF the community in which you
WORK?

Participant's answer

Which social interventions (actions) have
increased your **SENSE OF BELONGING** and
membership within the community where you
WORK?

Participant's answer

Describe which **NEEDS** where you **WORK**
have been met?

Participant's answer

How have those needs that have been
met by your employer/fellow employees
increased your ability to **REMAIN**
EMPLOYED?

Participant's answer

What kinds of **EMOTIONAL CONNECTIONS** and
common interests do you share with the
people in your community where you **WORK**?

Participant's answer

www.donnawickes.com

Observations to Date:

High Sense of Value of Housing vs. Homelessness

- ▶ Do everything possible to keep voucher - voucher represents housing
- ▶ Conform - follow rules
- ▶ Have a high sense of value for community where they live
- ▶ High value for safety
- ▶ Many disabled and aging
- ▶ Many have dual health issues
- ▶ Do know neighbors
- ▶ Notice quality of environment (safe)
- ▶ Lack of access to social networks that will advance them to fulfill certain needs

High Sense of Well-Being

- ▶ Learned how to live off SSI or set income
- ▶ Those with substance abuse and mental illness leave housing
- ▶ Learn how to make new social connections (but few)
- ▶ Social ties limited
- ▶ Few family to support them
- ▶ Lack of transportation
- ▶ Dream of next level of housing (home, senior)
- ▶ Don't know how to increase income
- ▶ Multi-generational
- ▶ Credit issues
- ▶ Can afford few things above basic of rent and health care
- ▶ Have achieved a level of Ontological Security but no further
- ▶ Unsure how to move to the next level
- ▶ Live in a level of fear of losing voucher and housing

Affordable Housing: New Florida Keys Cottages Are Storm-Proof Affordable Housing - Build Smaller, Sustainable, Less Expensive, Affordable

Big Pine Key is a bedroom community where many people who live and work in the Keys year-round reside. The island between Key West and Marathon, Big Pine Key has a population of over 4,000. Monroe County, encompassing all the Keys, has a permanent population of slightly over 73,000. The median monthly rent in Monroe County is \$3,500, too expensive for much of the county's workforce. (The median household income in the county is \$60,000.)

The Florida Keys Community Land Trust was founded in 2017 with the goal of “preserving and enhancing the way of life for the workforce of Monroe County, Florida.” Community land trusts are non-profit entities that steward land and develop and manage affordable housing.



The trust hopes to build 20 more homes next year. Every home will be affordable in perpetuity, so, “people can stay a part of the community.”

The initial four cottages, built for \$199,000 each (through a mix of public and nonprofit funding), measure 760 square feet and have two bedrooms and one bath. Monthly rent will be capped at \$1,588—80 percent of area median income—and will be lower for many families

<https://www.citylab.com/design/2018/08/new-storm-proof-cottages-will-help-house-the-florida-keys-workforce/568210/>

Tulsa's New \$465 Million Park - Social Engagement to Build Social Ties and have opportunities to build social networks



The first phase of Gathering Place is a huge 66.5 acres. (Once the second and third phases of construction are completed, the park will span 100 acres.) The George Kaiser Family Foundation, joined by other foundations and businesses, covered the \$465 million price tag—the largest private donation to a public park in U.S. history.

<https://www.citylab.com/design/2018/09/a-short-guide-to-tulas-new-465-million-park/570595/>

Why Arizona Is Building Tiny Homes for School Teachers - Support those at risk of homelessness but can not afford housing

The state ranks last in the nation for elementary school teacher salaries. For one rural school district, building a tiny-home community for staffers is one way to address the issue.

Example: The lowest rent you can find for a house in Vail is \$1,200; a fifth year teacher makes \$38,000 a year. The teacher lived in a 600-square-foot apartment in Tucson and paid \$850 a month in rent and drove the 25 miles to work every day.

The 400-square-foot structure feels relatively spacious, she says, with a full kitchen, bathroom, and separate bedroom.

The district is investing \$200,000 for infrastructure improvements—installing electrical utilities, expanding the septic system, and landscaping the property—and will charge teachers and staff \$125 a month to rent the land, including utilities and Internet service.

<https://www.citylab.com/design/2018/07/a-tiny-fix-for-a-big-problem-affordable-teacher-housing/566033/>



How a New Park Fits Detroit's Plan to Bring Its Neighborhoods Back - Safe living spaces, increasing quality of life, increasing sense of well-being

The reuse of over a dozen vacant lots in the Fitzgerald neighborhood illustrates the city's holistic approach to redevelopment outside of downtown.

“We want to create a neighborhood that feels complete, intentional, and cared for without having to build a single house,”



<https://www.citylab.com/design/2018/08/how-a-new-park-fits-detroits-plan-to-bring-its-neighborhoods-back/566849/>

Laundrettes of London - Increasing Social Connections and Availability Of Making Connections

A photo project shows, these places aren't just bright and slightly battered spots to clean clothes—they're community hubs where people linger and make connections.

Present on the main streets of most of the city's low and middle income neighborhoods, these establishments are the sort of place you might walk past daily without really looking at. Give them a second look, however, and you'll often see something fascinating: not just a bright and slightly battered late 20th century appearance, but also places that are community hubs where people linger and make connections.



<https://www.citylab.com/design/2018/06/laundrettes-of-london/563984/>

Why Cities Must Take the Lead on Upgrading Service Jobs -Addressing Financial Burdens and choices

Millions of U.S. workers hold insecure jobs that don't pay enough to support a family. That needs to change, and cities can lead the way.

	Annual Wage	Wages Left After Paying for Housing
Service Class	\$34,979	\$22,715
Working Class	\$41,776	\$29,512
Creative Class	\$82,233	\$69,969
All Workers	\$50,634	\$38,370

Service-class jobs comprise well over the half the workforce in quite a few large metros. They make up more than 60 percent of employment in Las Vegas; roughly 55 percent in Orlando and Miami; and more than 50 percent in New York.

Research shows that paying higher wages to service workers can result in increased productivity and profits for retail and service firms. Firms like Costco, Trader Joes, and Four Seasons Hotels and Resorts take the same approach as world-class manufacturing firms, paying their workers more, involving them more fully in quality and innovation efforts, and incentivizing them to provide better customer service

<https://www.citylab.com/equity/2018/09/why-cities-must-take-the-lead-on-upgrading-service-jobs/569050/>

A Second Life for Some of Baltimore's Vacant Properties - Safety, building smarter, providing opportunities through the community

The city has about 16,000 empty buildings, and it's developed a unique program to rehab a small number of them.

- Provide homebuyer incentives. In one program, for example, the city has provided \$10,000 “booster” payments to 117 households.
- Support large-scale redevelopment (including multifamily housing) in distressed areas by clearing areas to become development-ready.
- Where necessary, undertake demolition of blighted properties in areas of no market interest to “maintain, clear, hold and identify non-housing uses” such as green lots and community gardens. This last element is essentially a land-banking program.



<https://www.citylab.com/design/2013/05/second-life-some-baltimores-vacant-lots/5764/>

Land Bank and Partnerships, Community-Focused

Support Access to Transportation Resolves High Cost of Living in Downtown Areas

At the Evans light rail station south of downtown, the Urban Land Conservancy worked with a local developer, to construct 50 units of affordable housing on a parcel purchased in 2011. The mixed-use project won a design award from the Denver mayor's office last year.



<https://www.citylab.com/equity/2014/12/part-land-bank-part-community-focused-credit-line/383417/>

Newark's Vacant Lot Sale Is for Lovers

Community solution to provide opportunities

The city's Live Newark program is selling lots for just \$1,000 to people who are looking to build homes, start families, and settle down (and pay taxes). The lots will be sold on a first-come, first-served basis to couples who show up with \$500 to put down and proof that they can pay for in-fill construction to build a new house on the property. Dozens of lots are up for grabs.

<https://www.citylab.com/equity/2015/02/newarks-vacant-lot-sale-is-for-lovers/385342/>



A Blueprint for a Profitable Urban Farm

Cost Effective Ways to Reduce Food Burden

Utilization of Population Unable to Work

High Number of Disable Aging Seniors

A new reports argues that plentiful vacant land in Youngstown can create jobs and money

Using Youngstown, Ohio, as its testing ground, the report assesses the feasibility of turning vacant residential land into a working farm. The analysis suggests that at least three to 10 acres of contiguous space would be needed to create a viable commercial farm. Working with the city, they identified a collection of 31 vacant plots totaling 5.5 acres in the city's Oak Hill neighborhood, all of which have been donated to the city's land bank.

<https://www.citylab.com/life/2012/06/blueprint-profitable-urban-farm/2179/>



Global Green USA projects that in that space a profitable farm could be built to support three full-time equivalent staff. Based on three different crop scenarios, the report suggests that revenues could top \$160,000 and profits could be more than \$10,000 per year. It's kind of like an abbreviated business plan for potential urban farmers in Youngstown, showing at least one way to turn this idea into actual jobs.

Importance of Understanding the Implications of Social Integration

What Policies Need to be Addressed

If the goal is to develop self-sufficiency after being housed, then social policy, (local and national) must be addressed, to support the social and economic consequences of homelessness - lower cost to build housing, job training, social opportunities.

The interventions needed to successfully integrate those housed, **multi generational**, back into the communities where they live, work and play, need to be implemented **jointly with housing.**

Key Take-Aways To Date

Formerly Homeless Population is Multi-Generational

Those aging are at risk of becoming homeless again - need more senior housing

It takes at a minimum, 24 months to reintegrate and to find a sense of well-being - Need support during this time

Need job training programs for those that can work

Need mentoring programs for those disabled, etc.

Many become isolated and lack ability to make social connections that provide opportunities for fulfillment

Find how to sustain themselves on income - hard to increase further

Value Housing - Provides a high sense of community - sets them apart

Increase availability of social connections to move people to self-sufficiency

Those leaving housing have substance abuse and mental illness complications

www.donnawickes.com

Please consider validating the qualitative tool by providing data on any of your clients that have been homeless, are on a section 8 voucher and who have been housed between 24 and 60 months!

Thank you!

Does your light shine on
What you want to see or
What you need to see

