June 2023 HPW

Housing Provider Panel Discussion:
New Narrative and REACH CDC

Panel Moderator: Laura Golino de Lovato, Northwest Pilot Project

Hosts: Marisa Espinoza marisae@nwpilotproject.org
Katie Warden katiew@nwpilotproject.org

For audience questions, please use Q&A feature

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Today's agenda

3:00 *Welcome, Introductions*

3:10 *Housing Stability Through the Lens of Racial Equity (NWPP)*

3:30 *Housing Provider Panel Discussion*

4:25 *Audience Q & A*

Wrap up by 5pm

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Land acknowledgment

What we now call Portland, Oregon and Multnomah County were the traditional lands of the Multnomah, Kathlamet, Clackamas, Cowlitz bands of Chinook, Tualatin, Kalapuya, Molalla and many other Tribes who made their homes along the Columbia River. Today, people from these bands have become part of the Confederated Tribes of Grand Ronde, the Confederated Tribes of Siletz Indians, as well as the Chinook Nation and Cowlitz Nation in Washington State.

We acknowledge the systemic policies of genocide, relocation, and assimilation that still negatively impact Indigenous and Native American families today.

We also acknowledge the many other ways white supremacy and structural racism are deeply embedded into Oregon's history, including the deliberate exclusion and displacement of Black and African American communities and neighborhoods in Multnomah County.

Meeting guidelines

When using the chat or Q&A feature:

- Please show respect to other participants
- If your question does not get answered today, we will flag it for follow up after the meeting
- If you have any feedback or suggestions to improve HPW, please reach out! Email marisae@nwpilotproject.org

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Key questions to consider:

- **How might racial disparities show up** in systems for people exiting homelessness?
- What does it mean to take a closer look at **housing outcomes and racial disparities?** How do these relate to disparities in homelessness and housing instability?
- What areas of the system can we examine to i**dentify and address these disparities?**

Context on racial disparities in housing and homelessness

Racial disparities in housing due to structural racism

Affordability

People of color are more likely than white households to be low income renters, and to struggle to pay rent

Segregation

Communities of color are more spatially isolated, disinvested in, and denied equal access to quality housing, schools, employment, etc.

Quality

Substandard housing quality more likely to be experienced by people of color, which exacerbates racial wealth disparities

Wealth-building

Because of racist housing policies, people of color have been denied wealth-building opportunities (primarily via homeownership)

Homelessness

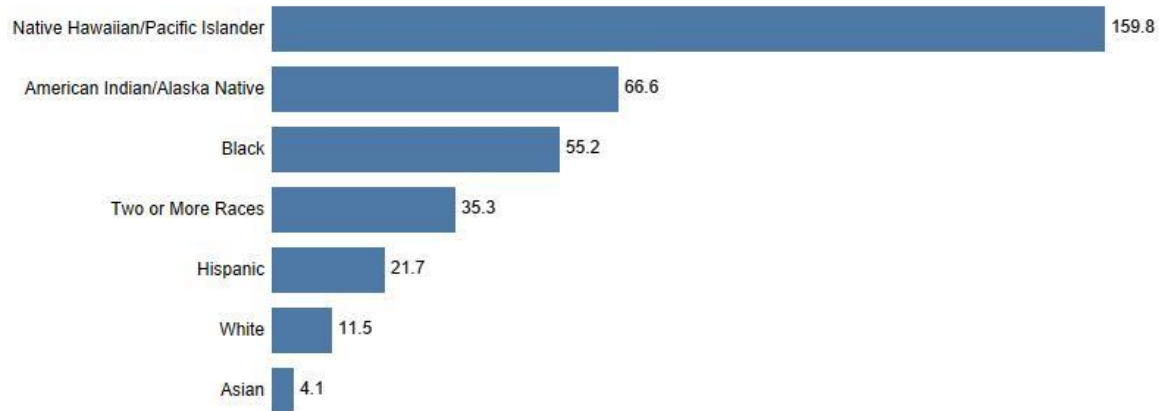People of color are dramatically overrepresented among the population experiencing homelessness

From NLIHC/ Opportunity Starts at Home

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National disparities in homelessness

Most Minority Groups Experience Homelessness at Much Higher Rates than Whites

Number of people experiencing homelessness per 10,000 in population by race and ethnicity

Native Hawaiian/Pacific Islander — 159.8
American Indian/Alaska Native — 66.6
Black — 55.2
Two or More Races — 35.3
Hispanic — 21.7
White — 11.5
Asian — 4.1

Homeless population data are for a given night in 2019.
Source: Annual Homeless Assessment Report Report to Congress, Part 1, 2020

National Alliance to END HOMELESSNESS

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Statewide disparities in homelessness
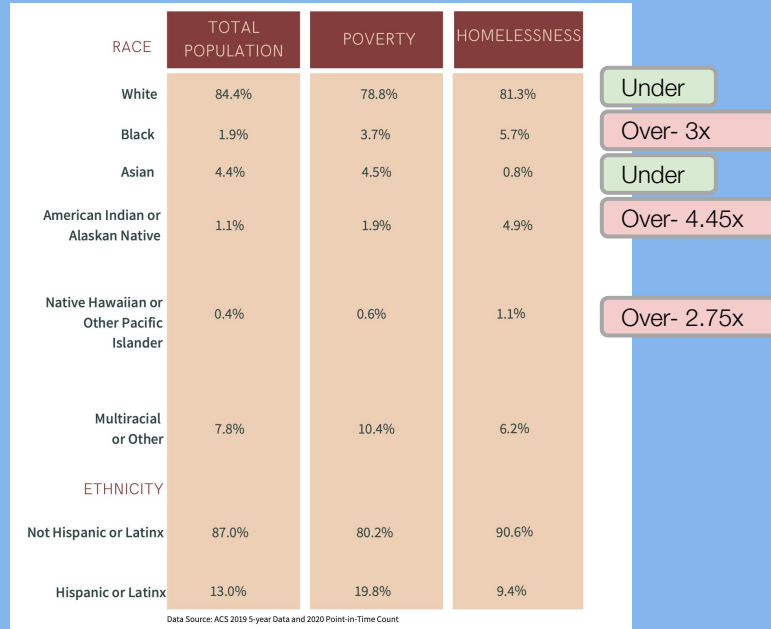
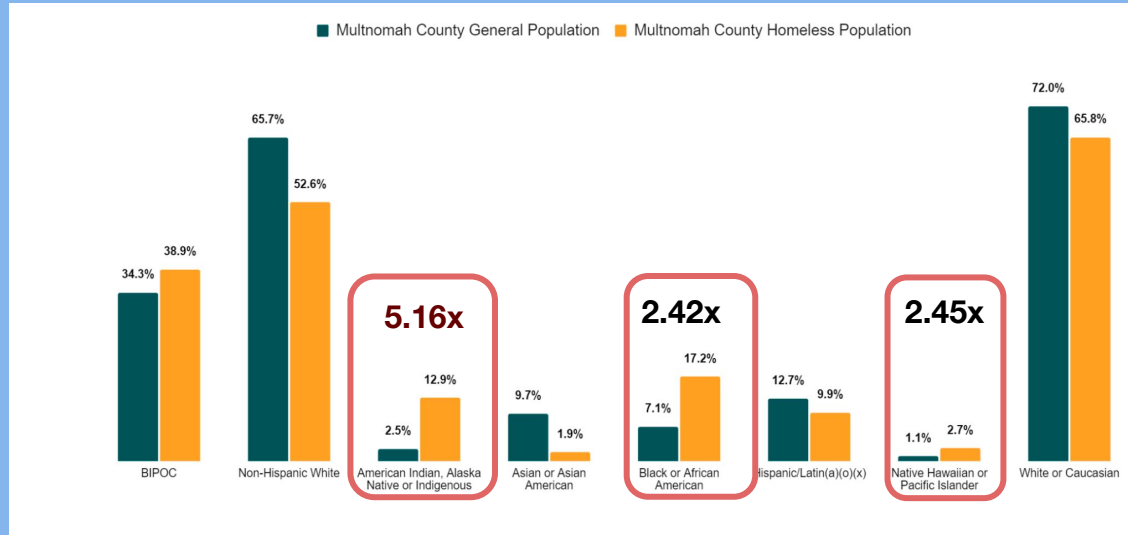| RACE	TOTAL POPULATION	POVERTY	HOMELESSNESS
White	84.4%	78.8%	81.3%
Black	1.9%	3.7%	5.7%
Asian	4.4%	4.5%	0.8%
American Indian or Alaskan Native	1.1%	1.9%	4.9%
Native Hawaiian or Other Pacific Islander	0.4%	0.6%	1.1%
Multiracial or Other	7.8%	10.4%	6.2%
ETHNICITY			
Not Hispanic or Latinx	87.0%	80.2%	90.6%
Hispanic or Latinx	13.0%	19.8%	9.4%

Data Source: ACS 2019 5-year Data and 2020 Point-in-Time Count

Under

Over- 3x

Under

Over- 4.45x

Over- 2.75x

From Oregon HB 2100 Taskforce Report on Findings and Recommendations (Jan 2021)

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Local disparities in homelessness

From Multnomah County 2022 Point in Time Count

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Causal factors

Homeownership rate for Black Oregonians is 32.2% compared to 65.1% of white Oregonians

The median white and Asian family in Oregon earns more than $20,000 more per year than Native American and Black families

Native Americans are convicted of felony drug possession at 5x the rate of white Oregonians

Black children are overrepresented in Oregon's foster care system making up 5.7% and American Indian/Alaska Native were 4.5%

Black and Native American residents in Oregon are affected by unemployment at the highest rates, 9% and 11.5% respectively

Racial disparities are not unique to homelessness in Oregon

From Oregon HB 2100 Taskforce Report on Findings and Recommendations (Jan 2021)

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Overall shortage of affordable units

Small Share of Eligible Households Receive Vouchers and Typically After Long Wait

Share of eligible households receiving rental assistance and agency's average wait time for voucher recipients

■ Received Housing Choice Voucher   ■ Received other rental assistance

10%

15%

Unassisted 75%

8% — 5+ yrs.

41% — 2-5 yrs.

34% — 1-2 yrs.

17% — 1 yr. or less
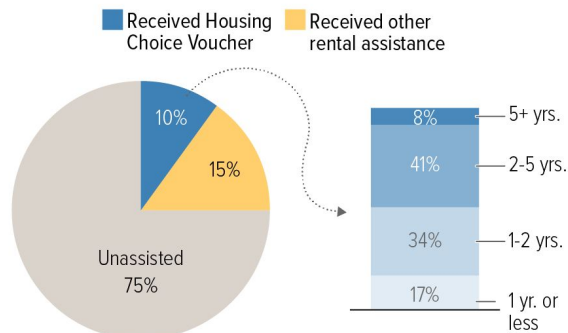
Source: HUD custom tabulations of the 2019 American Housing Survey; 2018 HUD administrative data; FY2020 McKinney-Vento Permanent Supportive Housing bed counts; 2019-2020 Housing Opportunities for Persons with AIDS grantee performance profiles; and the USDA FY2020 Multi-Family Fair Housing Occupancy Report; HUD 2020 Picture of Subsidized Households

CENTER ON BUDGET AND POLICY PRIORITIES | CBPP.ORG

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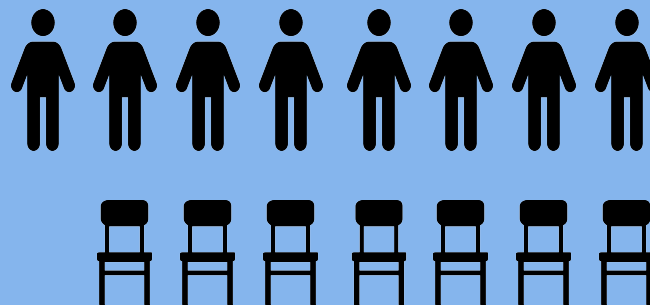
Housing outcomes and disparities

System flow
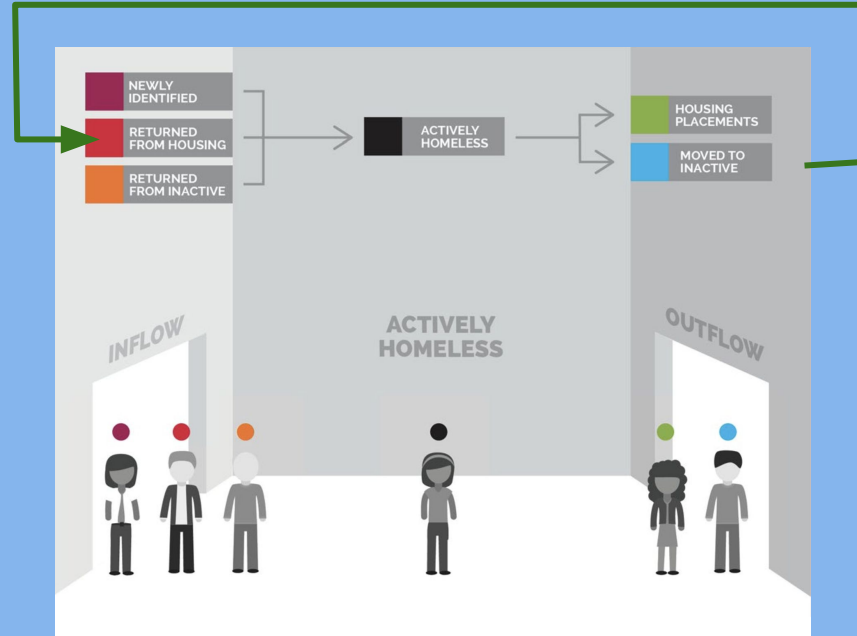
From Community Solutions/ Built for Zero

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Defining housing benchmarks

Permanent Housing Placement (from homelessness)
Defined by HUD as housing without a designated length of stay, with initial term of at least one year. Can be subsidized/ unsubsidized.

Housing Retention
Typically measured by household remaining in housing placement for 12 months

Program exit (Voluntary/ Involuntary)
Voluntary: Leaving housing project in good standing; Involuntary: Asked to leave, formally evicted/ terminated from program

Returns to homelessness
Tracking program exits that result in household returning to shelter or other living situation within definition of homelessness (can be counted within 6-12 months of placement, or further out)

Research on disparities in outcomes

Early 2000s

- Wong et al. (2006) find in a study of Philadelphia PSH residents that **most "involuntary leavers" had serious psychiatric diagnoses or substance use disorders,** and that for almost half, their exit was related to illness and hospitalization.
- Leff et al. (2009) find in a meta-analysis of housing for people with mental illness that **programs where the majority of residents are white had greater housing stability outcomes.**
- Lee at al. (2009) find in another study that **"substance abuse and perceived supportiveness of independent living staff were significant predictors** of a negative departure."
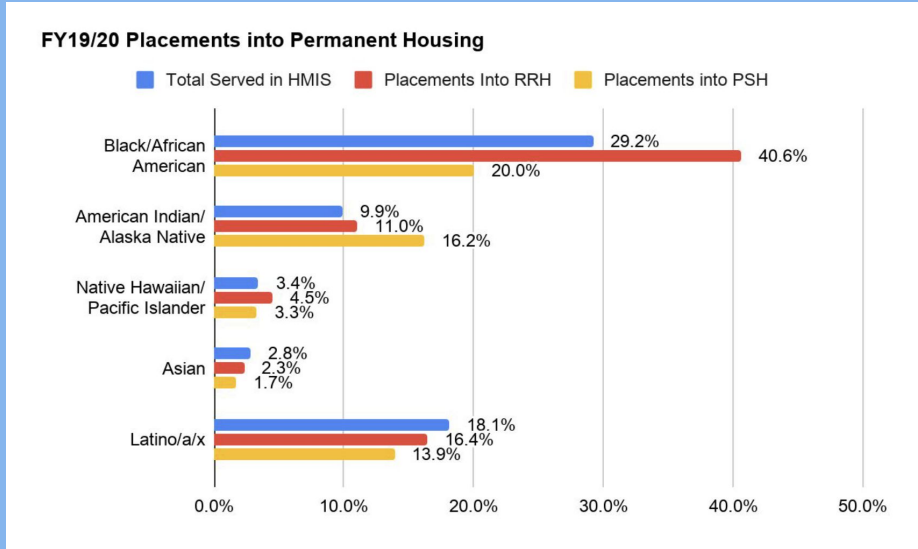
2010s

- A community-based participatory research study of affordable permanent rental housing in Tennessee (Bernet et al. 2014) finds that "**After controlling for selected resident characteristics, African American race was associated with a 56% increased likelihood of involuntary exits** compared to non-African American races."
- A review of research on PSH (Rog et al. 2014) **concludes that future investigations should examine how program components relate to outcomes, especially for subpopulations** based on race, ethnicity, and age.

More recently

- Milburn et al. (2021) find in a mixed-methods study of PSH in Los Angeles that **Black, single adults in PSH programs were exiting programs and returning to homelessness at a much higher rate than white participants.**
- A review of HMIS data from 16 communities across the US (Petry et al. 2021) finds that **"higher VI-SPDAT scores were significantly associated with an increase in the odds of returning to the homelessness service system,"** while noting the limitations and potential racially biased outcomes of the VI-SPDAT assessment.

At the local level

FY19/20 Placements into Permanent Housing

Legend: ■ Total Served in HMIS ■ Placements Into RRH ■ Placements into PSH

Black/African American:
- Total Served in HMIS: 29.2%
- Placements Into RRH: 40.6%
- Placements into PSH: 20.0%

American Indian/Alaska Native:
- Total Served in HMIS: 9.9%
- Placements Into RRH: 11.0%
- Placements into PSH: 16.2%

Native Hawaiian/Pacific Islander:
- Total Served in HMIS: 3.4%
- Placements Into RRH: 4.5%
- Placements into PSH: 3.3%

Asian:
- Total Served in HMIS: 2.8%
- Placements Into RRH: 2.3%
- Placements into PSH: 1.7%

Latino/a/x:
- Total Served in HMIS: 18.1%
- Placements Into RRH: 16.4%
- Placements into PSH: 13.9%

(Axis: 0.0%, 10.0%, 20.0%, 30.0%, 40.0%, 50.0%)

Returns to Homelessness

"The average rate of return in FY19/20 was 24.9%, and we saw higher rates of returns for the following communities:

● American Indian/Alaska Native 26.2%

*● **Black/African American 28.7%***

● Native Hawaiian/Pacific Islander 27.9%"

From Multnomah County SHS Local Implementation Plan (Analysis of Inequitable Outcomes)

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"...But we did not have a conversation... I do not know how many people she have on her log—but if she had been paying attention to what was really going on, like she came and said, 'Okay, we need to discuss this here.' Because the only thing she came over was about my company that I was having." –Former Resident, Houston, TX

"They get sick of dealing with a very difficult housing manager or the microaggressions at their building. That's one of the reasons that they [Black residents] would leave and look for different housing." –Case Manager, Los Angeles, CA.

"They're prejudiced. They don't know how to talk to you. And we're seen as drug addicts, we're seen as mental, we're seen as lazy, baby-getters. They don't see us..." –Former resident, Los Angeles, CA.

"...The thing is, once you get your apartment, you're kind of on your own after that. I think HUD-VASH should try to spend more time with their clients..." –Former Resident, Palo Alto, CA

Quotes from HUD/ VA and California Policy Lab reports

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Potential factors

Level of Service Provision	**Client Needs & Level of Vulnerability**
Program and System Design	**Quality and Availability of Service**
Organizational Efforts to Address Racism and Trauma	**Program Policies and Practices**

A look at program design

Example configurations

Owner/ Manager

**Site support staff
(Resident Services)**

Community based organization
(Case management, referrals)

Owner

Property Manager

**Site support staff
(Resident Services)**

Owner

Property Manager

**Site support staff
(RSC and case managers)**

CBO network
(Resident referrals)

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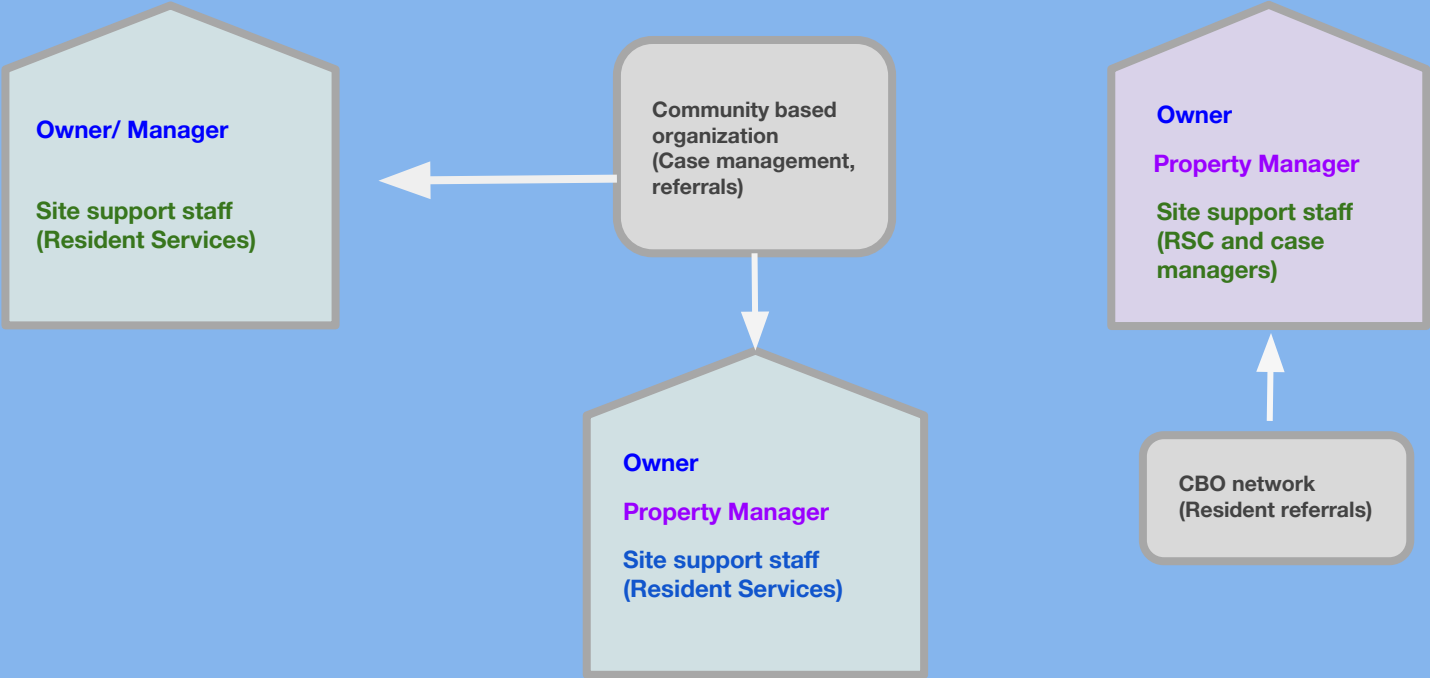
Example roles

Responsibility	Support Services Staff	Property Management Staff
Rent payment, arrears	Offering assistance to tenants: service referrals, advocacy, support to find solutions	Collecting rent, addressing rent arrears
Addressing disruptive behaviors, lease violations	Same as above	Issuing lease violations; enforcing lease terms (including termination)
Addressing physical/ mental crises	Establishing and promoting clear policies, procedures for crises	
Community building	Contributing to culture of building community Monitoring issues, planning improvement strategies	
Safety & Security	Notifying Property Management of safety/ security hazards	Ensuring building safety and security Conducting ongoing inspections Addressing issues

Adapted from Corporation for Supportive Housing Best Practices Manual

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For more information

- California Policy Lab (Milburn et al.) [Report on Inequities in PSH System in Los Angeles](#)
  - [Understanding Homelessness Podcast Episode](#) (featuring interview with Inequities in PSH System in LA report authors)
- Corporation for Supportive Housing [Best Practices Manual](#)
- [Racial Inequities in Housing Fact Sheet](#) (NLIHC/ Opportunity Starts At Home)
- [HUD-VASH Exit Study](#) (HUD, VA National Center on Homelessness Among Veterans)
- Multnomah County [2022 Point in Time Count](#) and [SHS Implementation Plan](#)
- National Alliance to End Homelessness on [Racial Equity in Homelessness System Design](#)
- Oregon Task Force on Homelessness and Racial Disparities 2022 [report to the State Legislature](#)

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Thank you for attending Housing Partnership Workgroup!

Please take a moment to fill out the post-meeting survey in your browser window :)

Questions? Email marisae@nwpilotproject.org

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