

Community Benefits of Supportive Housing

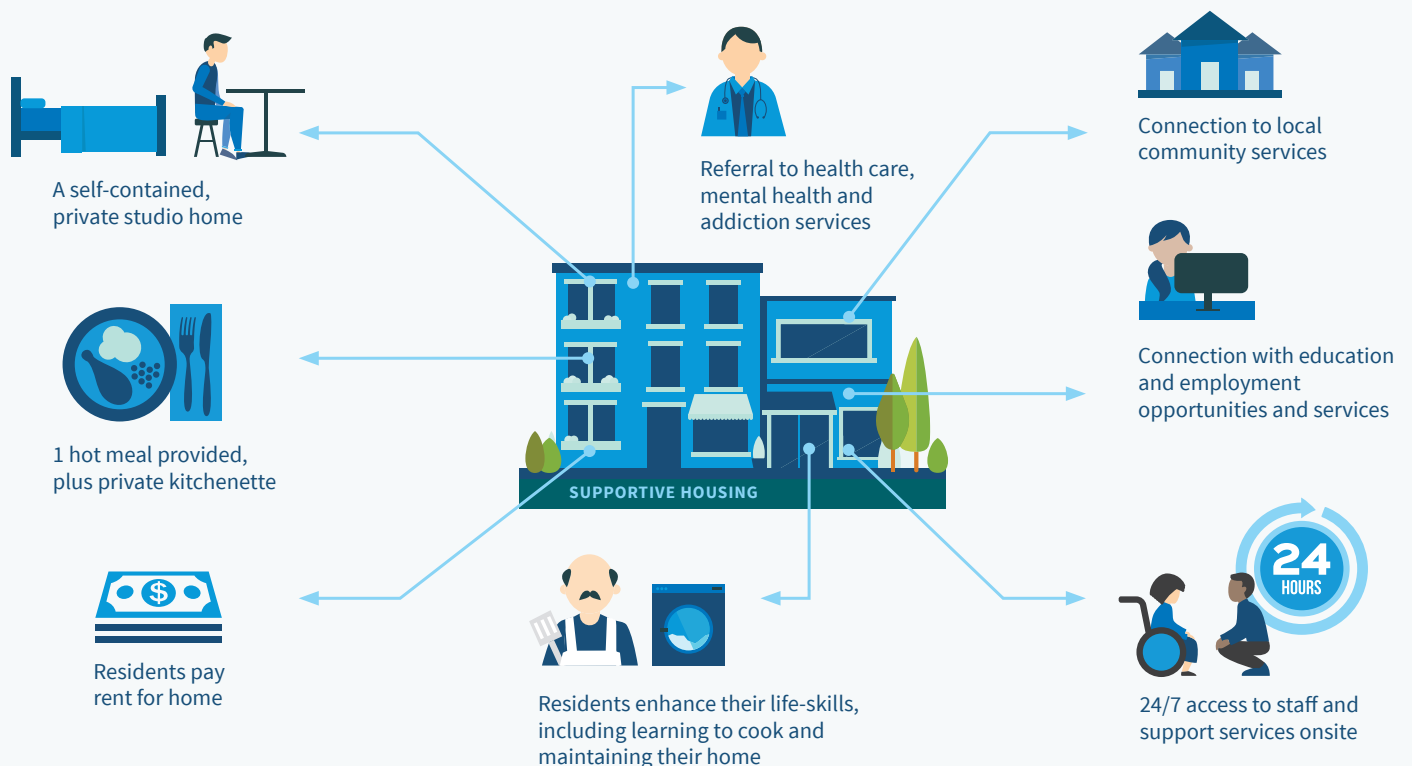
This resource answers questions about Supportive Housing in your neighbourhood



What is supportive housing?

Provincially-funded supportive housing is for people experiencing homelessness. Supportive housing provides a home with access to on-site supports to ensure people can achieve and maintain housing stability. Residents have access to their own self-contained studio apartment or, in some cases, a secure unit with shared bathroom and amenity spaces. All residents sign either a program or tenancy agreement and participate in programming based on an individualized case plan.

All residents in supportive housing have made a choice to live there and are able to access the services provided by non-profit housing operators, such as life-skills training, and connections to primary health care, mental health and/or substance use services.





Will supportive housing affect property values in my neighbourhood?

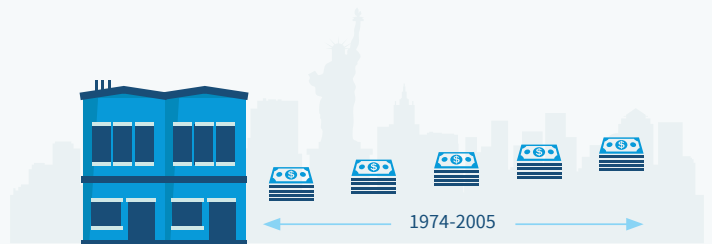


Studies show that property values immediately surrounding supportive housing sites typically keep pace with the trends of the surrounding municipality.



10/13

Property values immediately surrounding supportive housing sites **kept pace or surpassed** municipal trends



7,500

Supportive housing units **did not impact property values** between 1974-2005 in New York City

Facts and Statistics

- ➔ Research completed in 2019 of 13 B.C. supportive housing sites showed that property values immediately surrounding 10 sites either kept pace or surpassed surrounding municipal trends. Property values for the other three sites were not notably different compared to municipal trends.
- ➔ A study in New York City of 7,500 supportive housing units from 1974 to 2005 found no evidence of a negative impact on property values close to supportive housing.

Sources:

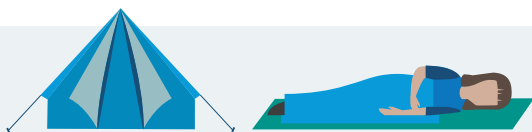
- Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values*. BC Housing
- Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City*. New York University. http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf



Is supportive housing costly for tax-payers?



Studies show the cost of providing supportive housing is less than the cost of providing the health and public safety services needed to address homelessness.



VS



On average, a person **experiencing homelessness** with addictions and/or mental illness used **\$55,000** per year in health care and/or corrections services

On average, a person **in supportive housing** with addictions and/or mental illness used **\$37,000** per year in health care and/or corrections services



Every dollar invested in supportive housing creates **\$4-5** in social and/or economic value

Supportive housing residents were **64% less likely** than shelter clients to use ambulance services



Average hospital stay for supportive housing residents was **50% less** than shelter clients

Facts and Statistics

- A 2008 B.C. study found that on average a person experiencing homelessness with addictions and/or mental illness used \$55,000 per year in health care and/or corrections services compared to \$37,000 for a person in supportive housing.
- 2018 B.C. studies showed that every dollar invested in supportive housing creates four to five dollars in social and/or economic value:
 - Government realizes about half of the savings from decreased use of services
 - Neighbourhoods benefit from improved well-being and increased local spending.
- A 2019 B.C. study linking data for more than 450 individuals in BC Housing-funded supportive housing and emergency shelters found:
 - Supportive housing residents were 64% less likely than emergency shelter clients to use ambulance services
 - The average hospital stay for supportive housing residents was 50% less than for emergency shelter clients.

Sources:

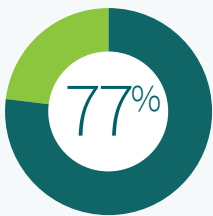
- Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University <https://www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html>
- Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. <https://www.bchousing.org/research-centre/library/tools-developing-social-housing>
- Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation*. BC Housing (Underway).



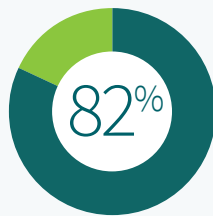
Will supportive housing change my neighbourhood?



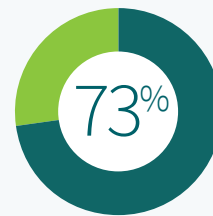
Many supportive housing residents have an existing connection with the neighbourhood and report experiencing positive interactions with neighbours after they moved in.



of supportive housing survey respondents reported **a prior connection** to the neighbourhood



of supportive housing survey respondents reported **positive interactions** with neighbours



of supportive housing survey respondents reported having **friends or relatives** in the neighbourhood



Facts and Statistics

- 77% of survey respondents across seven¹ modular supportive housing sites reported having a prior connection to the neighbourhood before moving into their modular housing unit. These connections include living in the neighbourhood immediately before moving into their unit, having friends or relatives in the neighbourhood, and using services located in the neighbourhood.
- 82% of survey respondents across seven modular supportive housing sites reported experiencing positive interactions with neighbours in the surrounding community since they moved in.
- 73% of survey respondents across seven modular supportive housing sites reported having friends or relatives in the neighbourhood who they can talk to.

¹ Further reports are being completed which may cause results to change.

Sources:

- BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments*. <https://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortByDate>

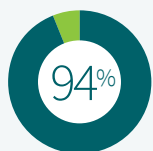


Does supportive housing work to reduce homelessness in my neighbourhood and community?

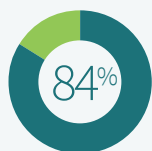


Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, individuals previously experiencing homelessness report improvements in access to employment, income, education, addiction issues, mental health and life-skills.

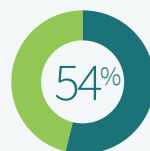
After Six Months:



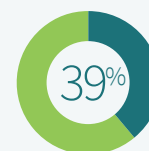
of supportive housing residents **remained housed**



of supportive housing survey respondents reported **improved overall well-being**



of supportive housing survey respondents reported **improved access to employment opportunities**



of supportive housing survey respondents reported **improvement in addiction issues**



Facts and Statistics

- 94% of residents in seven¹ modular supportive housing sites remained housed six months after moving in.
- 84% of survey respondents in seven modular supportive housing sites reported improvements to their overall well-being.
- 54% of survey respondents in seven modular supportive housing sites reported improved access to employment opportunities and employment support services.
- Not everyone who moves into supportive housing has an addiction issue. 39% of all survey respondents in seven modular supportive housing sites reported improvements in addiction issues six months after moving in, while 39% reported that their addiction issues were the same and 15% reported that this question did not apply to them.

¹ Further reports are being completed which may cause results to change.

Sources:

- BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments*. <https://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortBy=sortByDate>

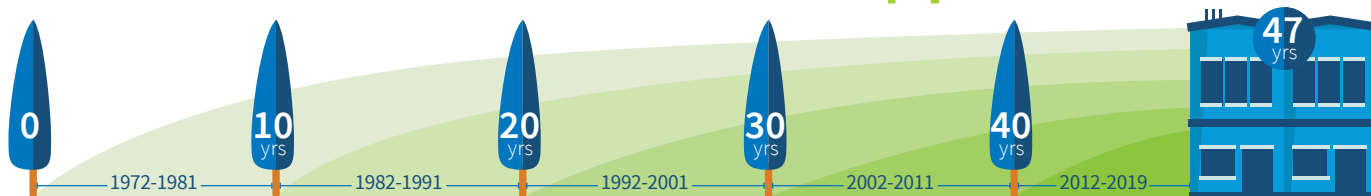


Will supportive housing have an impact on nearby schools in my neighbourhood?



Many supportive housing sites for people experiencing homelessness across the province have been operating in their communities and near schools for 10+ years with no issues and with support from the community.

Oldest supportive housing site operating for **47** years



210

provincially-funded sites operate **within 500 metres** of a school



52%

of supportive housing sites in B.C. within 500 metres of a school **have been operating for 10+ years**



Facts and Statistics

- The oldest supportive housing site in B.C. has been operating for 47 years.
- There are over 210 provincially-funded supportive housing sites across the province that are within 500 metres of a school.
- 52% of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

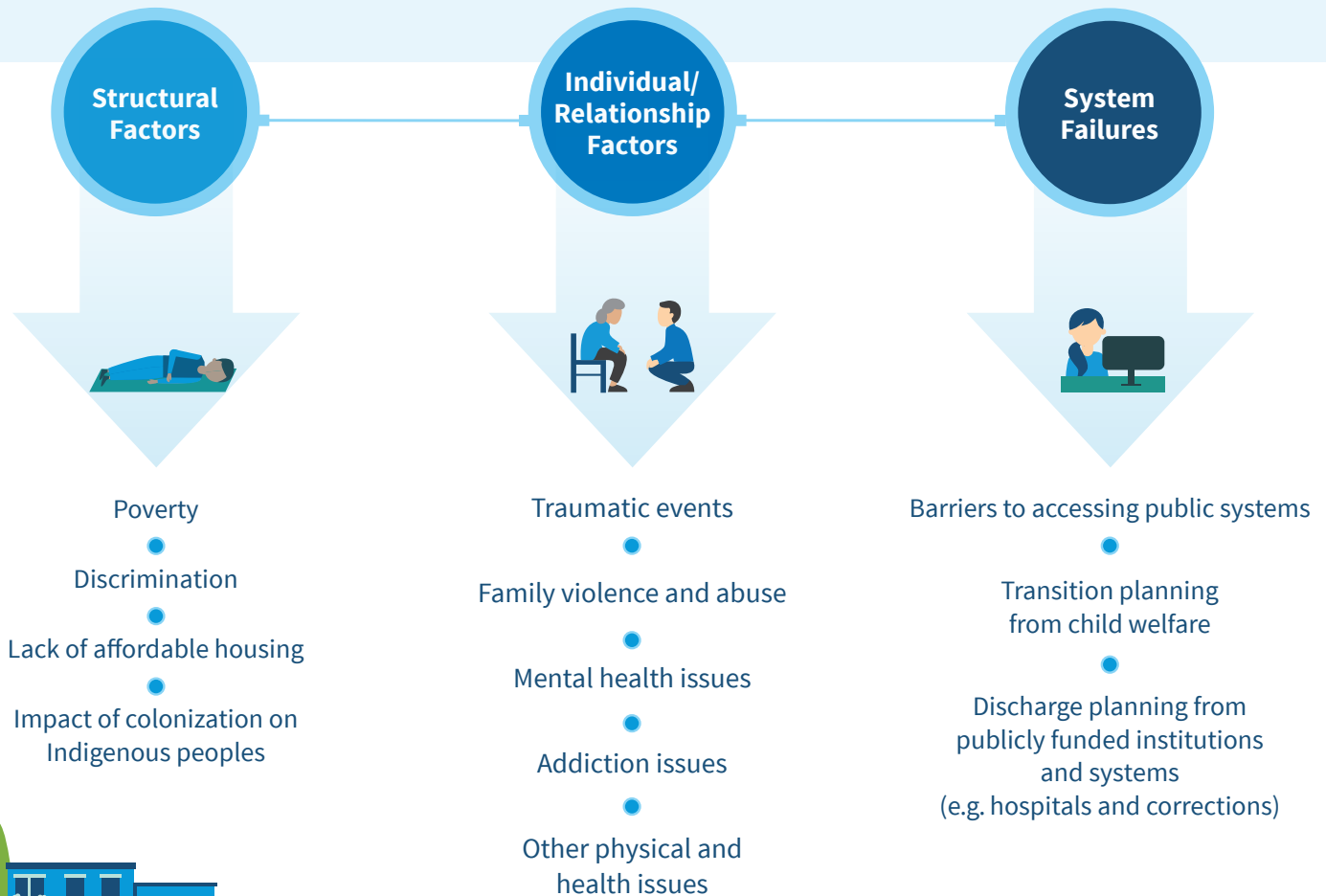
Sources:

• BC Housing. 2019. Central Property System.



Understanding Pathways to Homelessness

The information below provides a brief overview of pathways to homelessness. Often it is a combination of factors.



Sources:

- Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. *The State of Homelessness In Canada 2013*. A Homeless Hub Research Paper. <https://www.homelesshub.ca/sites/default/files/SOHC2103.pdf>

Works Cited

For additional information, methodologies and limitations please see the studies cited.

BC Housing. 2019. Central Property System.

BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments*. <https://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate>

Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. <https://www.bchousing.org/research-centre/library/tools-developing-social-housing>

Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City*. New York University. http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. *The State of Homelessness In Canada 2013*. A Homeless Hub Research Paper. <https://www.homelesshub.ca/sites/default/files/SOHC2103.pdf>

Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values*. BC Housing

Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation*. BC Housing (Underway).

Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University <https://www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html>