

Housing for Transition-Age Youth

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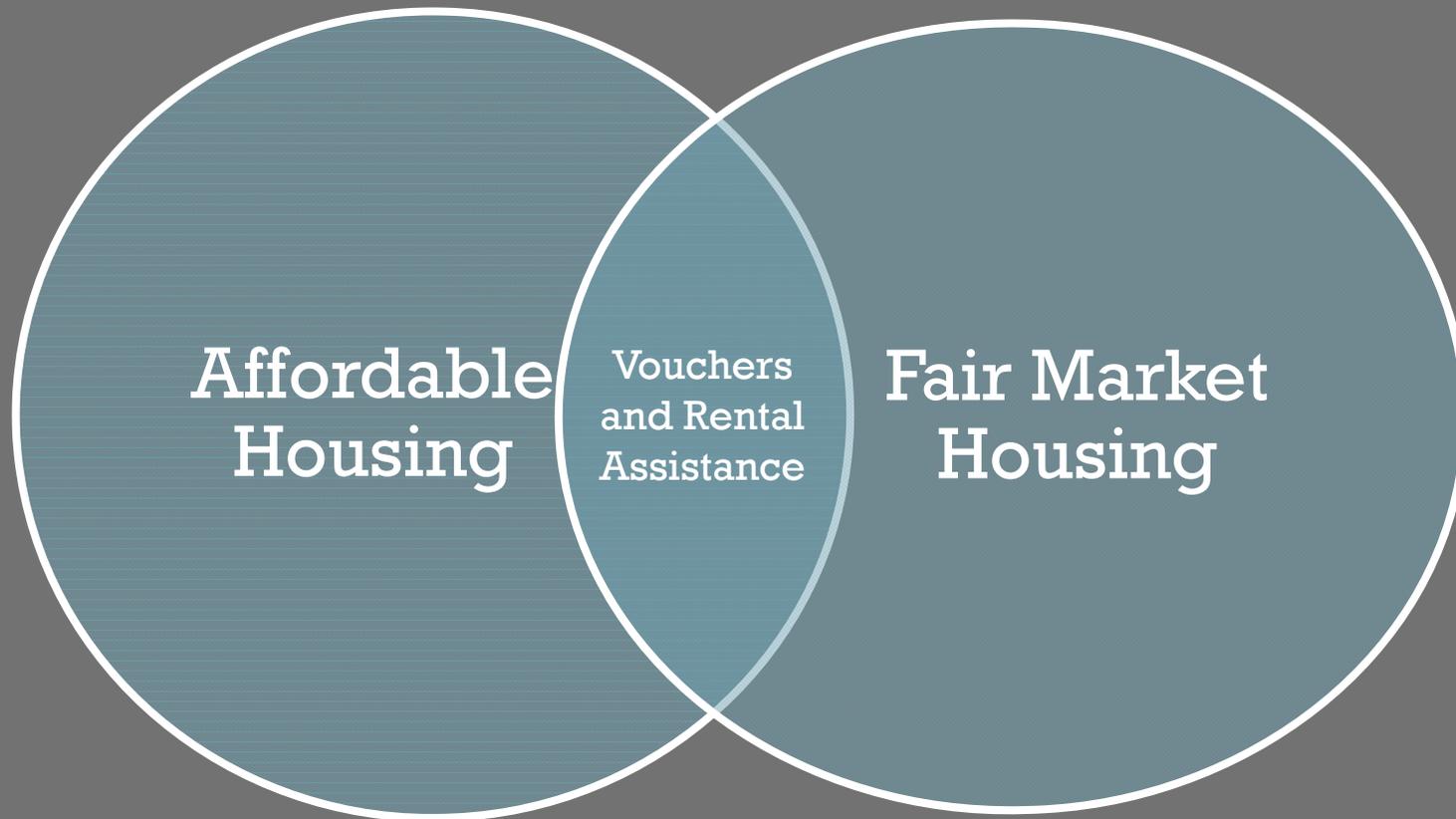
Introduction



- 10 years working with youth (High school teacher in U.S. & Japan, foster care counselor, experiential education director)
- Yaakoosge Daakahidi Alternative High School staff
- Juneau Affordable Housing Coordinator

Overview

Where does housing for youth fit in the overall housing spectrum?



Affordable Housing Definitions

Affordable Housing (30% rule that applies to everyone)

The National Housing Act of 1937 considered households “burdened” if expenditures toward housing exceeded 30 percent of household income. This affordability indicator can be applied to any resident at any income level in any type of housing unit.

Affordable Housing (Low-income, supported housing sector)

This definition is used by the agencies that make up the local homeless coalitions and follow the **HUD Continuum of Care** model which includes emergency shelters, transitional housing, permanent supportive housing, permanent affordable housing, and housing services.

HUD: moderate income is a household that does not exceed 80% of the median income of the Area Median Income (AMI); **low income** is a household that does not exceed 60% of the AMI; and **very low income** is a household with an annual income that does not exceed 30%.

Affordable Housing programs also include **Public Housing unit/Housing Choice Voucher Program**

Affordable Housing Stock

Affordable Housing

Continuum of Care Housing Targeting Homeless Persons

- **Emergency Shelter**
- **Transitional Living**
- **Permanent Supportive Housing**

Subsidized Public Housing

- **Alaska Housing Finance Corporation**
- **1300 units of subsidized housing**
- **4300 Housing Choice Vouchers**

Other Types of Affordable Housing

- **Permanent Affordable Housing**
- **Assisted Living**
- **Housing First - Permanent Supportive Housing**
- **Senior Housing/Pioneer Home**
- **Treatment/Recovery Centers (Transitional)**

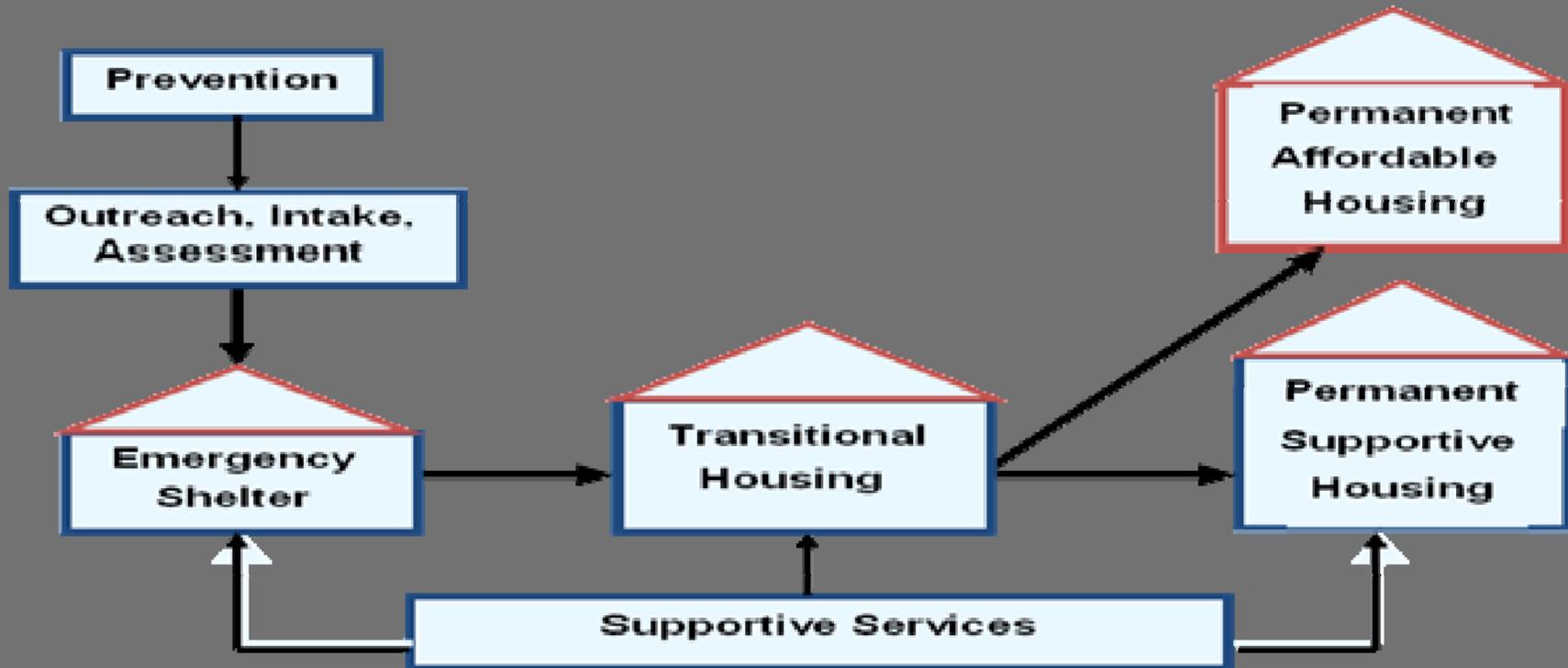
Affordable Housing Stock



Continuum of Care Housing Targeting Homeless Persons

- Emergency Shelter
- Transitional Living
- Permanent Supportive Housing

Continuum of Care Housing Targeting Homeless Persons General Use – Can be Used by Transition Aged Youth

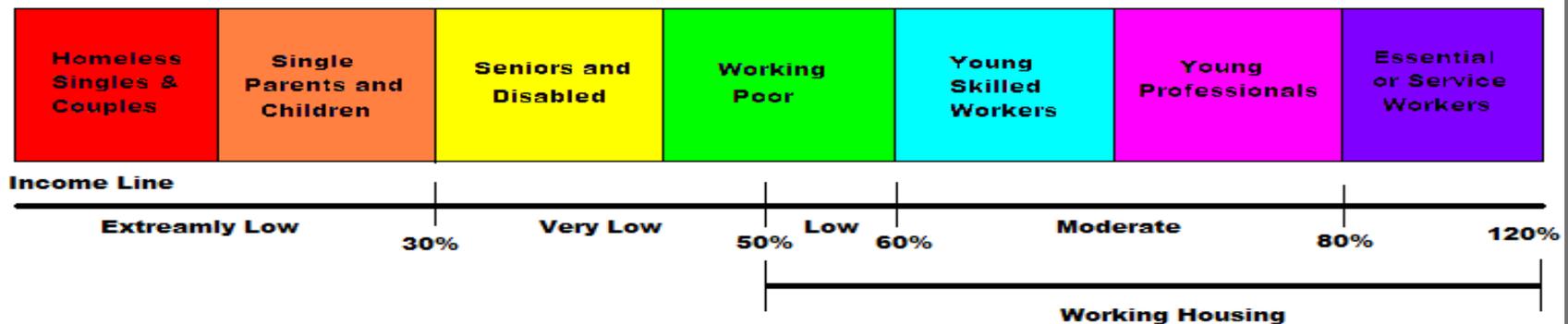


Affordable Housing Stock



Subpopulations Utilizing/Needing Affordable Supported Housing

- Elderly
- Persons with Disabilities
- Persons with Mental Illness
- Victims of Domestic Violence
- Persons with HIV/AIDS
- Youth
- Veterans
- Substance Use/Abuse



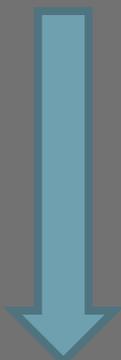
AHFC 2009 Alaska Housing
Assessment

- 12,980 new housing units needed to meet demand created by overcrowded conditions and houses that are severely substandard.
- Question: What populations likely to feel the housing shortage the most?

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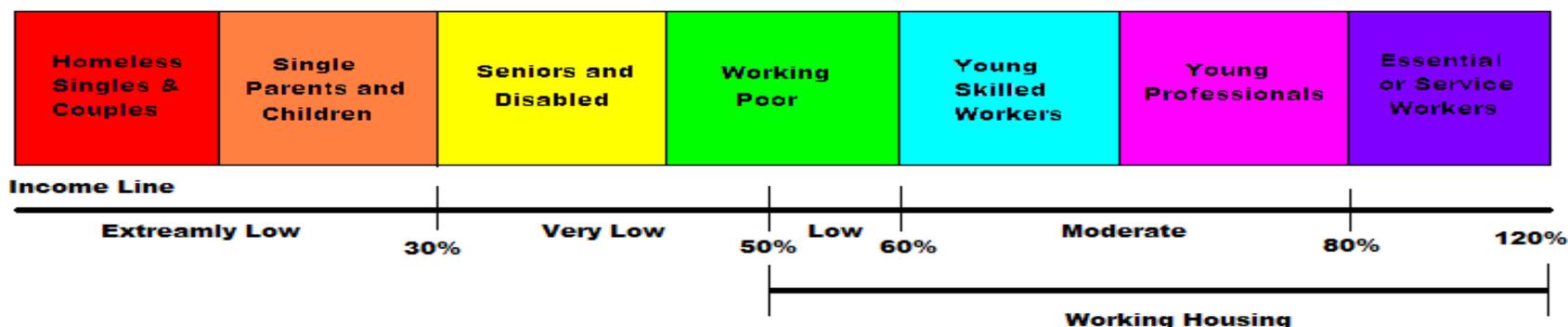
Other Subpopulations Utilizing/Needing Affordable, Supported Housing

These



Must compete for limited resources *and*it is hard to distinguish needs/overlap for each subpopulation.

- **Elderly**
- **Persons with Disabilities**
- **Persons with Mental Illness**
- **Victims of Domestic Violence**
- **Persons with HIV/AIDS**
- **Youth**
- **Veterans**
- **Substance Use/Abuse**



What to do?

3 steps necessary to developing affordable housing in local communities (including youth housing)

1. Data
2. Collaboration
3. Financing

Balance of State communities struggle with the first one more so than Anchorage.

Why is it a struggle?

- Organizational capacity
- Political culture
- Technical assistance needed

Data Resource: Vancouver Youth Housing Options Study

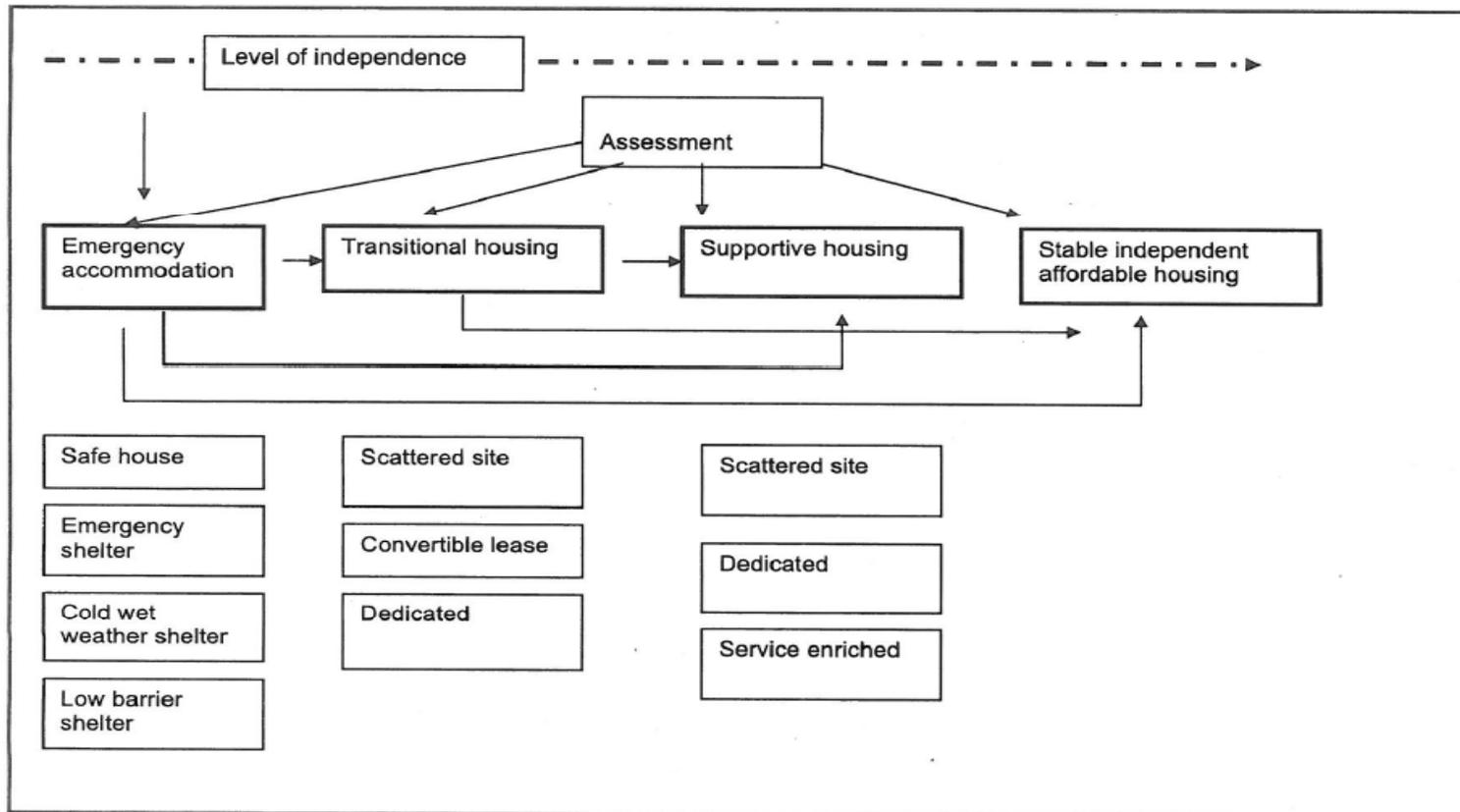
Goals:

1. Estimate the number of youth who are homeless/at-risk.
2. Identify issues affecting youth housing.
3. Identify best practices in youth housing that are applicable to Vancouver.
4. Present options for a “Youth Housing Continuum”.
5. Identify gaps, overlaps, and duplication in youth housing.
6. Engage youth and youth service providers in the process.

Vancouver – Youth Continuum

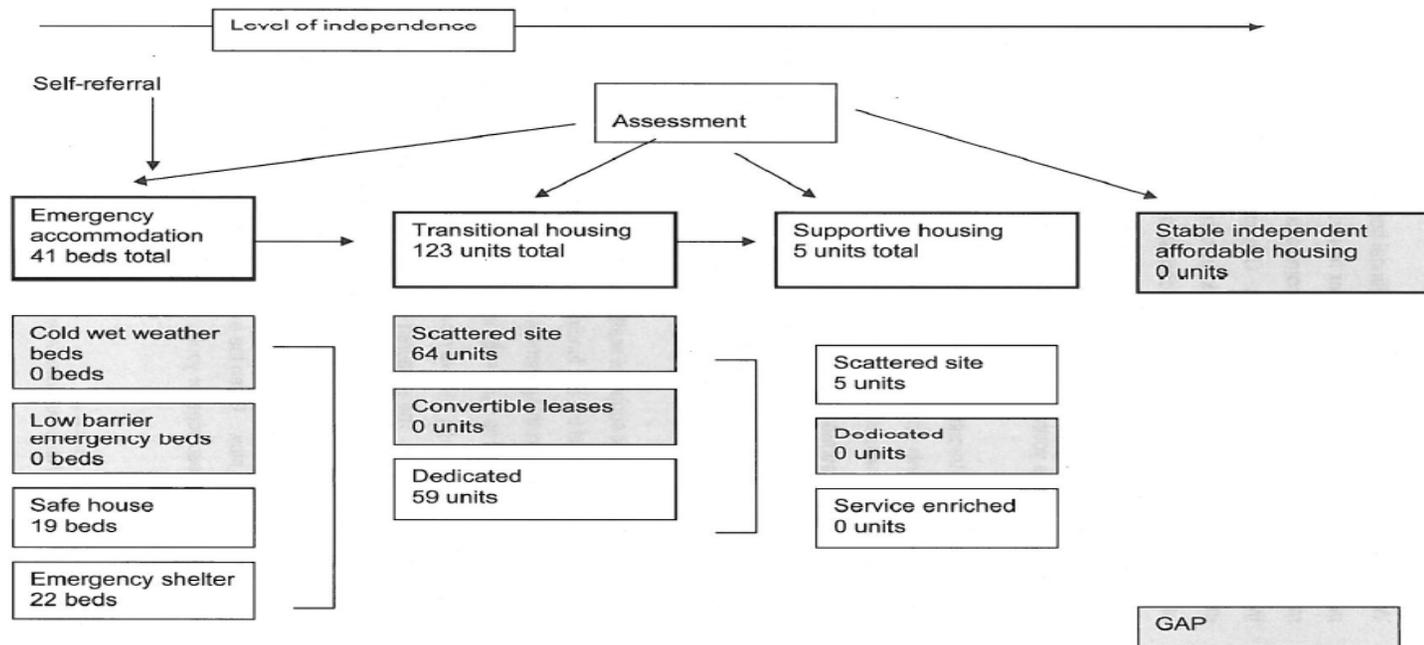
THE CONTINUUM

A youth housing continuum is proposed as follows:



Vancouver – Gap Analysis

Figure 3
Gap analysis



Data: Bring The Kids Home Meeting

DESIRED CONTINUUM

MOST RESTRICTIVE

Residential Treatment

Transitional Living Program

Staff group home

Regular foster care

Transitional Housing

Relaxed foster care

Housing with 24 hour support (own apt in cluster, controlled access, on-site support)

Unstaffed group home/apartment (group of youth who receive weekly on-site support)

Dorm with support (while in Foster Care for example)

Dorm

LEAST RESTRICTIVE

Roommate with outpatient services

On own with supports:

Peer Mentoring, Navigation and Support

Vocational Training and Support

Educational Support

On own

Where does the youth housing shortage fit? Establishing a common housing language in the State

Statewide Housing Shortage

- Statewide Policy Changes
- Financing options
- Private Sector Involvement
- Housing Trust Fund
- Comp Plan: Housing Element Laws

Affordable Housing Shortage (Local)

- Local Comprehensive Plan
- Local Ten-Year Plan to End Homelessness
- Local Community

Youth Housing Shortage

- Create Youth Continuum Model (Local Focus)
- Local Community Data (Consistent)

recommendations

1. Build a Youth Continuum Housing Model

We are capable of getting this information - how best to use it?

2. Focus on using this information on the local level

Strategy: How to use most effectively? In conjunction with what other information, groups, or processes?