

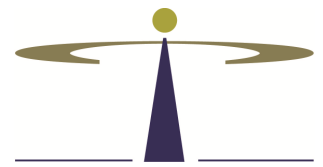


## Scattered Training Apartments Program by Camillian Mission of Social Assistance

<b>Name of the project</b>	Scattered Training Apartments Program by Camillian Mission of Social Assistance
<b>Aims and Objectives</b>	<p>This Program is addressed to homeless people who qualify for municipal/communal housing, yet remain on municipal waiting lists due to lack of housing stock. It aims to provide them with supported housing in apartments rented in the open market. The main objectives of the Program are the following:</p> <ul style="list-style-type: none"> <li>- to teach homeless people abilities necessary to be housed and keep the housing (or prevent from losing such abilities),</li> <li>- to provide them with a roof over head in the period preceding their transition to an independent housing,</li> <li>- to integrate them with the local community.</li> </ul>
<b>Description</b>	<p>This Program is implemented by the CMSA since December 2012. Up to 30 homeless people meeting certain criteria can live in one of the 8 apartments rented for this purpose by the CMSA. It signs all contracts with owners declaring stable long term payments and in exchange keeps the right to decide on who the tenants are. Participants remain under the care of a social worker and are assisted by a psychologist, therapist of addictions, vocational counselor and a lawyer. They are provided with an on-going support and with assistance in efforts to obtain the municipal housing.</p>
<b>Core elements</b>	<ul style="list-style-type: none"> <li>- Affordable and supported housing in non-shelter environment offered to people who would otherwise stay in the shelter due to shortage of social housing.</li> <li>- Private housing used for social goals in the mechanism of social rental agency.</li> <li>- Support to Program participants from a multidisciplinary team of specialists.</li> </ul>
<b>Funding</b>	<p>According to CMSA approximately one third of annual costs come from the municipality in a three year contract, one third comes from participants and one third is supplemented from CMSA own resources.</p> <p>The complete financial analysis shows that the cost per person in the Program is similar or lower than in a shelter. Only in the case of an incomplete financial analysis, if the cost of premises at the shelter had been ignored, the cost per person in the Program might have seemed to be higher. Details on costs of the Program, as compared to the costs of a shelter, will be presented during the conference in Warsaw on 19<sup>th</sup> of February.</p>
<b>Impact/ results</b>	<p>Long term results are not yet known as Program started in December 2012.</p> <p>Short term results are the following:</p> <ul style="list-style-type: none"> <li>- 30 participates of the Program (on a rotational basis) received the roof over head during the period of waiting for the municipal or social housing,</li> <li>- they have been supported in their efforts to obtain the municipal or social housing,</li> <li>- they have been assisted in their personal development and in solving of on-going life problems,</li> <li>- they learned and trained in practice the basic skills required for independent housing.</li> </ul> <p>Additionally, the following positive side effects have been observed:</p> <ul style="list-style-type: none"> <li>- participants tested their ability to live independently and increased their self-confidence,</li> <li>- participation in the Program enhanced their credibility and thus helped in efforts to obtain the community housing and accelerated these efforts,</li> <li>- implementation of this Program proved that renting of apartments for such a purpose on</li> </ul>



	<p>the private market is feasible,</p> <ul style="list-style-type: none"> <li>– implementation of this Program proved that this it is cost-effective in comparison to other solutions,</li> <li>– space was released in the shelter for people who not qualify for participation in such a Program.</li> </ul>
Participants	<p>The Program participants need to meet the following formal criteria:</p> <ul style="list-style-type: none"> <li>– are recovering from the crisis of homelessness,</li> <li>– undertook paid work (min. 3 months earlier),</li> <li>– have applied for the allocation of municipal or social housing and</li> <li>– if necessary - they underwent positively therapy (psychological, alcohol, aggression, etc.).</li> </ul> <p>Additionally, according to the Polish law and the local law in force in Warsaw, in order to apply for municipal or social housing one's monthly net income shall not exceed 1.098 PLN (or app. 250 EUR) and 1.858 PLN (or app. 420 EUR), respectively (as of March 1, 2014). The law requires also that they are in a difficult housing situation, which is either living in an institution for the homeless or being threatened with homelessness due to debts, eviction, etc.</p> <p>The Program participants need also to meet several practical conditions, which include:</p> <ul style="list-style-type: none"> <li>– motivation to participate in the Program,</li> <li>– adequate physical and mental health,</li> <li>– the ability to control their addiction (if any)</li> <li>– ability to comply with social norms (especially against roommates)</li> <li>– an income allowing them to cover the rent and personal costs of living.</li> </ul>
Staff	<ul style="list-style-type: none"> <li>– One social worker dedicated to the Program.</li> <li>– Multidisciplinary team of the CMSA including psychologist, therapist of addictions, vocational, vocational counselor and a lawyer (shared with 100 residents of the shelter).</li> <li>– Administrative team of CMSA.</li> </ul>
Innovative aspects	<p>This is the first program in Poland in which apartments for people exiting homelessness are rented on the private market by an NGO and then sub-rented to NGO clients. The social rental agency mechanism is used.</p>
Sustainability	<p>Program started in December 2012 and is still running.</p>
Lessons learned	<p>Upon opening the program in 2012 CMSA made an open call for clients to all homelessness service providers in Warsaw and was surprised to find out that demand was very low. In fact hardly any client was referred to the Program. Service providers explained that they do not have clients who meet the criteria. The other potential explanation given by CMSA is that shelter providers are not eager to lose their most cost-effective clients.</p> <p>Surprisingly to CMSA, private owners were not discouraged by the fact that their tenants would be homeless people. They treated CMSA as a guarantor and were eager to rent as organization offered long term payments.</p> <p>Many clients had to leave the Program due to breaking its rules: most frequently it was when they were found not sober by the social worker during her visits in apartments.</p> <p>High rotation of clients creates additional costs to CMSA that has to cover the lacking rent of client who left until next client is found and/or admitted.</p> <p>Initially up to three people shared one room and up to six people one apartment. Most preferably, each participant should have a separate room. Few rooms in one apartment are recommended as people need company (not only privacy).</p> <p>Rent should be collected at the beginning of each month and should not be reimbursed to the client who had to leave the Program due to breaking its rules.</p>



<b>Obstacles</b>	<p>Lack of dedicated long term funding. Funding gaps during the year force the operator to apply continuously for funding of consecutive similar projects.</p> <p>A limited number of candidates who meet the formal criteria.</p> <p>Shelter operators might be reluctant to lose their most cost effective clients who join the Program.</p> <p>Legal regulations that impose a narrow window on monthly income of potential candidates (only due to the formal requirement of being eligible for social or communal housing). This remains in conflict with relatively high costs of rent and living that need to be covered by Program participants.</p> <p>The frequent practice of neglecting the costs of premises in a shelter in financial calculations may result in an impression that the costs per person in the Program are seemingly higher than in the shelter.</p> <p>Participants of the Program shall meet several practical conditions (motivation, health, control of addictions, social norms, income etc.). Consequently some homeless people would not qualify for these practical reasons.</p>
<b>Evaluation</b>	<p>In 2014 CMSA ordered an evaluation which was done by an external expert (Radziwiłł, 2014). The goal of the evaluation was to identify and monetize all costs (including "in kinds"), compare costs of the program with alternatives (living in shelter), assess effectiveness of the program. Results of this evaluation will be presented during the Conference in Warsaw on 19<sup>th</sup> of February.</p>