
Moving On from Supportive Housing (MOSH)

Homes Within Reach Conference
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Agenda

- What is MOSH?
- Why Implement Move On Strategies?
- Strategies to Help People Move On
- Benefits and Challenges to Moving On
- Keys to Successful Implementation



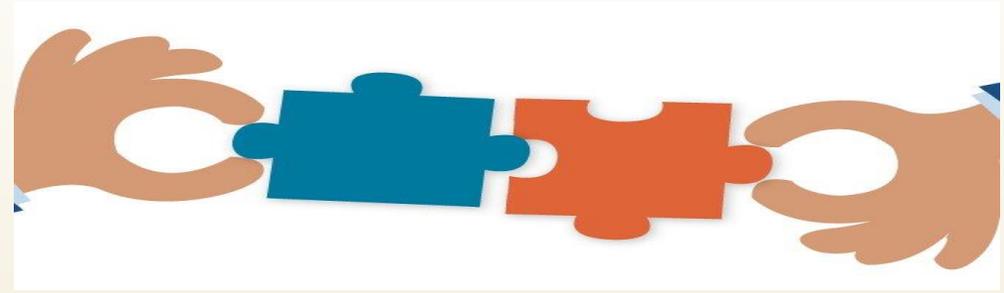
Introductions



- Suzanne Wagner, Housing Innovations
- Roles? providers, funders, advocates, COC leads, persons with lived experience of h'lessness, others?
- Turn to the person next to you and:
 - Introduce yourself, your name, your agency or role, and your favorite ice cream flavor AND
 - Describe a person/family you are working with who is ready to move out of supportive housing or why you came to this session.



What is Moving On?



- Help tenants who no longer require on-site services to transition from supportive housing to private apartments with, or without, rental support and less intensive community-based services.
 - Please note a big opportunity now is the Emergency Housing Voucher (EHV)
- Allows providers to then fill now-empty units with people who are most in need of supportive housing.
- Has become a HUD focus
- Earliest efforts starting almost 20 years ago
- Some examples from your communities?

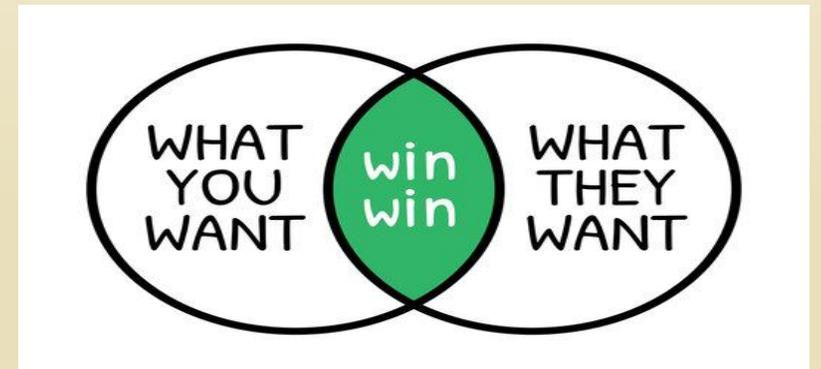
What is Moving On? - 2

- Spirit of MOSH
 - Recovery oriented
 - Promotes self-determination
 - An individualized process
 - Voluntary
 - Self-directed by the consumer
 - A process that starts in the supportive housing program and stabilization strategies that continue through move in and stabilization



Why Implement Moving On Strategies?

- Helps tenants meet the next set of goals in their lives
- Tenants learn skills and stabilize and don't need intensive services any longer – supportive housing works!
- Higher demand for supportive housing than availability
- Emergency Housing Vouchers can be targeted to people moving on from PSH
- USICH Home Together (2018-2022) Strategic Plan cites Move-On strategies as an essential part of the solution to ending homelessness.



Can you think of people in your program who want to talk to about moving on OR agencies in your community that might implement MOSH?

- Yes – 1 or 2 people
- Yes - 3 or 4 people
- Yes – 5 or more
- No, no one
- Not sure



Assessment and Planning - Motivation

Assessment for Moving on will occur in their PSH, both single site and scatter site

Motivation: they are interested in moving on so that....?

- This will give you the longer-term goals which build motivation
 - I want to move out so that I can have a girlfriend/boyfriend
 - I want to move out so that my children can live with me
 - I want a life after case management, if I can stay in my housing I will. I don't want someone to visit. I will find them if I need them.
 - I want a dog.
 - I don't need intensive in-home services anymore.



Assessment and Planning – Skills and Resources

- What Skills and Resources does the tenant bring to moving on?
 - This will help to determine which options may best fit their needs
 - Will the person need assistance in finding another unit or can they stay where they are?
 - EVH may have the options to switch subsidies without moving apartments (for scatter site)
 - Some people will need housing location services to find a new unit.
 - Can the tenant work through some options when they have a tenancy issue?
 - Does the tenant know when to ask for help?
 - Current housing program can build on their work to take this next step. You know what people have struggled with and what skills they have developed



Practice Problem-Solving Strategies

<p>Issue:</p> <p>Landlord sends a late rent notice and tenant does not have the money</p>	<p>Strategies:</p> <p>Ignore it:</p> <p>Move out:</p> <p>Talk to landlord and build a plan:</p> <p>Ask friend / family for help:</p> <p>Call a lawyer:</p> <p>Call case manager:</p>	<p>What is likely to happen?</p> <p>Example: Ignore it – maybe landlord will forget</p> <p>Move out – because no way to fix this</p>
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Practice Problem-Solving Strategies -2

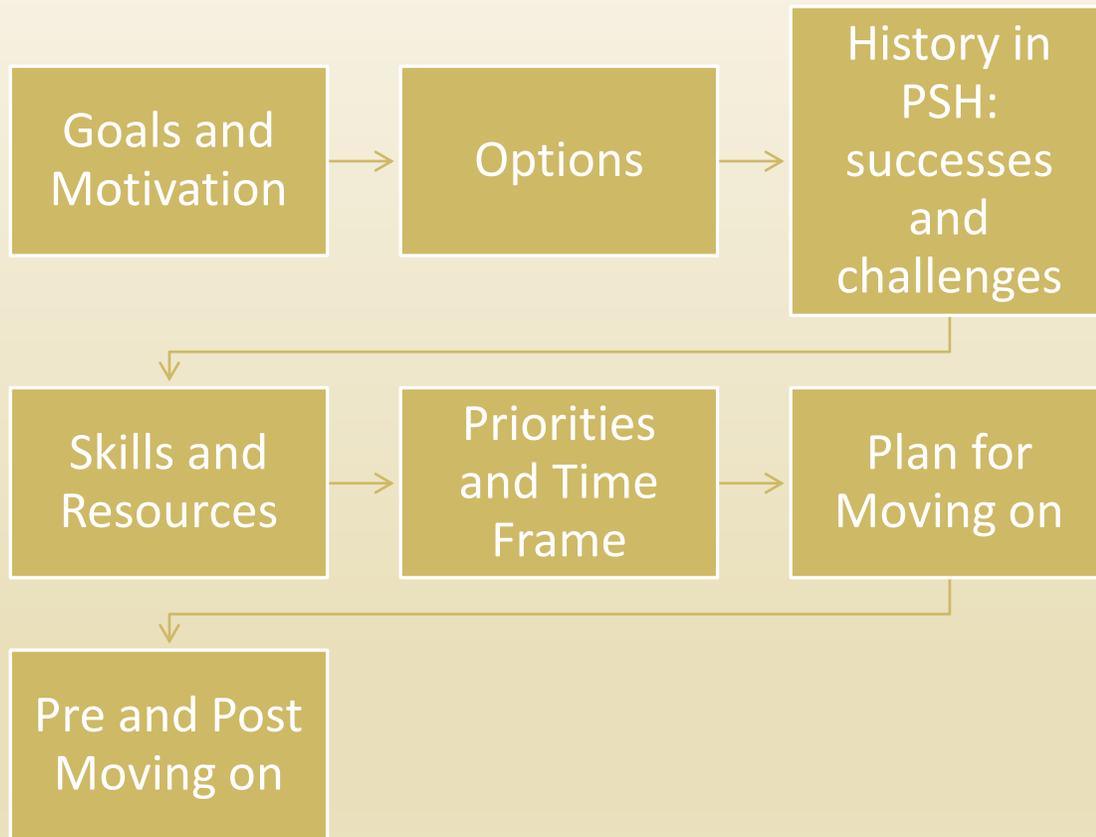
<p>Neighbor is making too much noise</p>	<p>Make noise myself: Move out: Talk to the neighbor: Take a walk: Punch the neighbor: Tell the landlord: Call the police: Call my case manager:</p>	<p>Example: talk to the neighbor: he won't lower the noise and will then harass me</p> <p>Call my case manager: he will know what to do and I won't get in trouble.</p>
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Assessment and Planning – Resource Network



- **Develop and Maintain a Resource Network**
 - Can the tenant negotiate for needed services: employment, benefits, landlord / property management, services and supports, transportation – others?
 - Will the current network transfer, are there any gaps?
 - Include social, my friend down the hall, watching the game with other tenants
 - Problem solve how to develop these resources
 - Increase negotiating skills
 - Aim here is that the Case Manager not be the nexus of tenant's life
 - Can the tenant identify when they need help: tenancy, legal, social, treatment, financial?
 - Pre-moving on can focus to work with PSH tenants on needed skills and resources to successfully move on
- **For moving on the tenants do not have to be issue free – who is?**
- **For moving on we have to have a plan to cope and maintain housing**

Planning



- Goals: both long term and limited short term goals
- Identify 1-3 focus areas of work that are time limited
 - Pre-MOSH focused on what is needed to move
 - Post-MOSH on solidifying the transition and addressing any challenges to housing stabilization and long-term goals
- Identify tasks for both worker and tenant to accomplish these goals
- Build the plan for monthly pre moving on
- Work with resources to develop a post moving on plan for making the transition
 - Keep in mind people may backslide
- Build the plan for every two months post move on – Can use CTI for service model

Moving On Strategies— Paying for Housing



- Many people need a long-term/permanent subsidy
 - EVH vouchers may be available in your community
 - Set asides of Section 8/Housing Choice vouchers
 - Units in affordable properties
- Employment
- Back pay from mainstream benefits
- Family reunification
- Major life changes- marriage, new relationship, children, etc.
- VA Home Loans

Let's Discuss



What strategies and or resources do you need in order to make a moving on program work? What would be helpful?

- More strategies for skill building on tenancy issues
- More information on sustainable resources
- More information on EHV
- Better partnership with the Housing Authority
- More units available/landlord relationships
- More information on Critical Time Intervention (CTI)
- Help negotiating for resources
- Agency commitment to MOSH
- Tools and forms to support the work with
- Time to discuss in coordinated entry case conferencing
- Help from agency to look at caseloads
- Others?

Challenges for the Tenant



- Loss of connections within the current housing community
- Moving from case manager/service coordinator being the nexus to using a broader network of support.
- Not ready for increased responsibility
- Managing mental and physical health conditions
- Housing/neighborhood quality can decrease
- Moving On can be expensive
- Much less challenging if they can stay in the same unit

Benefits for the Tenant

- Freedom from service providers
- Increased independence
- More comfortable environment
- Reunite with family/friends
- Better access to work/services etc.
- More social/community integration

(Tiderington, Livingstone, & Herman, 2017)



Challenges for Providers



- Losing your favorite consumers
- Fearing they won't succeed without you
- System issues
- Lack of affordable housing
- Additional workload – getting new higher need tenants and following people who have moved on
- Lack of funding
- Organizational culture

Benefits for the Provider

- Provides “churn” so others can access supportive housing units
- Helps people achieve having a life after case management
- Staff feel a sense of success in their work
- Follows the aim of the recovery model to encourage people to move forward
- Provides a PATH to more independence which incentivizes building tenancy skills
- Can serve higher-need more vulnerable people
- Other benefits?



Themes



Keys to Successful Implementation

- Organizational buy-in
- Have ongoing discussions of Moving On with tenants (discuss at Service Plan Review)
- Teach tenancy skills and address barriers to tenancy
- Use Peers/Alumnae to build motivation and skills
- Develop move-on plan
- Connect to community resources
- Provide aftercare (preferably for at least 6 months)





Wrap up and Final Discussion

Resources



Full MOSH training info:

http://license.rutgers.edu/technologies/2019-123_moving-on-from-supportive-housing-mosh-training

CSH Moving on Toolkit:

https://www.csh.org/wp-content/uploads/2018/07/MovingOnToolkit_Complete.pdf

Services Needed and Received when Moving on from Supportive Housing:

Emmy Tiderington, Jordan M. Goodwin, Laurent Reyes & Daniel Herman (2021) Services needed and received when moving on from permanent supportive housing, Journal of Social Distress and Homelessness, DOI: [10.1080/10530789.2021.1879615](https://doi.org/10.1080/10530789.2021.1879615)

Center for the Advancement of CTI: www.criticaltime.org