



Landlords: Public and Private Partners.

Different forms of Social Housing – Advantages and Challenges

Maria Clemensen, head of the ACT-Team and Housing First in Copenhagen, Denmark



FEANTSA

POD MAATSCHAPPELIJKE INTEGRATIE
BETER SAMEN LEVEN
SPP INTÉGRATION SOCIALE
MIEUX VIVRE ENSEMBLE



STEUNPUNT
ALGEMEEN WELZIJNSWERK



ΙΣΝ/SNF
ΔΡΥΜΑ ΣΤΑΥΡΟΣ ΝΙΑΡΧΟΣ
STAVROS NIARCHOS
FOUNDATION



.be



Agenda

- 1. Experiences and results so far – homeless support in Copenhagen
- 2. Housing in a Danish context
- 3. Challenges and goals for the future



1. Experiences with homeless support in Copenhagen and results so far

- A National Danish Homeless Strategy 2009-2013
 - Reduce the number of homeless citizens
 - Test Housing First and different methods of social support (ICM, CTI and ACT)
- Today permanent ACT and CTI programs anchored in the Homeless Unit in Copenhagen
- The National Board of Social Services is facilitating a program focusing on expanding the results from the Danish Homeless Strategy – e.g. Housing First and ACT, CTI, ICM



My primary team: Assertive Community Treatment - ACT

- Multidisciplinary team consisting of psychiatrists, addiction councilors, social support workers, job center workers
- Outreach and floating support
- Streamlining coordination across sectors
- Long term support – support is given as long as needed
- Flexible support and treatment programs based on individual needs

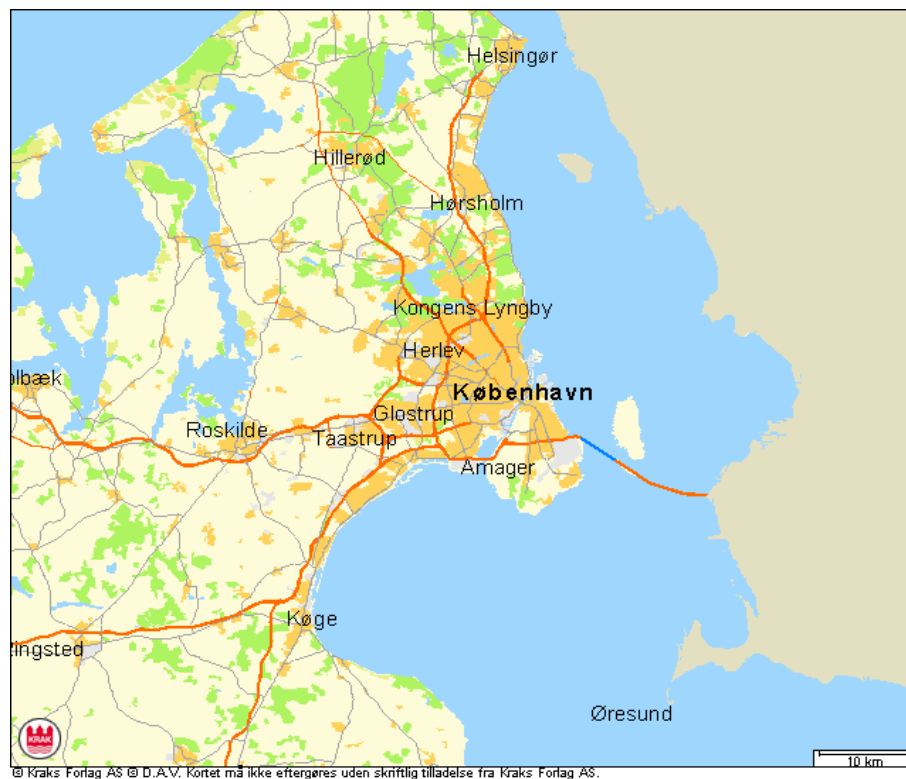


Results so far

- ACT and CTI support works!
- Around 90 % former homeless keep their housing
- Housing First has made it possible to house people with substance abuse, mental illness, chaotic lifestyles etc. in regular housing
- Housing First has made it possible to reach and treat people with health problems and addiction in a much better way



Copenhagen: The Capital of Denmark and the largest municipality in Denmark





Housing in a Danish Context

- Danish housing is a regulated market —a by-product of the Danish Welfare State
- Denmark has a tradition for a large amount of public housing – 20 % of all housing in Copenhagen (CPH)
- Of the 20%, every 4th public apartment goes to the municipality by law. In CPH every 3rd apartment
- Most public housing in CPH are apartment buildings (scattered) but some are congregate housing – we use both in ACT



Public Housing in Denmark

- Agreements made with all the Public Housing Organisations:
 - The Municipality compensates almost all expenses eg. when tenants move out from a ruined apartment, when an apartment isn't rented out immediately etc.
 - Regular contact:
 - Meetings and overall agreement
 - Organised flow of apartments: Copenhagen has access to around 850 a year
 - Contact when tenants are behind on their payment or in situations of conflict



Our Results Thus Far

- Very few evictions
- Early help from the ACT team to the tenant in situations of conflict
- Good dialogue with housing organisations even in conflict situations – developing working relationships
- Housing and support is separated in the structure itself – it doesn't come from the same source
- The tenants' ACT-worker helps in the dialogue – and sometimes the ACT-boss!



Possible solutions in conflicts between tenants and landlords

- Help in the timely paying of rent
- Help the tenant understand necessary behaviour in an apartment building:
 - noise, guests, empty mail box, take out garbage, keep dog on leash, talk nicely to neighbours etc.

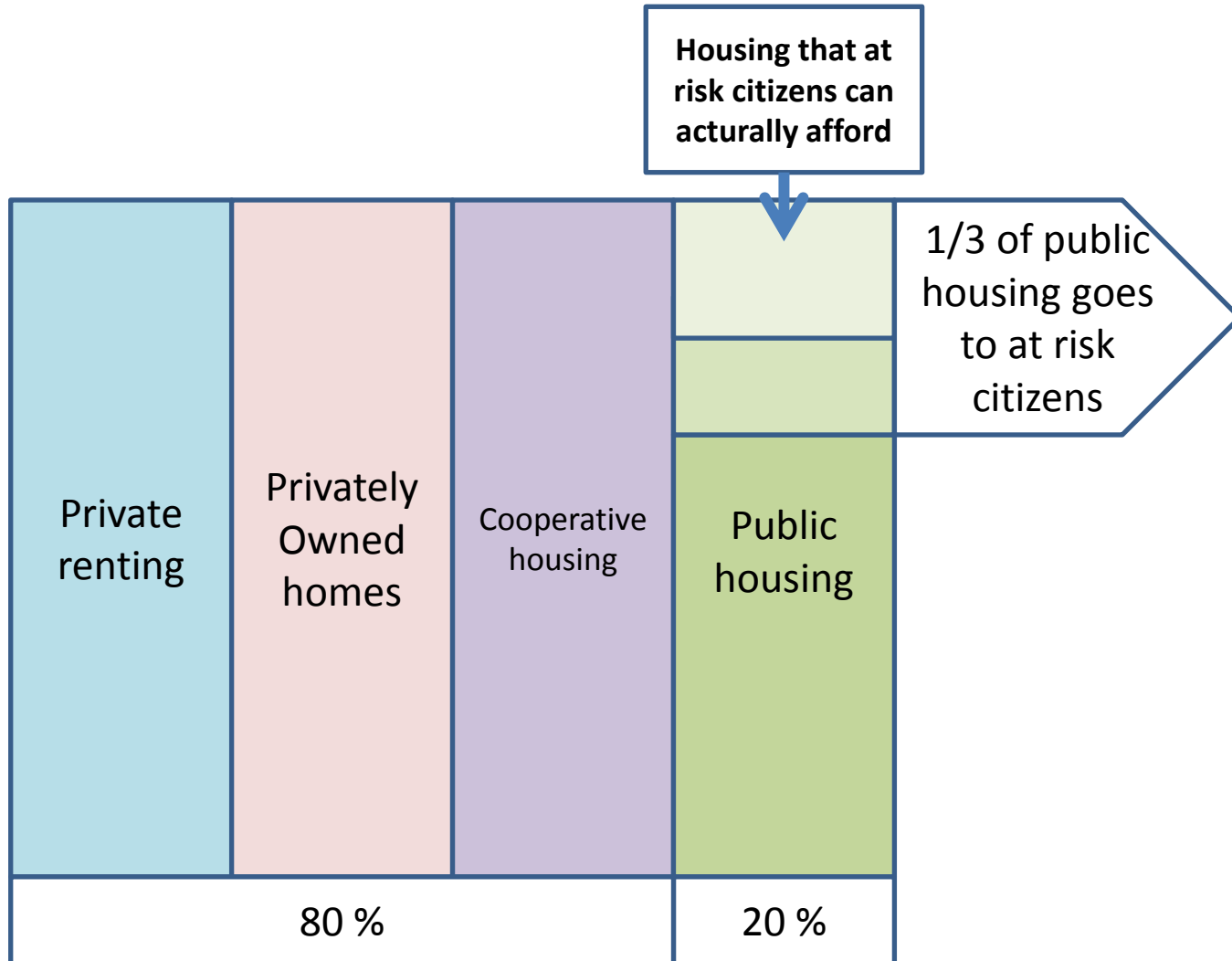


3. Challenges

- Copenhagen attracts a constant flow of people – and more homeless. 1.000 new citizens in Copenhagen every month
- A marked decrease in affordable housing
 - 55% loss of apartments under 3.000 kr./month since 2007
- Ceiling on cash benefits
 - Affects at risk citizens' ability to pay rent
- Our clients need to be able to afford rent—by law we are not allowed to subsidise their housing
- We know our methods work, but it is not possible without enough housing



Access to housing in Copenhagen





Why not Housing First in the private market in Copenhagen?

- As a public organisation we are not allowed to own and rent out privately – to compete with the market
- By law it is not possible to compensate private landlords economically the way we are able to compensate the public housing organizations



Goals for the future

- Access to a larger amount of affordable housing
- And good housing, not just a new (cheap) slum
- At risk tenants more spread out in various housing forms in Copenhagen – both private and public market
- New creative ways of housing eg. ‘Skæve boliger’, sharred housing