



Y-FOUNDATION

**Ending Homelessness in
Finland
with Housing First**

CEO Juha Kaakinen
Boston University 8.4.2019

THE OTHER EUROPE

COLD REALITY FIGURES ON HOMELESSNESS

*NON-COMPARABLE



+150%

From 2014 to 2016

GERMANY

860,000
Homeless in 2016

+71%

From 2010 to 2018

ENGLAND

82 310
Homeless households in temporary accommodation (1 night in June 2018)

+32%

From 2008 to 2016

AUSTRIA

15,090
Statutory homeless people 2016

+142%

From 2008 to 2018

BELGIUM BRUSSELS

4 175
Homeless people (1 night in November 2018)

POLAND

33 408
Homeless people (1 night in February 2017)

+8%

From 2015 to 2017

DENMARK

6,635
Homeless (one week in 2017)

+20.5%

From 2014 to 2016

SPAIN

16,437
People per day on average in emergency shelters in 2016

-19%

From 2009 to 2017

FINLAND

6 615
Homeless people (one night in November 2017)

+50%

From 2001 to 2012

FRANCE

143 000
Homeless people (1 night in 2012)

HUNGARY

8 650
Homeless (1 night in February 2018)

IRELAND

9 987
People in emergency accommodation (1 week in January 2019)

LITHUANIA

4,569
In temporary accommodation (one night in 2016)

+11%

From 2011 to 2016

THE NETHERLANDS

60,120
People in homeless accommodation services in 2016

CZECH REPUBLIC

68,500
Homeless in 2016

SWEDEN

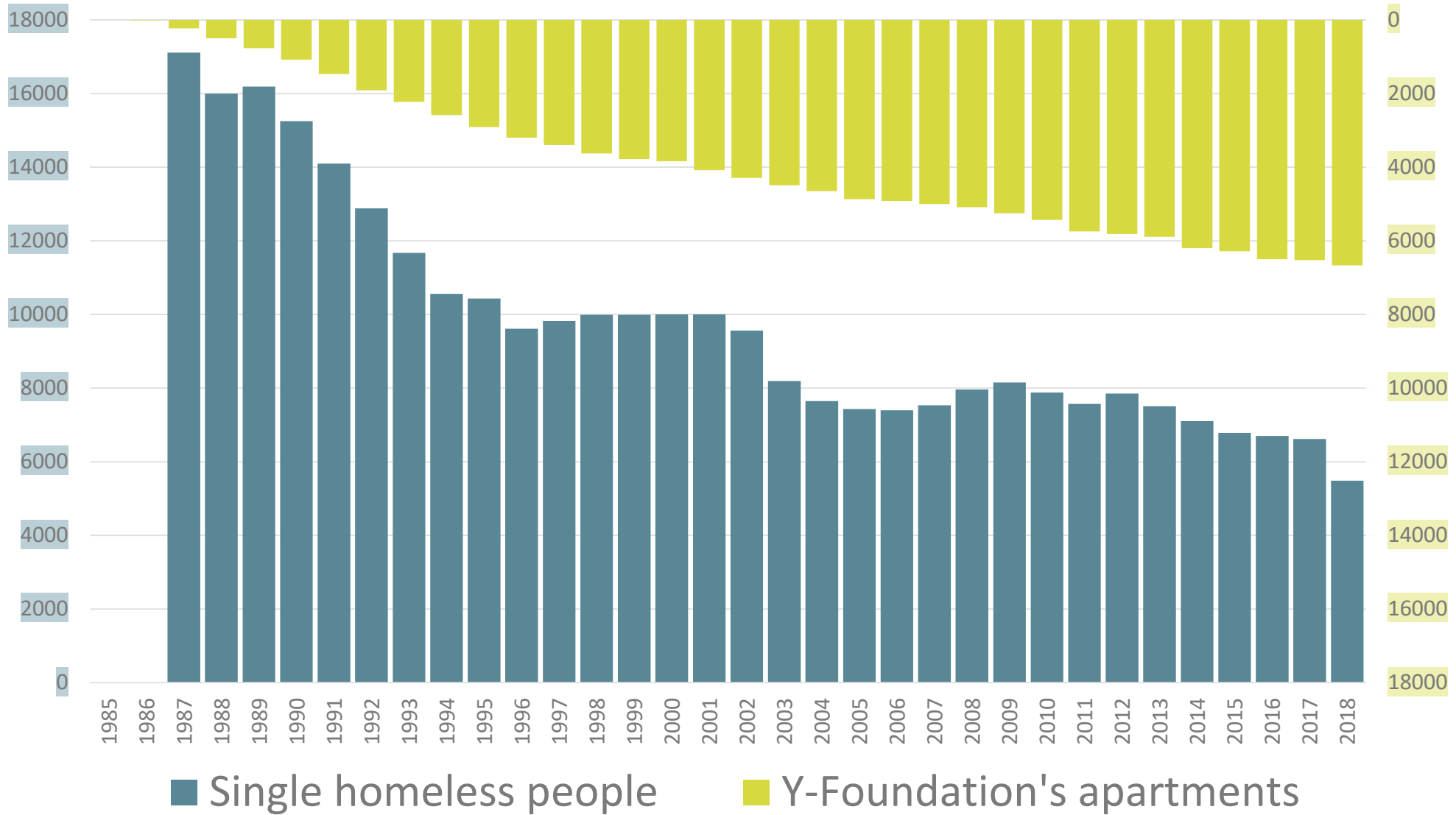
33,000
Homeless (1 week in 2017)

Homelessness in Finland

- In recent years Finland has been **the only EU country** where homelessness has decreased*
- Situation in 2018: **5.482**, **4.882** single homeless persons, **600** in families
 - **Wide definition of homelessness:**
70–75 % living temporarily with friends and relatives, low amount of rough sleeping (283)
 - From 2008 to 2018: long-term homelessness has decreased **21%**, 2018: 1.162

* FEANTSA

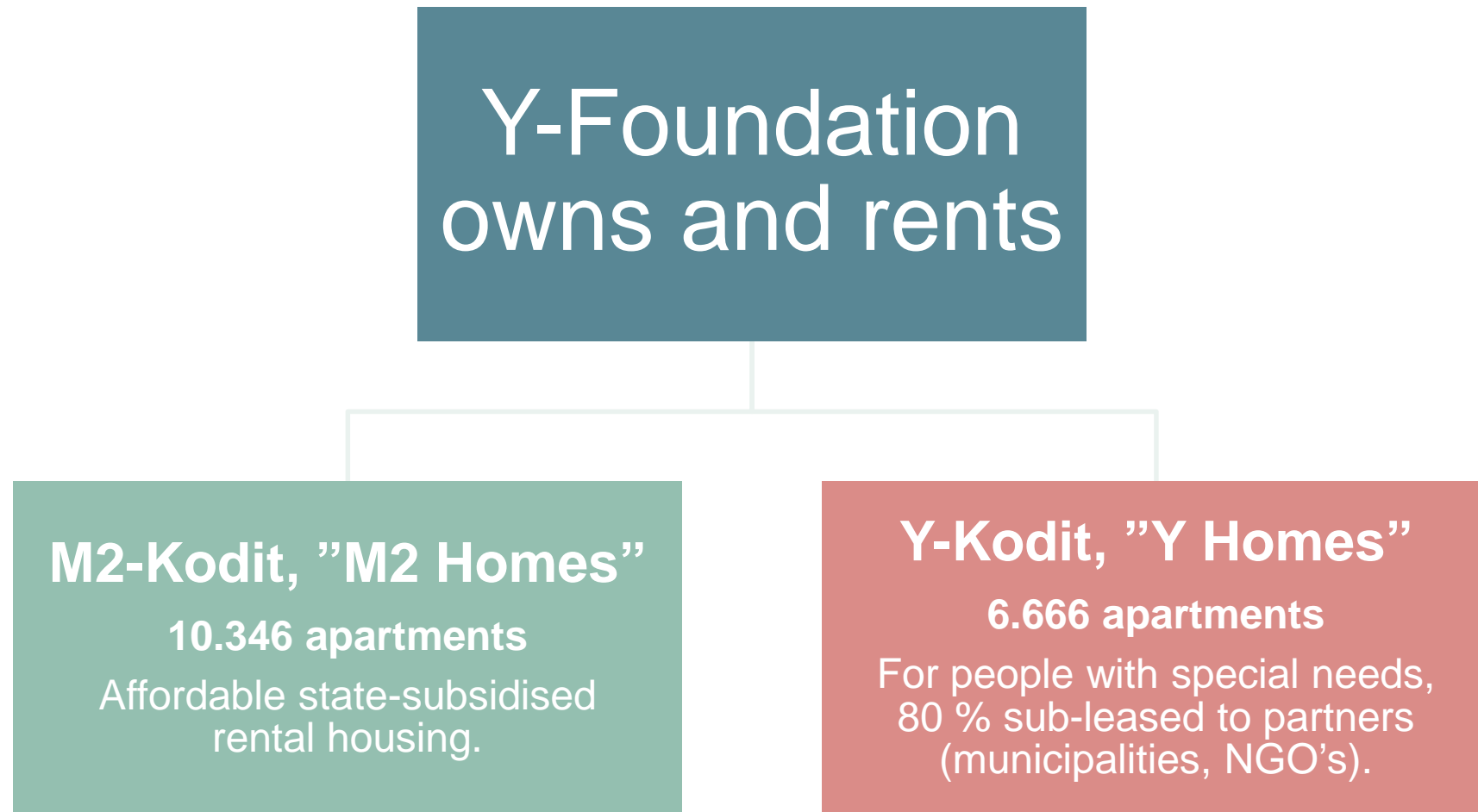




A non-profit social housing provider

- Founded in **1985** by:
 - The 5 largest cities in Finland, the Evangelical Lutheran Church of Finland, the Finnish Red Cross, the Finnish Association for Mental Health, the Association of Finnish Local and Regional Authorities, the Confederation of Finnish Construction Industries RT, The Finnish Construction Trade Union
- Buys and constructs **affordable rental housing**
- **150+** employees
- Nationwide work is enabled by **a wide network of partners**: local authorities and housing companies, NGOs, social work of church
- **10 150** affordable social housing flats, **6 500** scattered housing for homeless people

17.012 apartments around Finland



Financing

- STEA (Funding Centre for Social Welfare and Health Organisations)
 - 50% grant for purchasing flats from general housing market for long-term homeless.
- Housing Finance and Development Centre ARA
 - Investment grants (max. 50%) and low-rent loans for building new rental housing stock for special groups.
- Loans from banks and other financial institutions

What we wanted to do and achieve

- To halve long-term homelessness by 2011 and end it by 2015
- Conversion of all shelters and dormitory-type hostels into supported housing units
- Reinforcing Housing First approach as a mainstream organizing principle for housing and support services for homeless people

Quantitative targets*:

- 2.500 new apartments, supported housing units or care places in 10 (2008–2011) / 11 (2012–2015) major cities

*Targets of the National PAAVO Programme 2008–2015

What have we done

- **Housing:**
 - Over 3.500 new apartments built / purchased for homeless people
- **Services:**
 - 300 new professional support workers in housing social work
 - Housing advice services have been upscaled nationwide
- Housing First principle (as we understand it) has been established
- Shelters/hostels have been replaced by supported housing units

Housing options for Homeless persons in Helsinki

Year	Supported housing	Independent rental apartments	Hostels and shelters	Social housing apartments
1985	127	65	2.121	35.404
2008	552	2.033	558	68.881
2016	1.309	2.433	52	67.764

Shelter renovation: Why we wanted to get rid of shelters and hostels – and what made it possible?

- Living in a hostel or shelter is always a temporary solution
- A person living in a hostel is still homeless
- No privacy and very limited professional help in your problems
- Hostels sustain a culture of irresponsibility, a “prison-like” subculture
- Renovation of hostels has increased public safety
- **Carrot:** State grants for renovation 50%
- **Stick:** Obligation to work according to Housing First principles in the future
- Systematic training for personnel (also new personnel hired)

Väinölä

- Supported housing
- **33** apartments (35 tenants)
- Opened 2014
- Built by Y-Foundation
- Leased to City of Espoo
- Support provided by Salvation Army (11 co-workers)



Väinölä



Alppikatu 25

- Opened in 1936:
 - As a shelter with 250 bed places
- Since 2012:
 - Supported housing
 - 81 independent rental apartments
 - 88 residents
 - Apartment size 19–36 m²
 - On site personnel by Salvation Army
 - 22 employees



Paths of Ending Homelessness with Housing First

1000 homeless people
after 2 years

- 100 scattered housing with HF
- 500 in shelters
- 400 rough sleeping

- 400 scattered housing with HFF
- 500 in supported housing units (single site) with HFF
- 100 in temporary accommodation (friends, relatives, occasional rough sleeping)

Different paradigms, different housing solutions

Managing homelessness

Temporary

Short-term

Long-term

shelter

hostel

Permanent

*Housing First
Supported housing:*

*In supported
housing
units*

In scattered housing

*Independent
Social housing*

Ending homelessness

Critical elements of ending homelessness

- **Housing First** as the mainstream policy
- **Permanent** housing solutions
- **Alternative** housing solutions and tailor-made support
- **Affordable** social housing (structural prevention)
- Method of implementation:
 - Wide partnership
 - Concrete measurable quantitative goals
 - Short timespan from decision to execution
- General housing benefit

Housing First in Finland

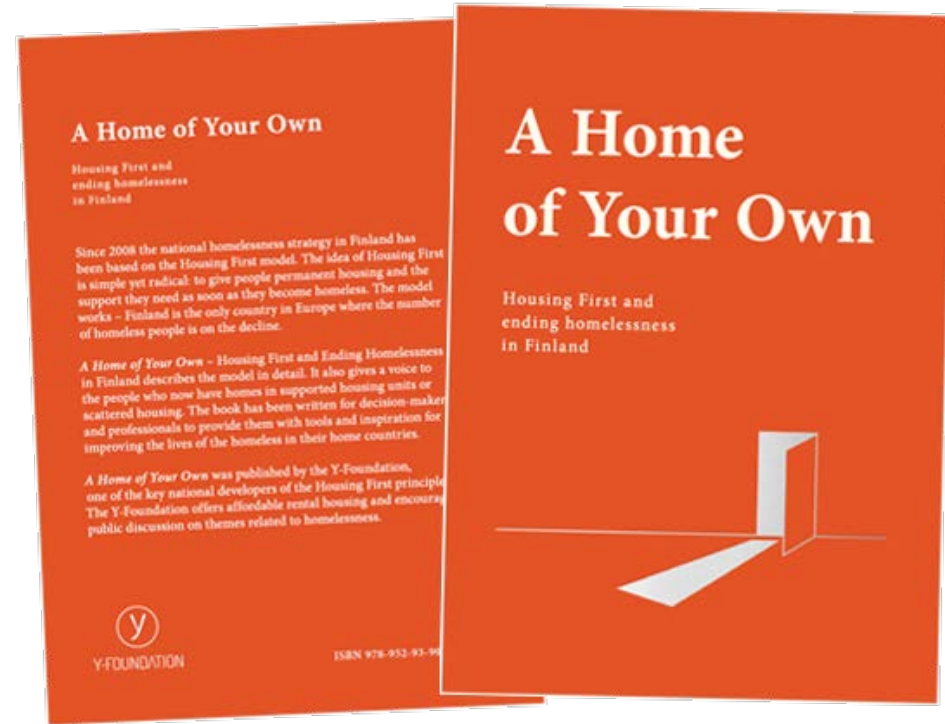
- Housing as a **basic human and social right**
- Housing in normal surroundings/**permanent homes**
- Own **independent** rental apartment either in scattered housing or in a supported housing unit
- Own **rental contract** (normally for unlimited time)
- Adequate **support** if needed and wanted
- Autonomy/ **unconditionality**
- Normality

Housing First Pathways/ Housing First Finland

- Customer choice
- Special services (ACT-team)
- Scattered housing
- Hostels and shelters still part of the system
- Using existing housing stock
- Tenants pay 30% of their income for the rent
- Project-based
- Self-determination, autonomy
- ICM + basic social and health services
- Scattered housing and supported single site
- No hostels, only emergency shelter (service center)
- Also new construction
- Tenants pay the rent (can get normal housing benefits)
- Programme/strategic level

Support in Housing First

- Intensive case management
- Use of basic social and health care services
- Personnel ratio: 1/10 in scattered housing
- Max 5/10 in supported housing units



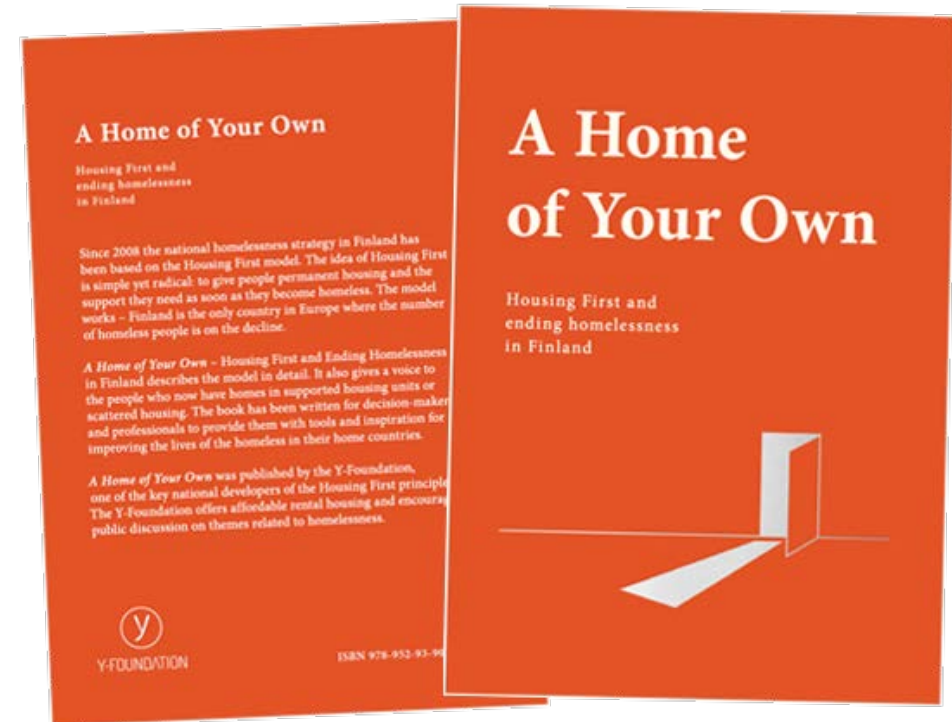
Forms of Support

In supported housing:

- Community work
- Low threshold work/daily activities

In scattered housing:

- Detoxification at home
- Tailored harm reduction support for people with drug addiction
- Floating support team for people with recurrent psychoses



Deconstructing some concepts


Housing in "normal surroundings":

- Scattered housing in owner occupied environment
- Scattered housing in social housing
- Supported housing unit (single site), small unit max. 30 flats
- Supported housing unit (single site), bigger ones max 125 flats

Which one of these is "normal surroundings"?

Challenges of social inclusion

- Is our understanding of social inclusion of ex-homeless people in "normal environment", in local community, a bit idealistic?
- Retention rate is a limited concept for success in HF:
 - Paying the rent/level of tolerance can explain most of it
- Social inclusion as a process
- Meaningful life and growth of resilience
- Family ties
- Work or other meaningful daily activities

A photograph of a light-colored wooden door. On the left side, there is a silver-colored door handle with a black grip. To the right of the handle is a silver-colored lock. Below the lock is a large, rectangular silver-colored kick plate with a black horizontal bar in the center. The text "You can't have Housing First without having housing first." is overlaid on the door.

You can't have Housing First
without having housing
first.

Social housing in Finland

- **13%** of the total housing stock
- **20%** in new housing areas
- **7.052** new units started in 2018 by city housing companies and non-profit NGOs
- State guaranteed loans for 40 years, state subsidies if the interest rate is over **1,7%**
- Affordable rent (construction site on public land)
- Social housing is a necessary social infrastructure



Which house is social housing?

Jätkäsaari, Helsinki



Structural prevention with affordable social housing

- "We found public housing to be a very strong **protective factor** reducing risks of homelessness."
- "Approximately **73 per cent** of cases flowing into homelessness could be avoided if the vulnerable were placed in public housing."

Guy Johnson, Rosanna Scutella, Yi-Ping Tseng & Gavin Wood
(2018):

How do housing and labour markets affect individual homelessness?

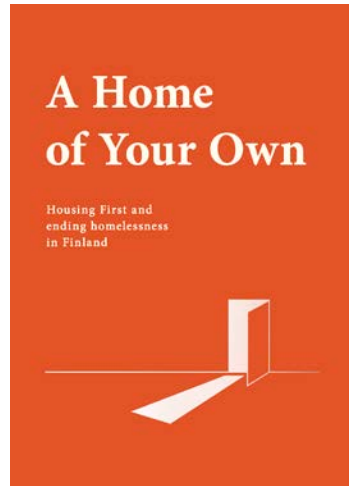
Housing Studies DOI:10.1080/02673037.2018.1520819

Jallukka

- Social housing by Y-Foundation and Elmu-Foundation
- **74** apartments
- **25** reserved for low income rock musicians and people in the music industry
- Training facilities for musicians
- Sauna, restaurant



Our publications



*A Home of Your Own – Housing
First and ending homelessness in
Finland*

Download for free:
ysaatio.fi/the-book



*Homelessness in 2030 – Essays
on
possible futures*

Download for free:
ysaatio.fi/homelessnessin2030



Y-FOUNDATION

ysaatio.fi | m2kodit.fi