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**Scattered Training Apartments
Program and Homeless Hostel
Comparative evaluation based on an example
of Camillian Mission of Social Assistance**

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1. Camillian Mission of Social Assistance (CMSA)

1. CMSA - activities

- Founded in 1991 by father Bogusław Paleczny within the structures of the Order of St. Camillus
- Activities include:
 - St. Lazarus Boarding House (for 100 men)
 - Activity Club for the Homeless (KABEL)
 - Street work
 - Marine Yacht BM-57 'Father Bogusław'
 - Scattered Training Apartments Program (STAP)
 - other...

1. CMSA - location

St. Lazarus Boarding House
and CMSA premises



Source: www.misja.com.pl/schronisko-sw-lazarz

Location



Source: https://pl.wikipedia.org/wiki/Podzia%C5%82_administracyjny_Warszawy

1. CMSA – photos

St. Lazarus Boarding House (shelter)



Marine Yacht



Source: www.misja.com.pl/schronisko-sw-lazarz

Street work



Training apartment



Source: <http://www.misja.com.pl/streetworking>, <http://www.misja.com.pl/mieszkania-chronione>

2. Scattered Training Apartments Program (STAP)

2. STAP – the target group

- Up to **30 homeless** people (on rotational basis).
- Formal requirements:
 - are **recovering from the crisis** of homelessness,
 - **undertook paid work** (min. 3 months earlier),
 - have **applied for** the allocation of municipal or social **housing** and
 - **underwent positively therapy** (psychological, alcohol, aggression, etc., if necessary),
 - participate in the Program for a **maximum of 2 years** (unless there are special reasons to extend this period).

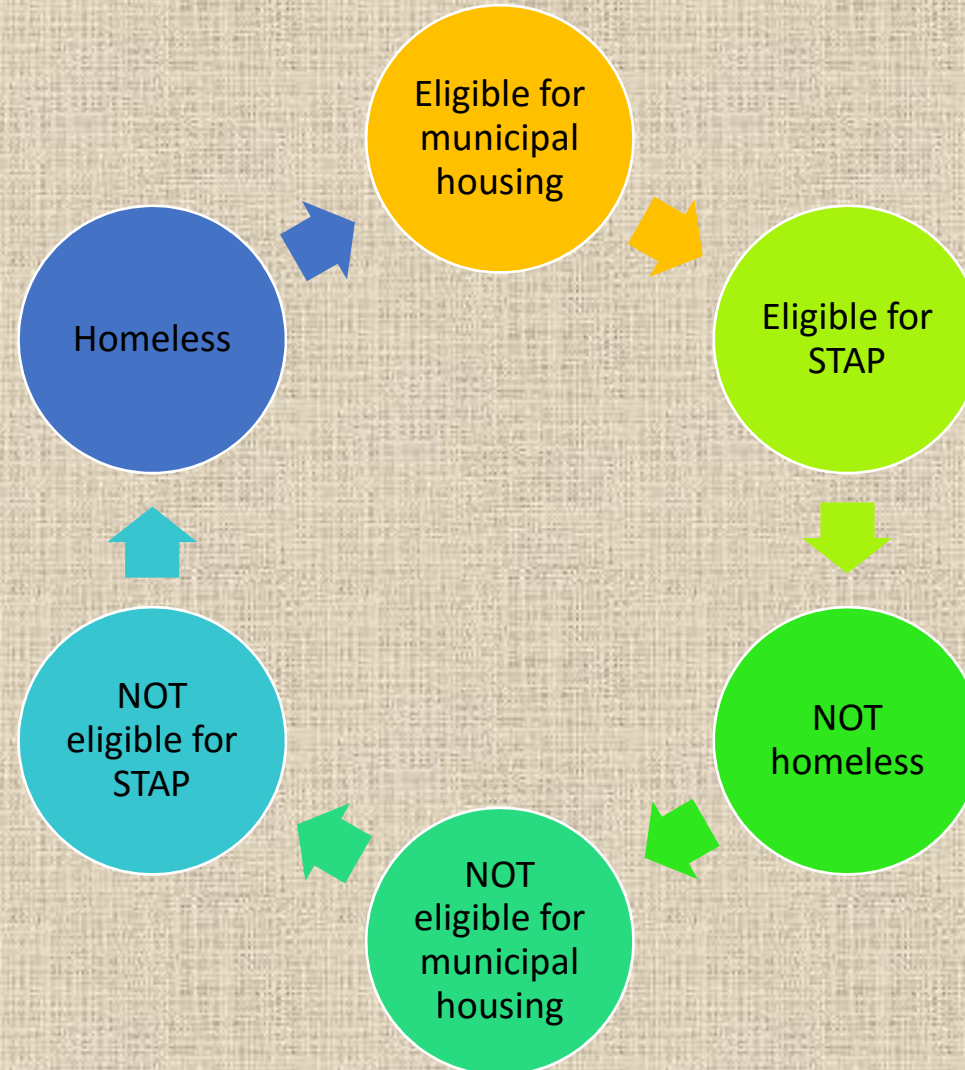
2. STAP – the target group

- **Practical requirements:**
 - **motivation** to participate in the Program,
 - adequate physical and mental **health**,
 - the ability to **control addictions** (if any),
 - ability to comply with **social norms** (especially against roommates),
 - an **income** allowing to cover the rent and personal costs of living.

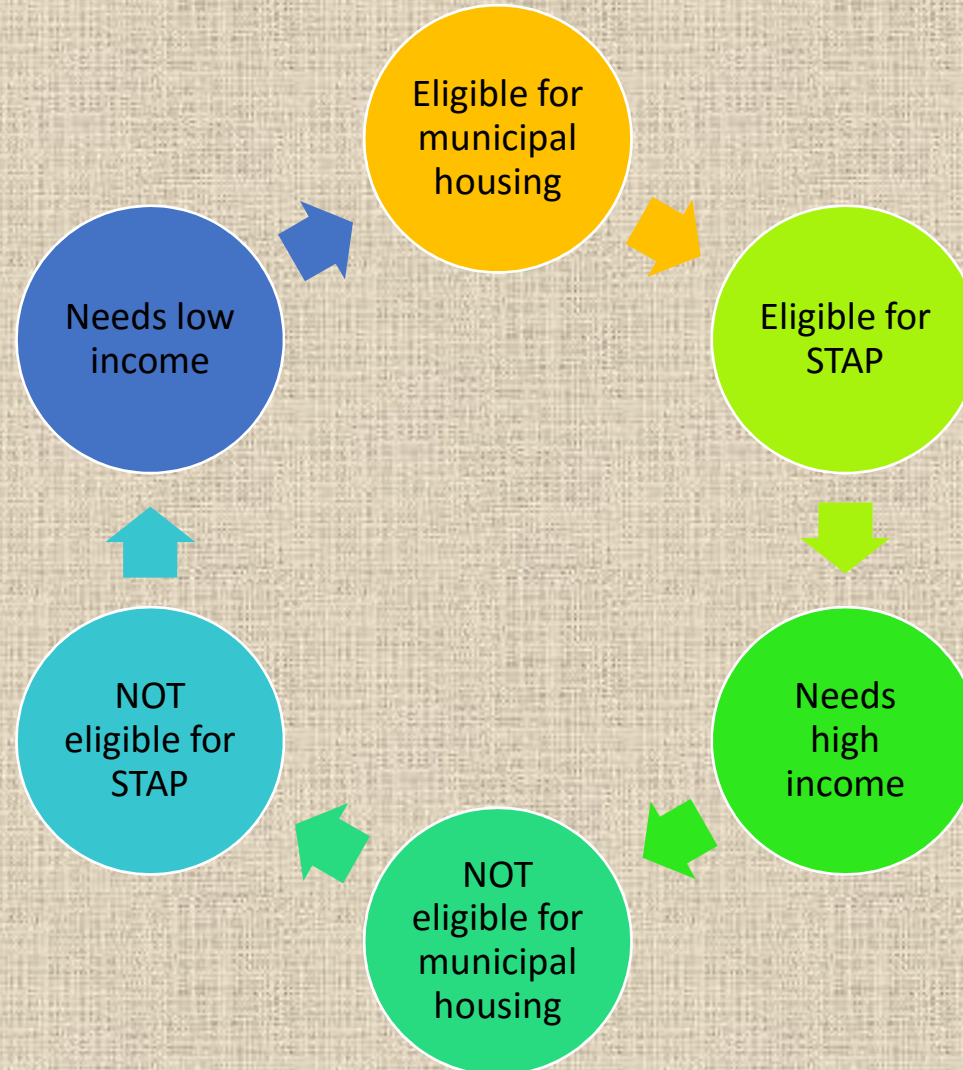
2. STAP – the target group

- **Indirect requirements** (a consequence of the provisions concerning social and municipal housing in Warsaw):
 - **homeless** or in difficult housing conditions (less than 6 m² per person),
 - **income** below the prescribed minimum (app. EUR 250 or 420 to be eligible for social or municipal apartment, respectively),
 - permanent **residence** in Warsaw.

2. STAP – the paradox of homelessness



2. STAP – the paradox of income



2. STAP - objectives

1. To **teach abilities** necessary to be housed and keep the housing (or **prevent from losing** such abilities).
2. To **provide with housing** (a roof over head) in the period preceding transition to an independent apartment.
3. To **integrate** with the local community.

2. STAP - inputs

- **8 apartments** rented on the open market.
- **1 social worker** dedicated to the Program.
- **Multidisciplinary team** of the CMSA specialists including psychologist, therapist of addictions, vocational counsellor and a lawyer (shared with 100 residents of the shelter).
- **Administrative staff** of CMSA.

2. STAP - results

- 30 participants (on a rotational basis) received the **housing** (roof over head) during the period of waiting for the municipal or social apartments,
- They have been **supported** in their efforts **to obtain the municipal or social apartment.**
- They have been **assisted in their personal development** and in solving of on-going life problems.
- They **learned and trained in practice the basic skills** required for independent housing.

2. STAP – additional positive side effects

- Participants **tested their ability** to live independently and increased their **self-confidence**.
- Participation in the Program **enhanced their credibility** and thus helped in and **accelerated efforts to obtain the community housing**.
- Implementation of this Program proved that **renting of apartments** for such a purpose on the private market **is feasible**.
- Implementation of this Program proved that this **it is cost-effective** in comparison to other solutions.
- **Space was released in the shelter** for people who do not qualify for participation in such a Program.

2. STAP – potential extensions

- Participants **with low income** (would have to be subsidized).
- Participants **not eligible or not interested in municipal or social housing.**
- **Families, single parents** with children.
- **Permanent** and/or **long-term** housing.

3. Evaluation study

3. Evaluation study - objectives

1. To **identify and describe all costs** of the STAP.
2. To **asses the cost-efficiency** of the STAP in comparison to alternative solutions addressed to a similar target group (comparative cost analysis).
3. To **asses the effectiveness** of the STAP in comparison to alternative solutions addressed to a similar target group and propose performance indicators.
4. To **analyse the impact of changes** during the STAP implementation on its effectiveness.
5. To **formulate recommendations** concerning the STAP development.

3. Evaluation study - methodology

1. **Desk research.**
2. IDI with **participants** of the STAP and **residents** of the CMSA boarding house (shelter).
3. IDI with the **CMSA staff** involved with implementation of the STAP.
4. **Cost** analysis.
5. Analysis of the STAP **implementation and results.**

The years covered: **2013 – 2014.**

4. Effectiveness (compared to the shelter)

4. Effectiveness - housing

- The STAP (in comparison to the shelter) provides for:
 - a larger surface **area per person** (above 15 m²),
 - limited number of **roommates** or single rooms,
 - higher standard of **furniture and equipment**,
 - higher standard of **facilities**,
 - more space for **personal stuff**,
 - more **privacy**,
 - more **independence**,
 - less separation form the **surrounding**.

4. Effectiveness - assistance

- The STAP (in comparison to the shelter) provides for:
 - similar support from and control by the **social worker**,
 - similar assistance in **personal development** and in solving of on-going **life problems**,
 - similar access to and assistance from **specialists**,
 - stronger support in efforts to **obtain the municipal or social apartment**.

4. Effectiveness - self reliance

- The STAP (in comparison to the shelter) provides for stronger development of self-reliance, including the following areas:
 - Motivation
 - Self-confidence
 - Self-control of addictions
 - Understanding of the environment
 - Predicting the effects of
 - Planning for the future
 - Holistic thinking
 - Time management
 - Dealing with official matters
 - Acquisition of income
 - Management of the owned assets and funds
 - Social relations in the group
 - Social relations with the environment

5. Costs per person (compared to the shelter)

5. Costs per person - PLN

Hypothetical (per 1 person, 1 year):

- STAP for 60 participants
- Shelter for 100 participants meeting the STAP criteria

Specification	Total		Current - in cash		Current - donations		Past		Future	
	STAP	Shelter	STAP	Shelter	STAP	Shelter	STAP	Shelter	STAP	Shelter
Housing costs	1 035	4 342	785	1 926	0	0	50	2 336	200	80
Personal costs	3 422	3 235	3 422	3 235	0	0	0	0	0	0
Material costs	884	849	772	751	0	0	102	88	10	10
Material aid	285	4 092	225	1 452	60	2 640	0	0	0	0
TOTAL	5 626	12 517	5 204	7 363	60	2 640	152	2 424	210	90
Income (fee)	x	7 200	x	7 200	x	0	x	0	x	0
TOTAL	5 626	5 317	5 204	163	60	2 640	152	2 424	210	90

5. Costs per person - EUR

Hypothetical (per 1 person, 1 year):

- STAP for 60 participants
- Shelter for 100 participants meeting the STAP criteria

Specification	Total		Current - in cash		Current - donations		Past		Future	
	STAP	Shelter	STAP	Shelter	STAP	Shelter	STAP	Shelter	STAP	Shelter
Housing costs	235	987	178	438	0	0	11	531	45	18
Personal costs	778	735	778	735	0	0	0	0	0	0
Material costs	201	193	175	171	0	0	23	20	2	2
Material aid	65	930	51	330	14	600	0	0	0	0
TOTAL	1 279	2 845	1 183	1 673	14	600	35	551	48	20
Income (fee)	x	1 636	x	1 636	x	0	x	0	x	0
TOTAL	1 279	1 208	1 183	37	14	600	35	551	48	20

6. Obstacles

6. Obstacles – eligible participants

- A limited number of candidates who meet the **formal criteria**.
- Participants of the Program shall meet several **practical conditions** (motivation, health, control of addictions, social norms, income etc.).
- 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.

6. Obstacles - funding

- Lack of dedicated **long term funding**. Funding gaps during the year force the operator to apply continuously for funding of consecutive similar projects.
- The frequent practice of **neglecting the costs of premises** in the shelter in financial calculations may result in an impression that the costs per person in the Program are seemingly higher than in the shelter.
- Shelter operators might be reluctant to lose their most **cost-efficient clients** who join the Program.

7. Lessons learned

7. Lessons learned - apartments

- **Private owners** were not discouraged by the fact that their tenants would be homeless people. The same applies to **neighbours**.
- There is a significant discrepancy between the number of homeless people for which the Program would be the best solution and the number of **people actually interested in participation**.
- 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).

7. Lessons learned – rotation

- 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.
- **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.
- **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.

8. Conclusions

8. Conclusions - enlargement of the target group

- **All homeless people, who meet the criteria** should be located in training apartments rather than in a shelter.
- **All providers of services to homeless people** should direct them to scattered training apartments, as long as they meet the criteria and apartments are available.
- **The number of places in training apartments** should be considerably increased in order to satisfy all the needs.

8. Conclusions - extension of the target group

- The Program should be extended to allow for:
 - participation of homeless people with **low income** (subsidies would be required)
 - participation of homeless people who are **not eligible for municipal or social housing** and/or do not apply for it,
 - participation of homeless **families and single parents** with children,
 - **long term and/or permanent housing** for homeless people, who can not be fully self sustainable, yet do not need to stay at a welfare house.

8. Conclusions – Program objectives

- The objectives and scope of the Program should be:
 - extended to account for **long term and/or permanent housing** for homeless people, who can not be fully self-reliant.
 - extended to account for the **achievement of sustainable housing** (exiting from the homelessness) and not only for being prepared for it,
 - more **precisely specified** and supplemented with formulation of **expected results**.

8. Conclusions – apartments

- Most preferably, each participant should have a **separate room**.
- **Few rooms in one apartment** are recommended as people need company (not only privacy).
- **Municipal apartments** should be made available for the Program in addition to apartments rented from private owners.
- **Small towns, suburban and rural areas** can be considered for such Programs as well as big cities. These locations can be more cost-efficient. For some participants they can be also more convenient and preferable.

8. Conclusions – support & assistance

- The psychologist should take part in the **process of recruitment and qualification** of Program participants.
- The team of specialists assisting the Program participants should be extended by adding a **psychiatrist**.
- Activities aimed at **social integration** of Program participants should be expanded.
- An **adequate additional support and assistance** should be provided for Program participants who require a long-term or permanent housing and can not be fully self-reliant.

8. Conclusions - promotion & cooperation

- Intensive and systemic **information and promotion** activities should be conducted in order to attract to the Program all homeless people who meet the criteria of participation.
- **Organizations and institutions providing services** to homeless should closely cooperate with each other to extend the existing Programs, create new Programs, promote them and attract all eligible participants.

8. Conclusions – synergy & scale effect

- There is a **synergy** between the STAP and other forms of support to homeless people provided by the same or other organizations.
- The cost-efficiency is likely to reach maxima in programs addressed to the number of participants in **multiples of 30**.
- The **economies of scale** are likely to show up in bigger programs (for 60 or more participants).

8. Conclusions – social policy

- The legal **definition of homeless person** should be adjusted in order to avoid exclusion of the Program participants.
- The legal status of a **person renting a room or an apartment** on the private market or in the Program should be revised in order to avoid irrational interpretations.
- **Training apartments** shall be offered to all homeless people meeting the criteria, since they are more effective and cost-efficient than other solutions (including shelters).
- There are many proven **foreign solutions** of this kind to study and adapt to Polish conditions.

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Thank you for your attention