



Juntos  
en la  
Calle



# Challenges faced by Housing First in developing nations

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OCDE, 29 NOVEMBER 2023



## Rental vacancy rate versus PIT count (per capita)

*Dashed lines indicate a linear regression of per capita PIT counts onto the natural log of rental vacancy rate between 2007 and 2019 for a sample of U.S. regions.*



*Bands indicate 95% confidence intervals for the slope of the regression line.*

**Source:** "Homelessness is a housing problem", Government Performance Lab, Harvard University | Gregg Colburn, 2023

SAN JOSE, COSTA RICA



BOGOTA



RECIFE



SAO PAULO



CURITIBA



ASUNCIÓN



MONTEVIDEO



VALPARAÍSO

VIÑA DEL MAR



SANTIAGO



CURICÓ



CONCEPCIÓN



OSORNO



PUERTO MONTT



# housing first chile

Since 2019 onwards at least 10 Latin American cities started the Housing First program and another 5 are developing projects to have the program. Soon, an additional 24 cities will be included in Brazil.

# LATIN AMERICA

## region of contrast

- Social protection mechanisms are weak
- Insufficient coordination among stakeholders.
- The right to housing is not a right.
- Relevance of the real state market.
- Most inequal region of the world.

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### CHILE

- 18 million individuals, 10% extreme poverty, escalating 40% multidimensional poverty.
- HDI 0,819.
- Housing deficit of 641,000 homes.
- 114,000 household in camps.
- In 2022: 45,000 people with experience in homelessness with average rate 25 people per 10,000 habitants. (ETHOS light 1, 2 and 3).
- €77 million: national budget for homelessness support (€5 daily percapita)
- 200 organizations: 150 NGOs and 50 municipalities.

# Country context

Understanding the macro-level development of issues through societal actors' established distinctions is crucial for assessing attempted solutions.

2000–2010



## HOMELESSNESS EXISTS

- Enhancing visibility
- Registering
- Establishing agreed parameters
- **Concepts and metrics**

2011–2018



## HOMELESSNESS CAN BE DEADLY

- Consequences
- Winter preparation strategy
- Involving stakeholders
- **National emergency alert**

2019...



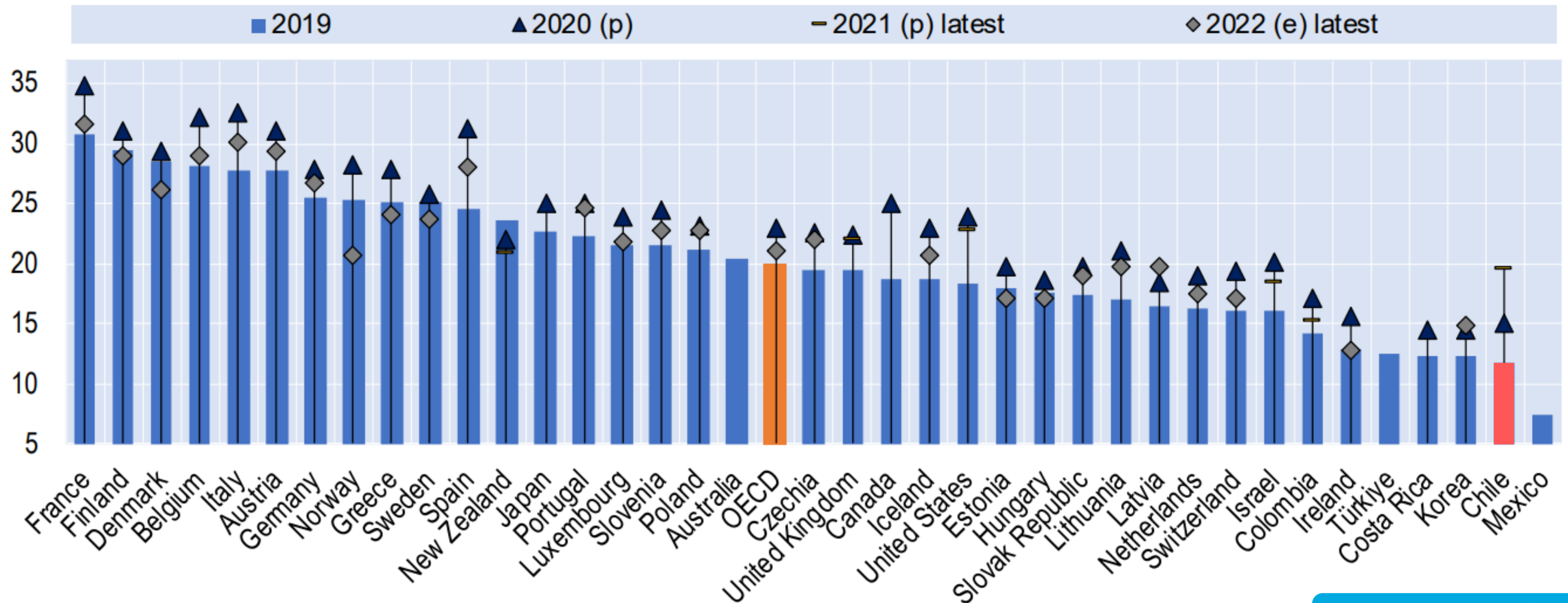
## WORKING TOWARDS SOLUTIONS

- Housing is the first step
- Housing First
- Specialised support
- **Real state market**



**Figure 4.1. Public social spending is worth 21% of GDP in 2022 on average across the OECD but levels differ greatly across countries**

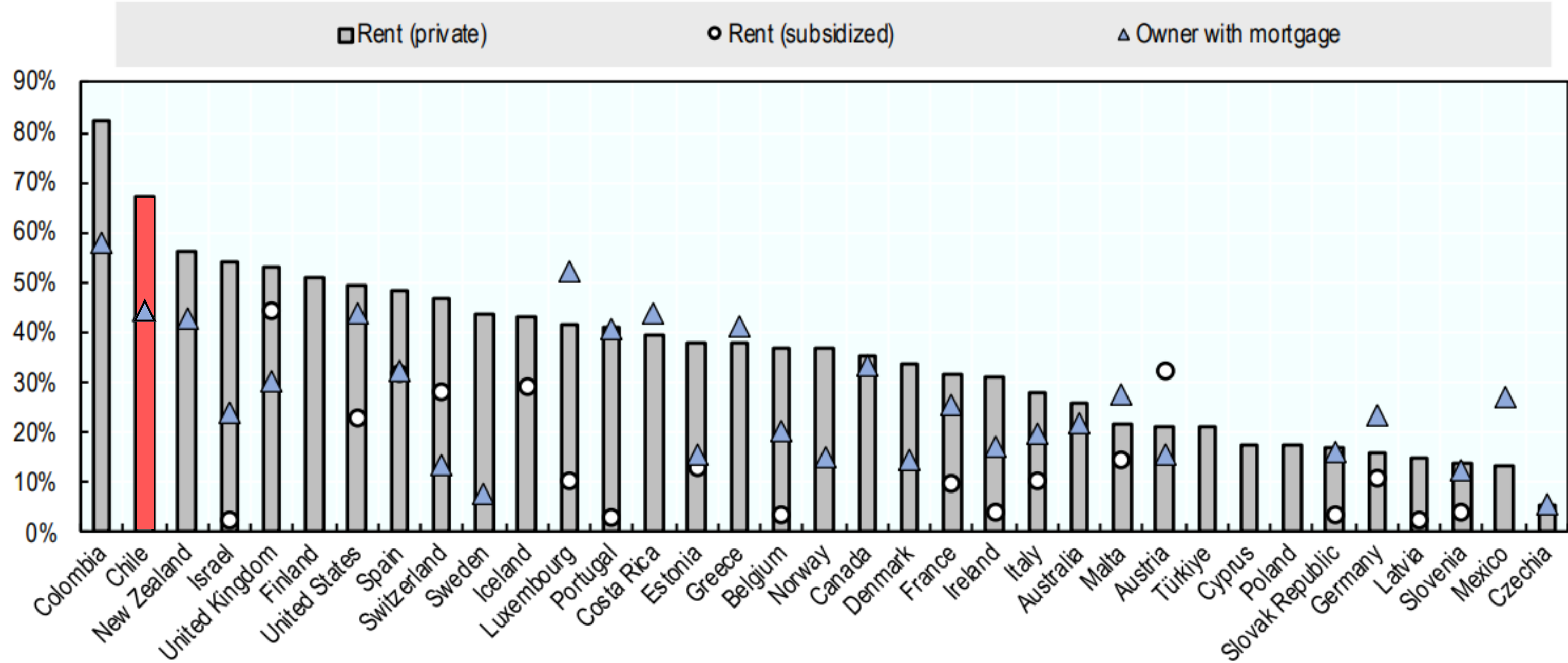
Public social expenditure as a percent of GDP, 2019-2022



Source: OCDE, 2023

Figure 4.4. A large share of low-income tenants in the private rental market are considered overburdened by housing costs in OECD countries.

Share of population in the bottom quintile of the income distribution spending more than 40% of disposable income on mortgage and rent, by tenure, in percent, 2022.



Source: OCDE, 2023

DIMENSION	CONVENTIONAL PUBLIC HOUSING STRATEGY	HOUSING FIRST CHILE
First step	social impact assessment	economic impact assessment
Method of delivery	own homes	rent homes
Delivery process	3 to 8 years	3 to 6 moths
Type	residential buildings	Distributed housing throughout the city
Target	employable people	Elderly individuals with extensive experience of homelessness
Model	individual housing	shared housing (2 people per home)
Finance	Housing Ministry	Social Development Ministry and Housing Ministry



# Housing first Chile

2018-2023

The Housing First program is structured around small communities that connect participants—individuals with a history of homelessness—with support teams, neighbors, and the broader community.

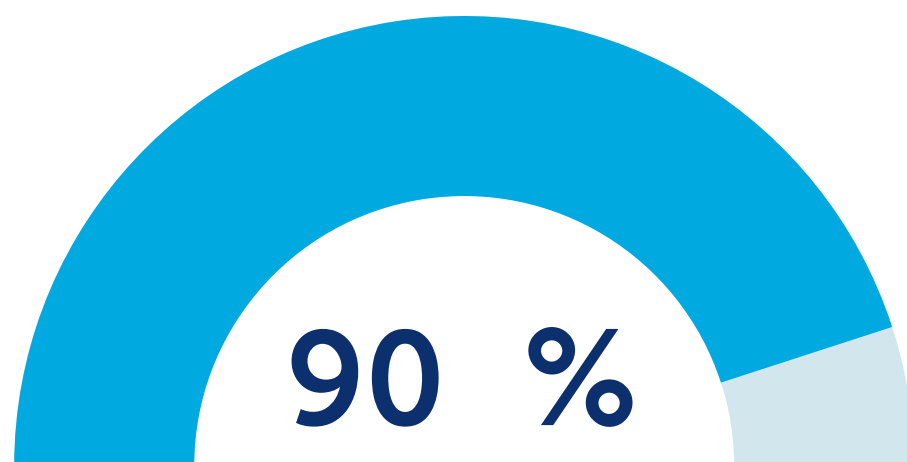
- As of the end of 2023, there will be 741 available quotas.
- From 2019 to 2023, 916 individuals were accounted for.
- The daily cost of €21 per capita is similar to the cost of shelter.
- The average rental price per home stands at €451, nearly 95% of the minimum wage.
- Everyone contributes 30% of their income.
- There is a team of three professionals for every 20 participants.
- The estimated public state contribution is €7.2 million.
- **The sole criteria are being above 50 years old, having a minimum of 5 years of street experience, and not having a severe physical and/or mental dependency.**



# Housing first Chile

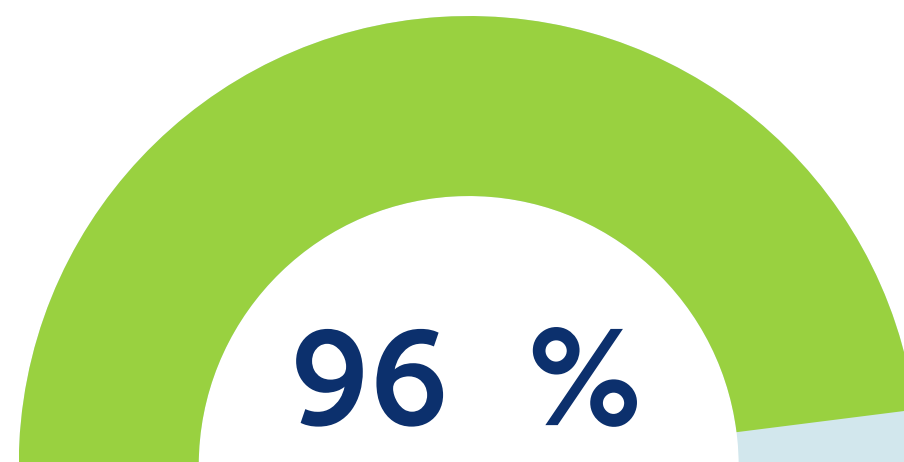
**Achievements 2018-2023**

To assess the program's effectiveness, these three variables will be evaluated using different instruments at the program's commencement and subsequently every 12 months.



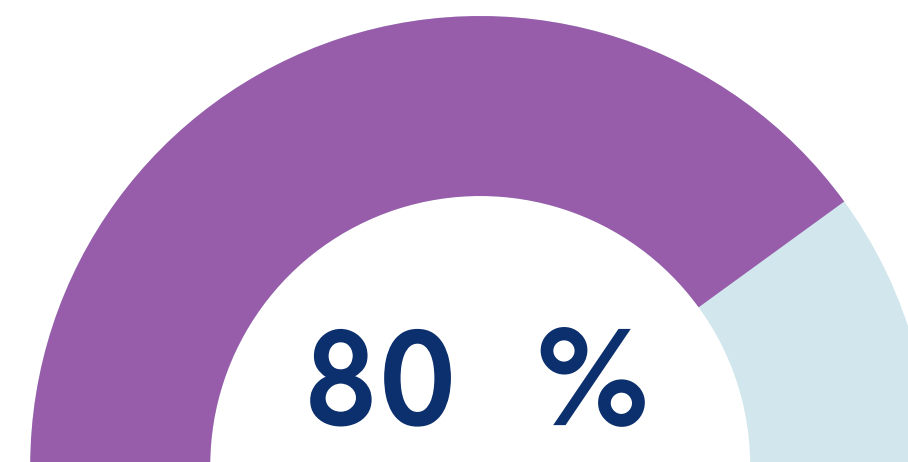
## HOUSING RETENTION

Aims to encourage long-term housing stability and eradicate homelessness permanently. Over 75% of the participants have maintained their housing since joining the program. This figure increases to over 90% among participants who have resided in housing for at least 6 months.



## HEALTH & WELL-BEING

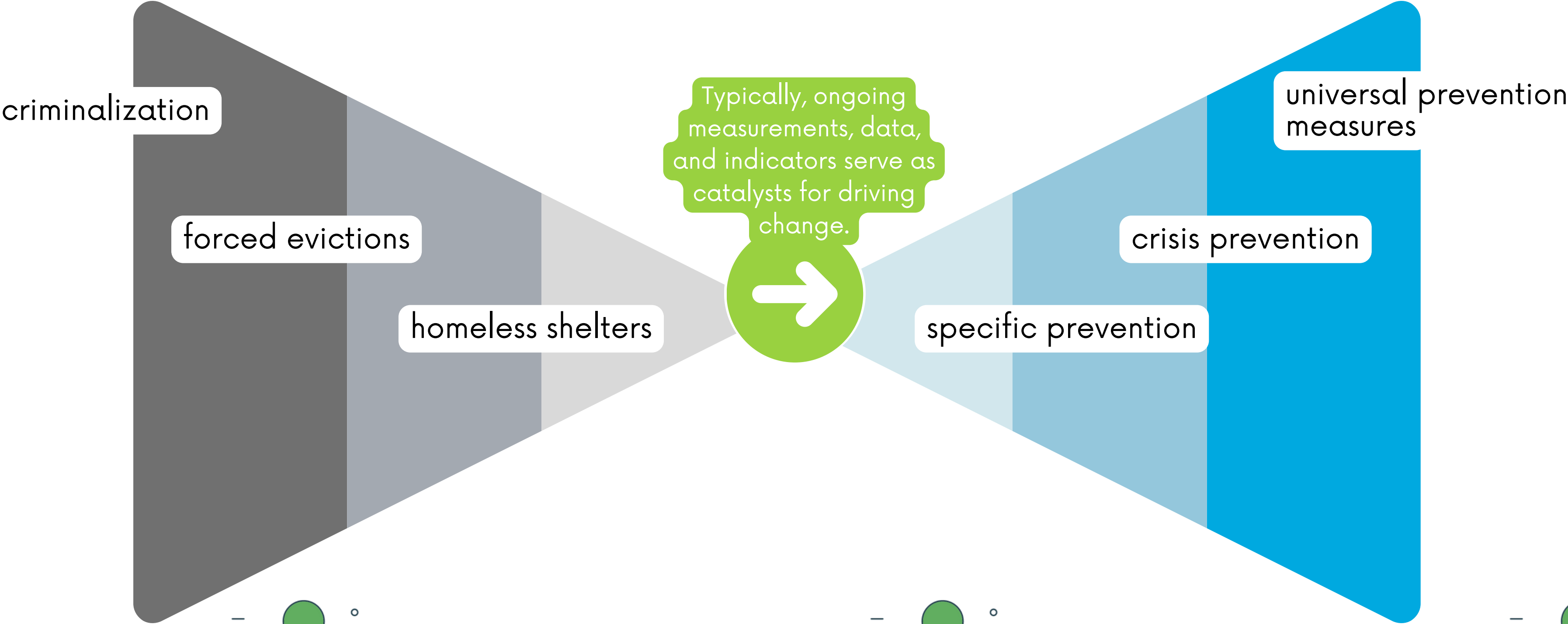
96% of the participants demonstrated improvement across self-perception, subjective well-being, and enhancement of activities of daily living (ADLs) indicators



## SOCIAL INTEGRATION

80% of the participants showed improvement in various aspects including employability, self-esteem, ontological security, recovery status (measured by the recovery scale), homeownership, and victimization index.

In our cities, there's a coexistence of social control measures alongside the emergence of homelessness prevention policies. This presents the primary strategic challenge for Housing First (HF) and Housing-Led (HL) initiatives in our region.



# Discoveries

01

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Driving cultural  
change

02

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Develop a cost-  
effective solution  
tailored to your  
country's needs

03

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Involves the real  
estate sector

04

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Leverages crises  
for innovative  
solutions while  
maintaining a  
focus on long-  
term strategies.



# Thank You.



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NOVEMBER 2023

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