



Pathways in Action: Housing Models That Move with People

October 28, 2025

Who We Are



JustUScc.org

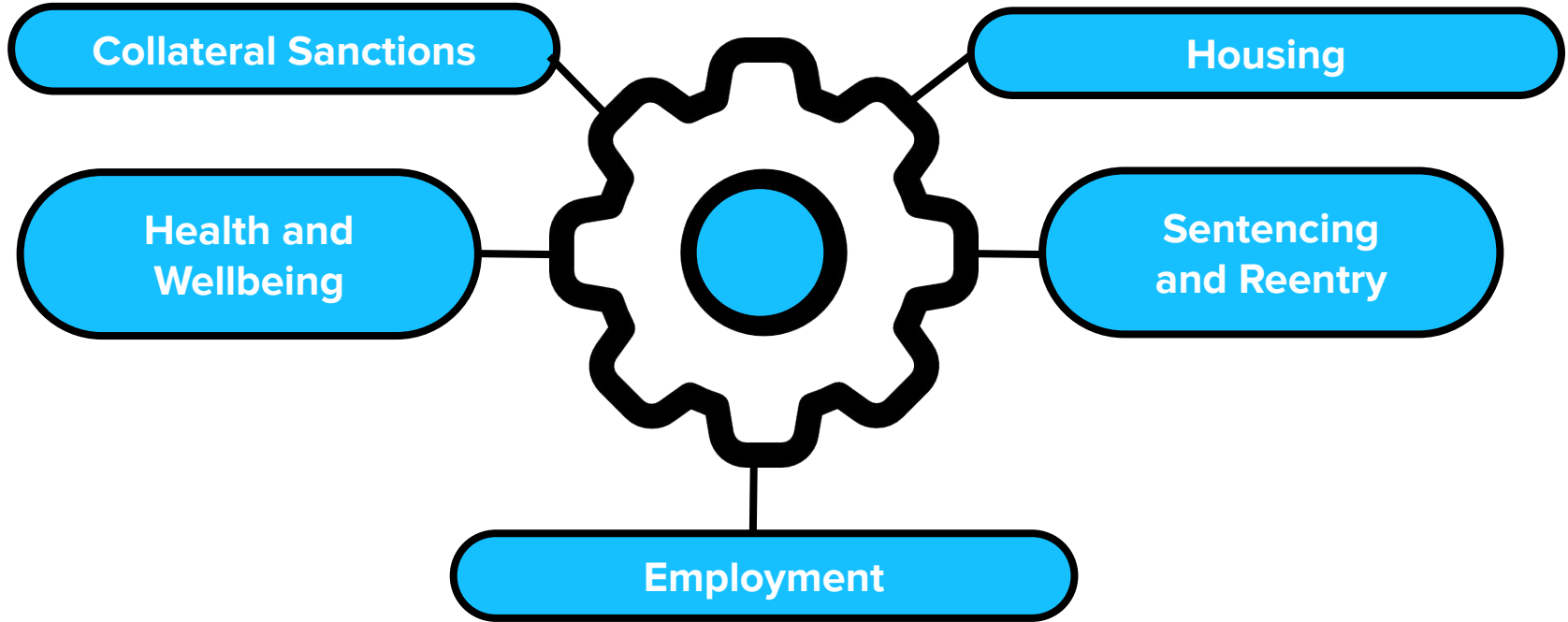
The JCC is a national federal policy table led by and created for individuals who are directly impacted. The JCC forms the connective tissue needed to catalyze full participation in policy practices and changes for formerly incarcerated people and directly impacted individuals and their communities.

Our Why

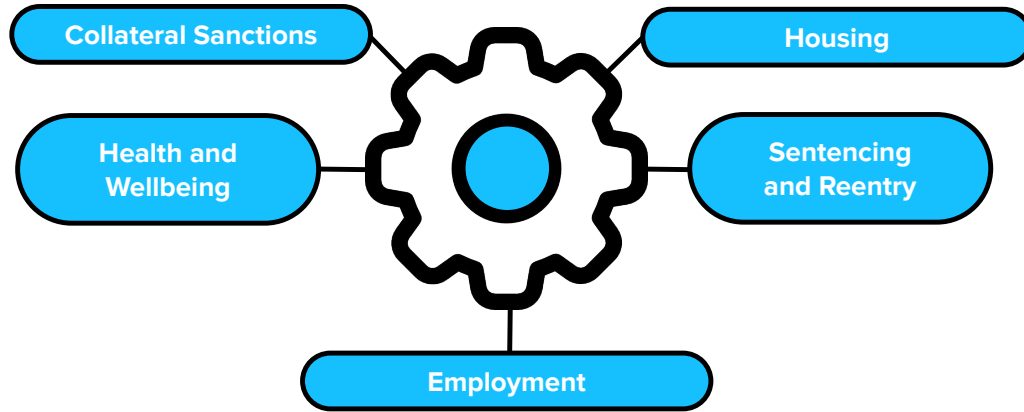


The voices of those most impacted by the criminal legal system have been missing and/or excluded from decision-making tables.

Priorities



Housing: The Foundation of Economic Mobility



Housing — a concept essential to economic mobility — is often limited by funding, availability, and a wide variety of exclusionary policies. The current realities of criminalizing homelessness, scaling of the carceral state, and a national housing crisis must be addressed.

Federal policy changes are both shrinking supply and enhancing carve outs

Individuals living with chronic diseases often need support in reentry not available in independent housing

Too few options exist for subsidized housing in reentry outside of correctional control or treatment facilities

Centered back to people



Pathways in Action:

Housing Models That Move With People

Moderated by Melanie Robledo

Who We Are

Impact Justice is a national research and innovation center that designs and scales criminal justice solutions all over the country.

Housing Lab

Impact Justice's Housing Lab nurtures and invests in innovative, proven solutions to strengthen our support systems for formerly incarcerated individuals, reduce recidivism, and minimize housing insecurity.

The Homecoming Project



Impact of the Homecoming Project

Our Success: To date, we have successfully placed over **200** participants in welcoming host homes.

Hosts: Many are **people of color** and our stipends help bring investments into rapidly gentrifying communities.

What's Next: Our Research team is beginning a study to better understand the **long-term outcomes** for participants.

0% of participants returned to prison

98.1% of participants are either employed, in educational programs, or both

100% of participants have housing after program completion

The solutions we're looking for don't just solve problems; they **redefine what it means to come home.**

Learn how to bring the Homecoming Project – or our expertise – into your community by emailing homecomingproject@impactjustice.org.

Thank You!





Agenda:

- **Overview of CSH Justice Portfolio**
- **Overview of Supportive Housing**
- **Current Justice Priorities – Returning Home Ohio (RHO) Replication**

October 28, 2025



About CSH

- ❖ CSH is 501c3 nonprofit intermediary organization and CDFI that advances **supportive housing** as an approach to **help people thrive**.
- ❖ Since our founding in 1991, CSH has distributed more than **\$1.7 billion in loans and grants** that has created over **467,000 homes for individuals and families** exiting long-term homelessness.

WHAT WE DO



Training &
Technical
Assistance



Lending & Investment



Policy & Advocacy



Signature Initiatives

Presenter Introductions



**Kanani
Medeiros**

Associate
Director of
Justice Systems
Transformation,
CSH



Terri Power

Associate
Director,
OH/KY/TN,
CSH



Overview of CSH Justice Portfolio

Initial Investments in Reentry

- ❑ FUSE (Frequently Used Systems Engagement)
- ❑ St. Leonard's House in Chicago
- ❑ Castle Gardens, "The Castle" in NYC (one of our first investments as a lender)

Other Justice Work

- ❑ Successfully advocated from 180 to 90-day cap for HUD definition of homelessness
- ❑ Decriminalization of homelessness
- ❑ Pay for success and more

Barrier Reduction

- ❑ Fair chance in housing
- ❑ Advocacy: Housing and Urban Development (HUD), Federal Trade Commission (FTC), Consumer Financial Protection Bureau (CFPB)
- ❑ Tenant Selection Plan Template and related resources

Continuum of Care (CoC) Notice of Funding Opportunity (NOFO)

- ❖ HUD's Continuum of Care program is the nation's main source of funding about \$3.6 billion for addressing homelessness. It supports both supportive housing and rapid rehousing programs.
- ❖ They made two-year awards last year that were supposed to run one more year, but the Trump Administration decided to call it back and change priorities

Impact:

- ❖ May limit the amount of resources that can be spent on supportive housing and rapid-rehousing
 - Average is about 55% nationally and upwards of 90%, but would cap it at 30%
 - Could eliminate 1.5 billion dollars in federal funding
- ❖ Make communities compete more for resources to match the Administrations priorities
 - Together could result in up to 2.5 billion dollars in funding shifts
 - Create big problems for supportive housing providers, CoCs, 170k tenants, and people who live in rapid rehousing and supportive housing could potentially lose their housing
 - Agree to implement the Administrations policies or lose funding, looking at retroactive work as well
- ❖ CSH is raising awareness and working with groups across the country to speak up and protect this funding.
- ❖ We are also sharing tools and helping people take action.

Housing challenges for the reentry population

- Access shelters soon after release from prison
- Lack of resources upon release
- Disconnected from social supports
- Exclusions due to law or policy

Increasing successful reentry through supportive housing

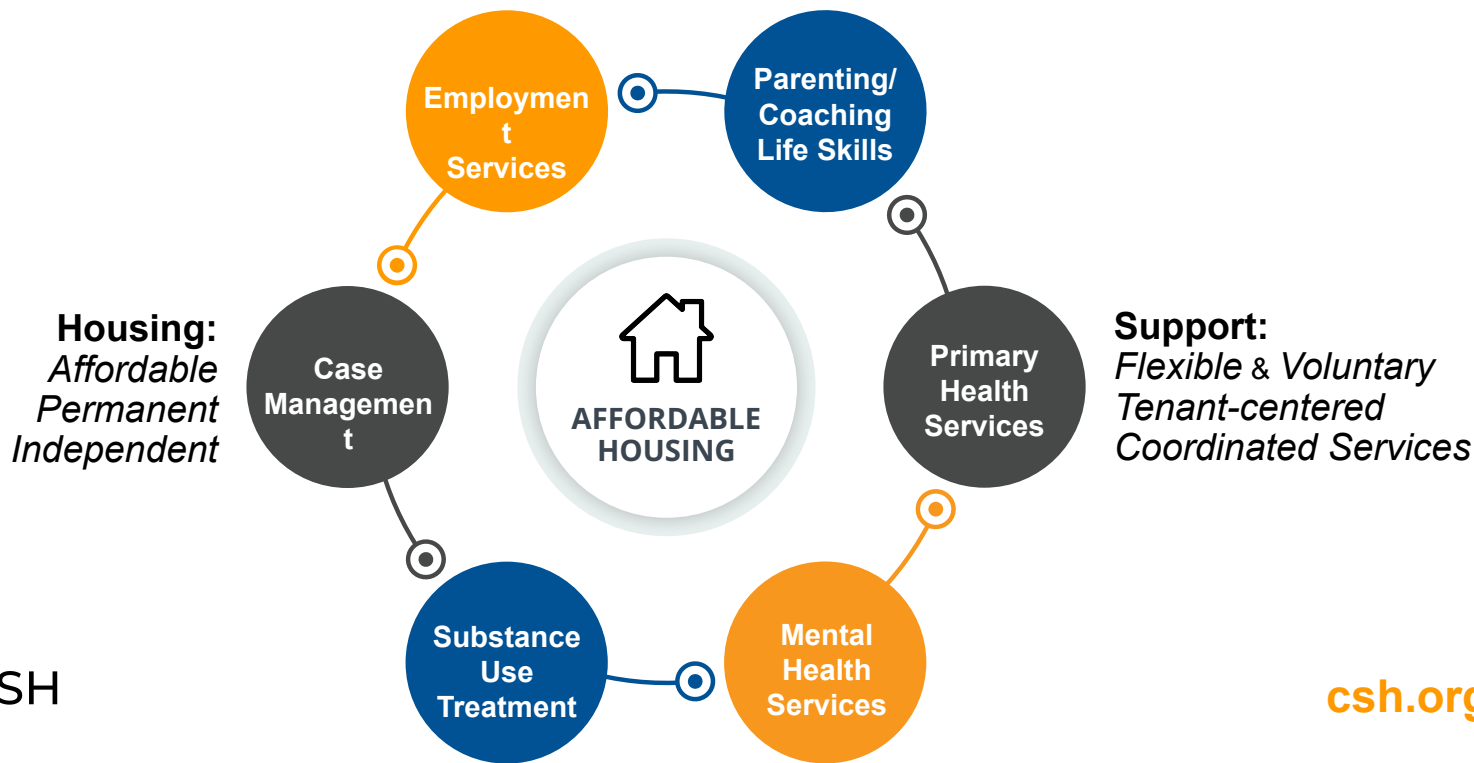
Many people who are released from jails and prisons cycle between homelessness and incarceration for months or years at great public expense and with tragic human outcomes.

CSH's Returning Home Initiative is designed to:

- ☐ improve the lives of tenants
- ☐ make more efficient use of public resources
- ☐ offer options for the hard to place
- ☐ align and coordinate public & private resources and policies
- ☐ generate cost offsets in crisis systems like jails and shelters
- ☐ reduce recidivism and the use of costly emergency services

Supportive Housing is the Solution

Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.



Ohio's Reentry Programs

Returning Home Ohio Community Transition Program

- Utilizes a supportive housing model with scattered site housing and private landlords
- Two programs targeting individuals with a severe and persistent mental illness and substance use disorder
- Incorporates evidenced based practices
- Dedicated case manager

IMPORTANT CONSIDERATIONS



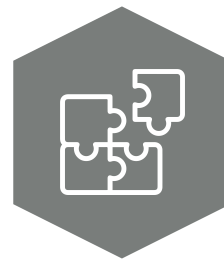
Collaboration,
Consistency and
Coordination



Ongoing training,
education and
communication
between all parties



Having the right
partners at the table
and making sure
everyone is speaking
the same language



Data collection and
metrics



CSH's Role (Third Party Admin): Key Components

Specialist / Standardization

- ☐ Training, orientation and technical assistance to grantees
- ☐ Enhance and expand program across state when funding is available
- ☐ Manage subawards throughout state
- ☐ Monitor finances: budgets and expenses

Quality Improvement / Monitoring

- ☐ Measure outcomes and occupancy
- ☐ Annual evaluations
- ☐ On-site monitoring
- ☐ Data collection and analysis
- ☐ Client visits and surveys

Communication / Outreach

- ☐ Grantee meetings and trainings
- ☐ Prison staff outreach and training
- ☐ Manage referrals
- ☐ Quarterly reporting to state

COST

Each grantee develops their own budget depending on unit capacity



State department provides CSH the funds and CSH completes awards to grantees



Unit cost range is between \$17,000-\$20,000
Increased significantly post COVID

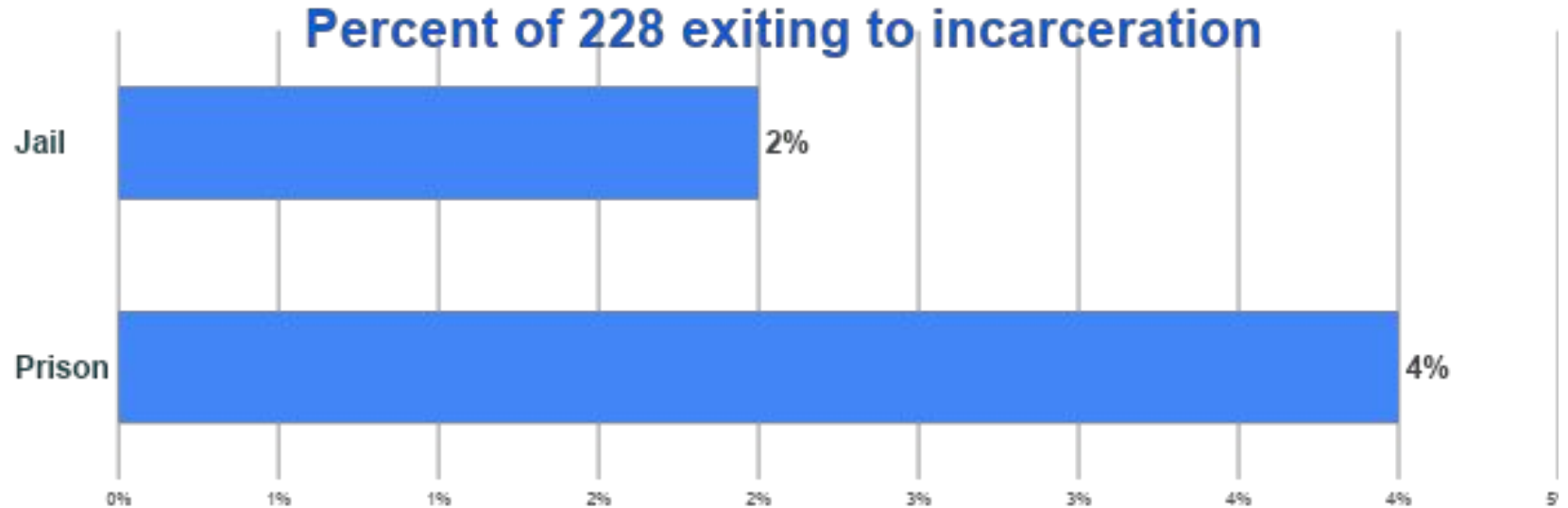


Funding must be flexible and include tenant assistance

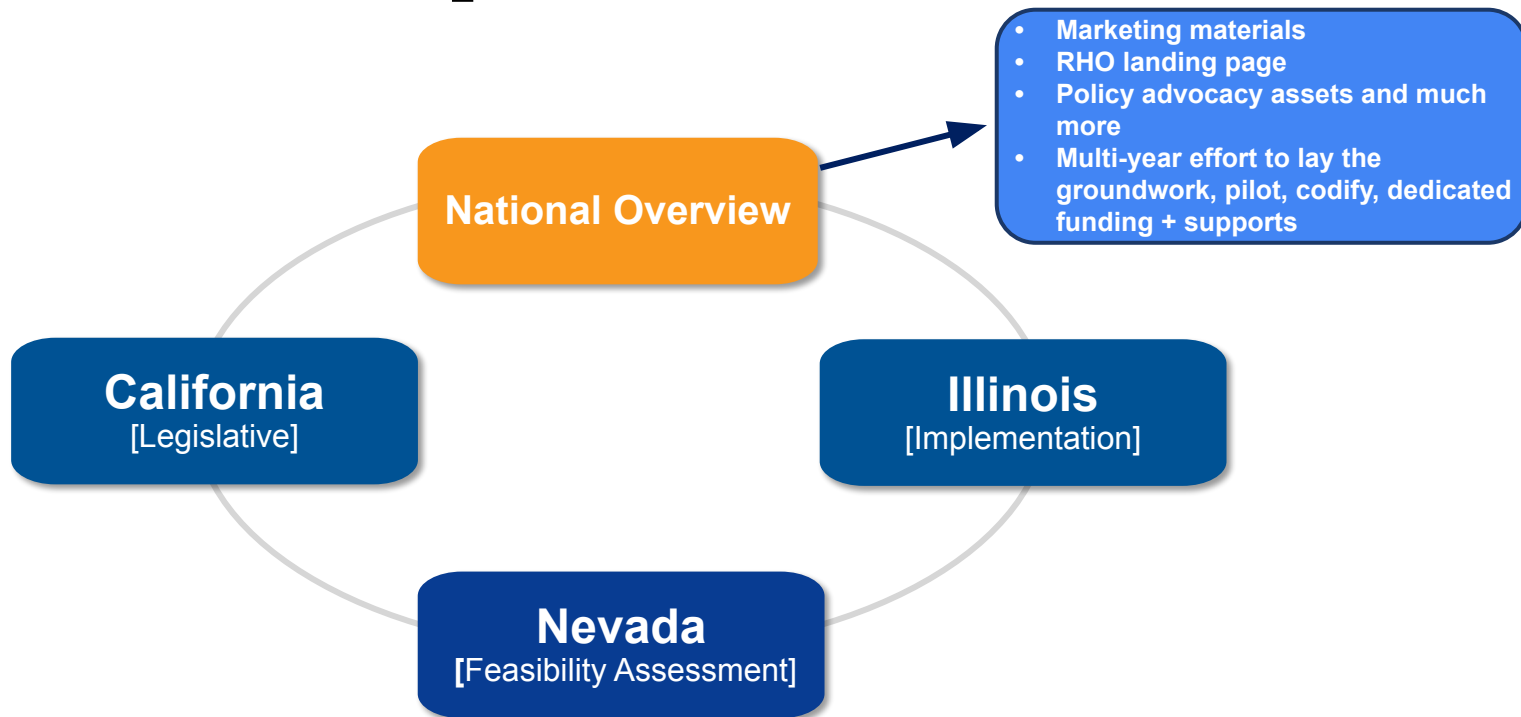
CTP Recidivism July 2024-June 2025



RHO Recidivism July 2024-June 2025



Returning Home Beyond Ohio: Current Replication Efforts



Returning Home Inquires

Returning Home Email: returninghome@csh.org

Returning Home Mini-Documentary:
www.csh.org/returninghomefilm/



Presenter Contacts:

National justice inquires: Kanani Medeiros – steven.medeiros@csh.org

Ohio RHO inquiries: Terri Power – terri.power@csh.org

Questions?

csh.org



THE EARNEST HOUSE

A community driven model
supporting re-entry and recovery.

**Presented by Founder Danny
Howe**





WHY WE STARTED

- **Saw a gap** for people exiting incarceration with limited options
- Many housing programs were religiously affiliated or overly structured – **helpful for some, but not all**
- We built the program we wish we'd had
- Rooted in dignity, accountability, and second chances

WHAT THE EARNEST HOUSE IS



1

A transitional housing program for justice-impacted individuals rebuilding their lives through employment, recovery, and accountability.

2

A self-sustaining, client-pay model (\$20/day) that promotes responsibility, independence, and dignity while eliminating nearly 100,000 nights of homelessness.

OUR BEGINNING



- Opened our first **10 bed home** in 2016 with just \$6,000 (rent, furniture, and utilities)

We now estimate around

- \$10,000 to launch a new home

- Started as a **for-profit** in a nonprofit landscape to avoid “mission drift”

- Client-pay model = residents have **“skin in the game”**

Finding the right house, landlord and neighborhood is **key**

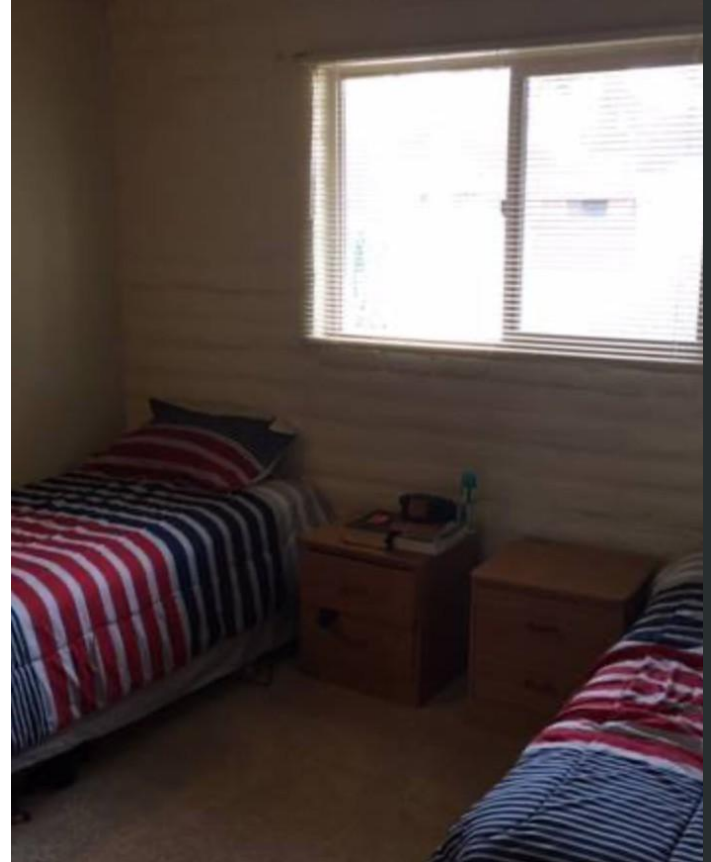
OUR VISION

1

We operate agnostically, allowing residents to choose the recovery path that best fits their journey — meeting people where they are with empathy and respect.

2

We expect residents and staff alike to approach recovery with earnestness — showing genuine effort, accountability, and the will to rebuild their lives.





OUR TEAM MODEL

- All staff have **lived experience**; this builds instant trust and relatability
- We promote from within: clients who thrive become managers
- We view employment at Earnest House as a step in recovery, **not the endpoint**
- When staff move on to better opportunities, we **celebrate it**



PARTNERSHIPS THAT MATTER



- **Employer partnerships** are essential — everyone in our homes must work

- Employment builds confidence, self-worth, and stability

We maintain local business partnerships to ensure residents can pay their fees and **rebuild independence**

IMPACT

TEN YEARS OF
SERVICE FOR
THOUSANDS
OF
INDIVIDUALS

NEARLY 100,000
NIGHTS OF
SAFETY ADDED
BACK TO OUR
COMMUNITY

COUNTLESS
CLIENTS
LIVES
CHANGED



BEST PRACTICES

- Hire staff with **lived experience**
- Be willing to roll up your sleeves
- **Leave judgment** at the door
- Client-pay model builds **respect and shared ownership**
- Trust your team – management and staff **alignment is critical**
- Work closely with neighbors and landlords



STARTING YOUR OWN PROGRAM



1

Lead with purpose: Be in it for the right reasons, build genuine partnerships, and stay grounded in your mission even when finances or circumstances get tough.

2

Expect the journey: Success takes patience, sustainability, trust, and community impact grow over time when people remain the focus.

THANK YOU

We'd love to connect with anyone interested in learning how to start or replicate this model — because when people are met with opportunity and belief, they rise.

CONTACT



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theearnesthouse@yahoo.com



EARNEST HOUSE





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TAKE OUR SURVEY!!