

Moving from Homelessness to Supportive Housing and Beyond

Emily Carmody, Program Director, NCCEH

Terry Allebaugh, Community Impact Coordinator, NCCEH

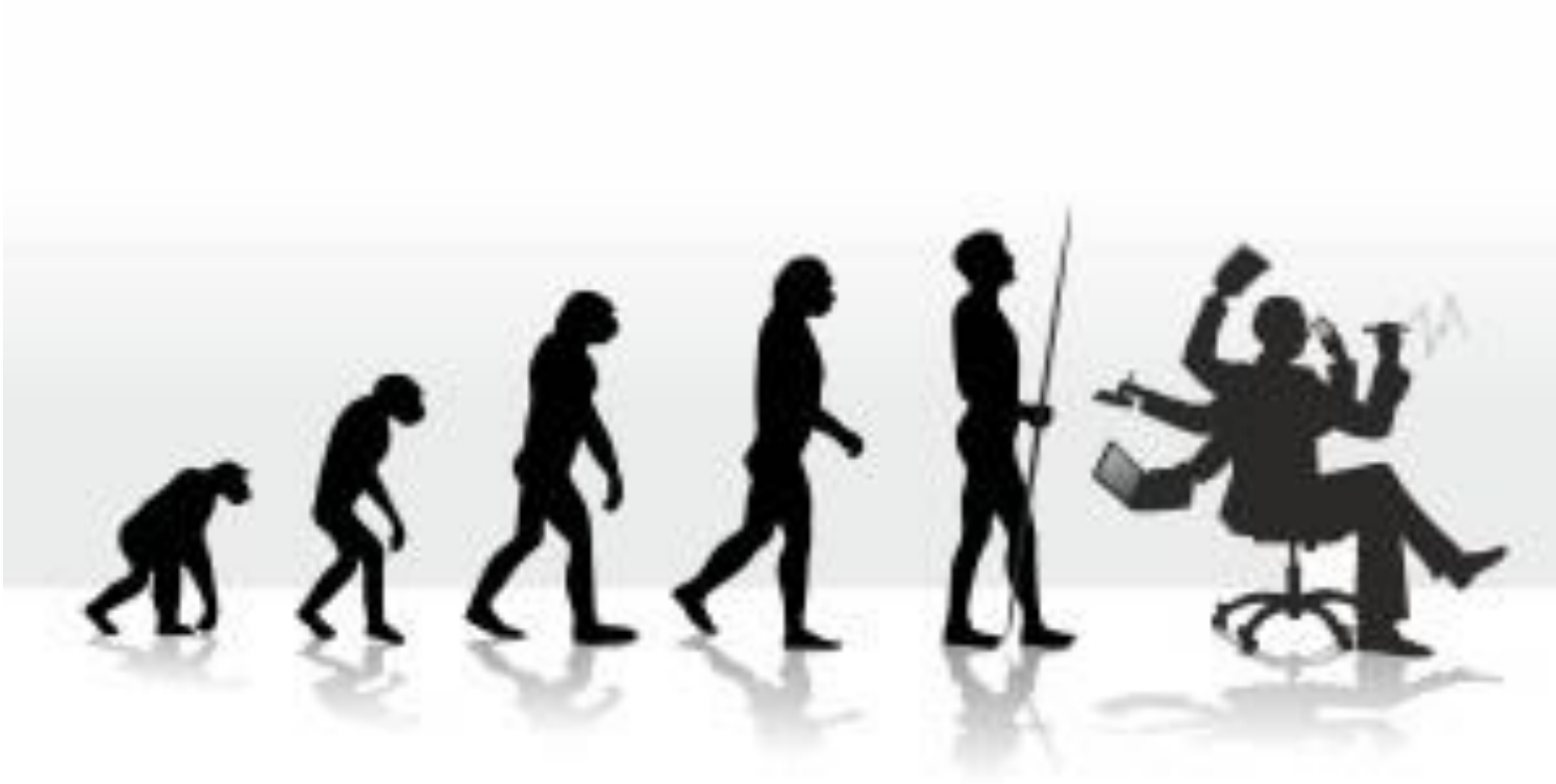
Ann K. Oshel, SR VP Community Relations, Alliance Behavioral Healthcare



VISIONARY
VOICES

Overview of Housing and Homeless Service System

We are an Evolving System



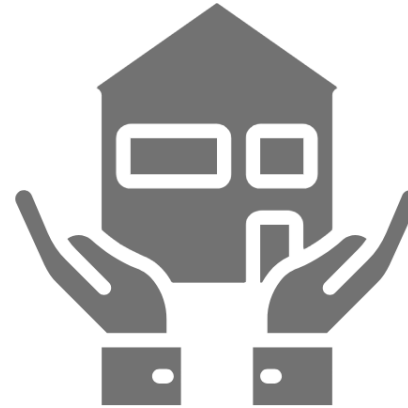
The response to homelessness evolved over the past 4 decades.



1980s



1990s



2000s



2010s



Housing First: A New Approach



vs.





Diversion

Unsheltered
or Sheltered*

self-resolve
rapid exit

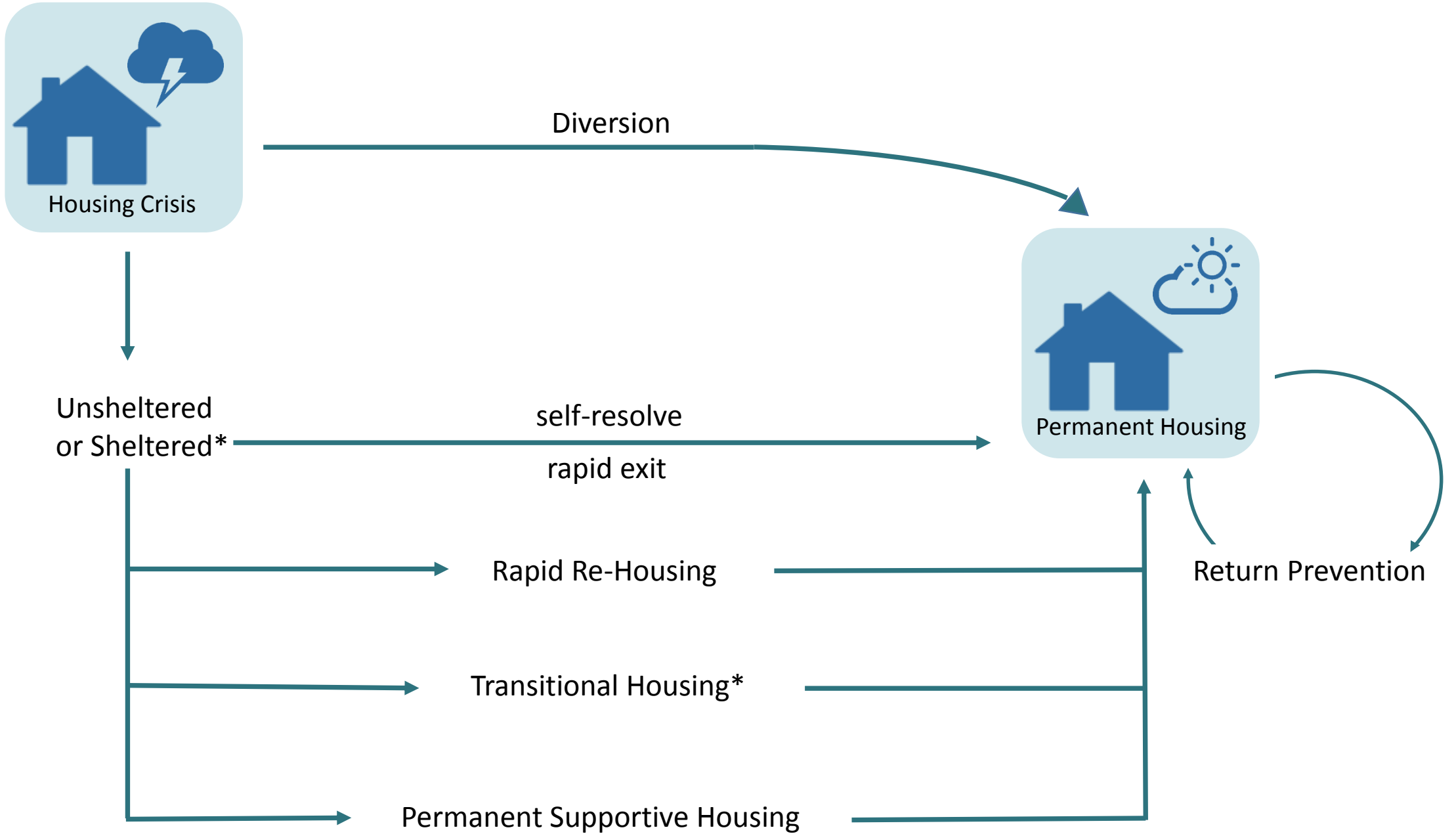


Rapid Re-Housing

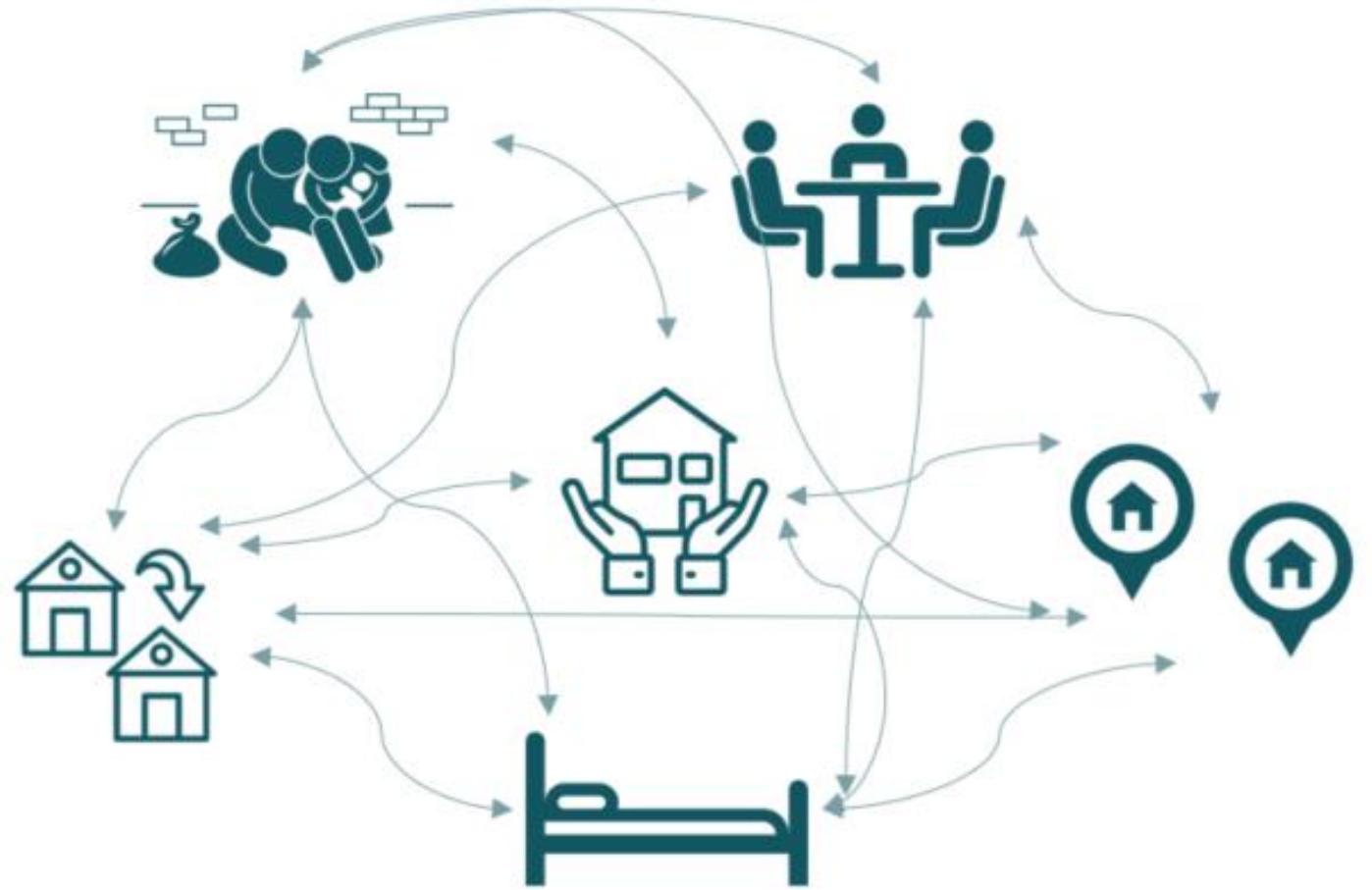
Transitional Housing*

Permanent Supportive Housing

Return Prevention



Coordinated Entry provides clarity to the system for partners and people in crisis.



Coordinated Entry means the system is responsible for overseeing flow and resources.



Coordinated
Entry
allows us to
triage as a
system.





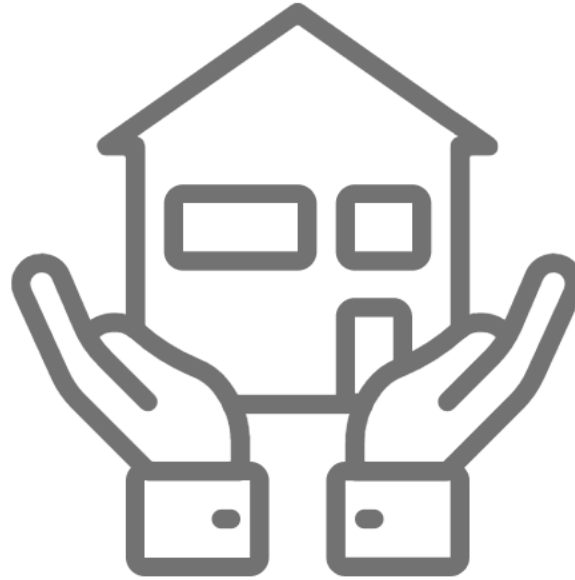
RARE

BRIEF

ONE-TIME ONLY

Permanent Supportive Housing

Permanent Supportive Housing (PSH)



Provides households who have disabilities and high barriers with long term rental subsidy and services to get and keep housing. The goal is to assist people with living as independently as possible in housing.

Long-term rental supports provide stable housing.

PSH rental vouchers

PSH projects

Public Housing Authority Resources

Key Unit



Tenancy Support Services focus on supporting households as they address barriers.

Barriers to GETTING Housing	Barriers to KEEPING Housing
Criminal History Credit History Housing History Financial Resources	Financial Barriers income & budgeting Behavioral Barriers mental health substance use tenancy skills

Expanding Access and Stock of Affordable Housing as a Healthcare Intervention

Housing is the best medicine



" It wasn't until I had just a couple of patients housed," said Gaeta, that I saw this turnaround in their health. Basically I was seeing that if I could write a prescription for keys to an apartment that that was going to do more to improve the health of the patient sitting in front me than the prescription I can write for anything else." Dr. Jessie Gaeta

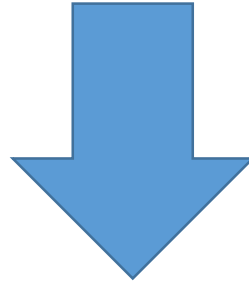
Housing as a Therapeutic Intervention

“For some it’s a small efficiency apartment without a lot of room. But for me, it’s my mansion on the hill.”

Odell Pratt, former chronically homeless person, speaking at the grand opening of Sherwood Park Apartments, May, 1997

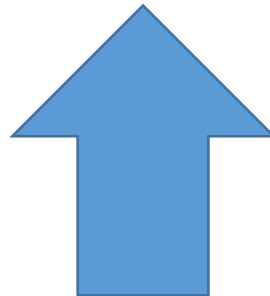
Economy of Affordability

**Housing
Costs**



Affordability Gap

Income



Improving Access-Increasing Income

- Employment
- Disability
 - SOAR - SSI/SSDI Outreach, Access and Recovery
- Household income – Roommates

Improving Access - Subsidy

- Rental Assistance
 - Rapid Re-housing funds – HUD and ESG
 - HOME
 - Dedicated Funding via local taxes
- Housing Vouchers
 - Housing Choice Vouchers (Public Housing Authorities)
 - Permanent Supportive Housing (HUD)

Improving Access- Fair Housing

- Fair Housing – Federal Law and N.C. General Statutes 41A
 - Current law prohibits discrimination in housing because of race, color, religion, sex, national origin, handicapping condition, or familial status
 - Reasonable accommodation

Improving Access – Engaging Landlords

- Recruiting and Retaining Landlords
 - Events
 - Risk Mitigation/Landlord Incentive
- Pairing tenant supports and housing
 - Tenant education - lease
 - Trouble shooting

Improving Access – Eviction Prevention

- Homeless Prevention, Homeless Diversion, & Eviction Prevention and Diversion
- Partnerships
 - Legal Aid/Law Clinics; Court Systems; Social Services; Tenants; Property Managers

Increasing Stock

- Become developers
- Partner with developers – tax credit, supportive housing, other like Reinvestment Partners
- Buy into developments

Increasing Stock

- Join local affordable housing (AH) organizations
 - Advocate that every AH development has some portion of units targeted to 30% and below Area Median Income (AMI)
 - Add your voice to AH issues such as utilizing publicly owned land, density bonuses, local housing bonds or other dedicated revenue streams, linkage of transportation and housing costs to reflect fuller picture, to name a few.

Now What? Putting Housing Into
Healthplans

Housing is a Healthcare Strategy

“Access to safe, quality and affordable housing – and the supports necessary to maintain that housing – constitute one of the most basic and powerful social determinants of health.

In particular, for individuals and families trapped in a cycle of crisis and housing instability due to poverty, mental illness, addictions or chronic health issues, housing can **entirely** dictate their health and health trajectory.”

- World Health Organization, 2008

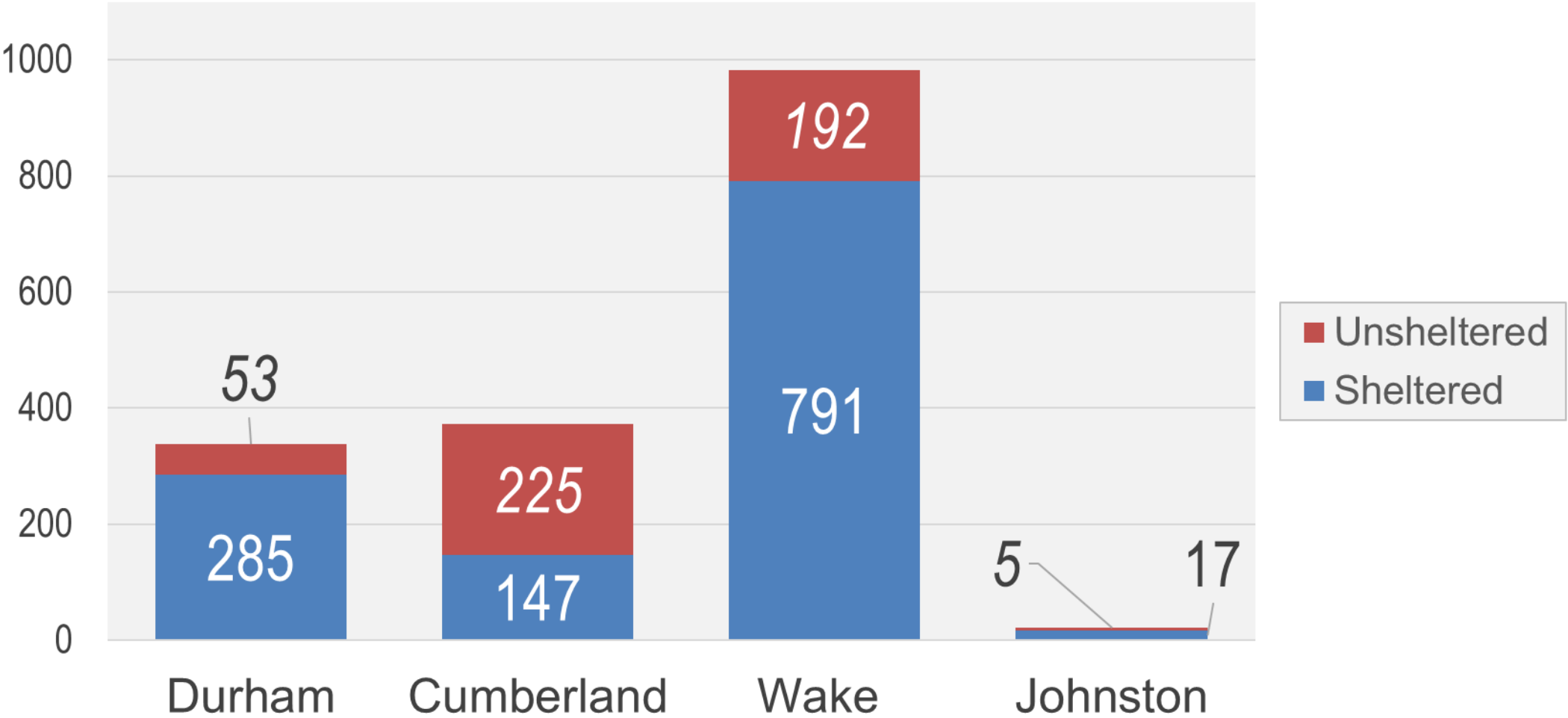
The Intersect of Housing and Healthcare

- Health plans are spending millions and its complicated
 - Kaiser Permanente \$200 million in Thriving Communities Fund
 - United Healthcare investing over \$150 million in 12 states in low income rental housing
- “Housing stock could be healthcare’s new brick and mortar” Modern Healthcare, 2012
- Important to understand what supportive housing services are covered by the 1115 waiver
- Determining the target population and role of Care Coordination and Care Teams

It's Services As Usual, But Not Really

- Have to understand the culture of homelessness
- Be prepared for a lot of outreach before engagement can happen
- Do good clinical practice and then do more
 - Motivational interviewing
 - Building trust
 - Get to know their own story
- Targeted case management is essential
- Housing First should be the philosophical underpinning of engagement
- Incentivizing providers to incorporate tenancy support into service delivery

Total 2017 Homeless Point In Time Count



Getting to a Return on Investment (or at least know what you are doing)

- Contracted with 3 national affordable housing/supportive housing consultants since 2015
- Leveraging county and state funding for dedicated supportive housing case management and programming
 - Bridge Housing at Harrington Place
 - Capital investments for affordable housing set asides
 - Supportive Housing for persons with Opioid Dependence
 - Health and Housing Initiative (in partnership with Duke Health Systems)
- Leveraging Housing Choice and Mainstream Vouchers for PSH
 - Established preferences with Durham and Raleigh Housing Authorities

Health and Housing Program (in partnership with Duke Health Systems and RHD)

- Began Feb, 2017
- 13 chronically homeless persons housed with Housing Choice voucher
- Six (6) persons housed 9-15 months
- 42 hospital visits 6 months prior to housing
- 26 hospital visits since housing (1 person accounted for 11 visits)
- 1 hospital visit last quarter
- 75% reduction in ED visits since housing
- 97% retention rate in housing

And They Have Complicated Issues...

- Mental Illness/Substance Use

- Bi-polar Disorder
- Schizophrenia
- Cocaine Dependence
- Opioid Dependence
- Alcohol Dependence
- Major Depressive Disorder
- PTSD
- Schizoaffective Disorder

- Physical Health

- Colon Cancer
- Lung Cancer
- Bladder Cancer
- HIV
- Multi level degenerative disc disease
- Diabetes
- Hepatitis C
- Multiple strokes
- Amputation of lower extremities