

EXPANDED BEHAVIORAL HEALTH CONTINUUM OF CARE THROUGH HOUSING

A CONCEPTUAL FRAMEWORK FOR SUPPORTIVE HOUSING IN
DOUGLAS COUNTY

September 27, 2017

WHY HOUSING?

“Housing First” model

- Offers short term, temporary and permanent, affordable housing as quickly as possible for individuals and families experiencing homelessness, mental illness, and substance abuse disorders.

Extensive, documented need

- 18 months - 2016 average wait time for HOME Transitional Housing
- 907 households – 2016 total waitlist for all programs
 - 13% (121 households) for HOME Transitional Housing
- Bert Nash Homeless Outreach Team
 - 230 clients (including families) seen in 2016; 149 during the second quarter of 2017
- Consistently cited by health/human service providers as barrier to behaviorally-challenged consumers
 - Bert Nash, DCCCA, LMH, Douglas County Sheriff, LPD, etc.

WHY HOUSING?

Partnerships with impact

- Bert Nash Homeless Outreach Team successfully housed **75** individuals and **8** families in 2016; **35** individuals and **3** families thru August 2017
- DCCCA's Lawrence addiction treatment programs served **1,057** individuals in 2016; **738** thru August 2017
 - **54%** participated in outpatient treatment services
 - **46%** engaged in residential treatment
 - **60%** Douglas County residents at treatment admission

WHY HOUSING?

Partnerships with impact (cont.)

- Lawrence Douglas County Housing Authority (LDCHA)'s Transitional Housing Program for the homeless has assisted **681** homeless households since 1999.
 - Since 2008, **83%** of participants have successfully completed the program, transitioning to a Section 8 voucher.
- In 2016 LDCHA's Transitional Housing Program served:
 - **64** homeless households
 - **129** individuals
 - **66** adults
 - **63** children

WHAT'S POSSIBLE?

Two campuses

- Intervention and Recovery Campus
 - Property identified for proposed crisis center
 - Adjacent to service providers, removing transportation barriers and easing access to care
- DCCCA First Step at Lakeview
 - Women and children only
 - Seamless move to transitional housing with access to continued support and services

WHAT'S POSSIBLE?

Three “tiers” of housing

- Tier 1 – Stabilization and Respite
 - Intervention and Recovery Campus only
- Tier 2 – Transitional
 - Intervention and Recovery Campus
 - *Men only*
 - **DCCCA First Step at Lake View - *Women and children only***
- Tier 3 – Permanent Supportive
 - Intervention and Recovery Campus only
 - Men and women

TIER I – STABILIZATION AND RESPITE

- **Intervention and Recovery Campus only**
 - Short-term, crisis-oriented residential stay
 - Observation, sobering, short- and/or long-term stabilization
 - Average 3-5 day stay
 - Could include up to 30 days prior to transitional housing placement
 - Estimated number of units – 8

TIER I – STABILIZATION AND RESPITE

Bridges 1.0 (current state)

- Overview and Mission – “Bridges Transitional Housing Program is an opportunity for Bert Nash clients to receive support and structure in a community-based setting in order to help them achieve their goal of transitioning to independent living.”
 - Our role is to provide a safe, supportive space where individuals can stay after discharging from psychiatric hospitalization, Douglas County Jail, substance abuse treatment or individuals who are otherwise at risk for losing their housing due to mental health symptoms.
 - Staff at Bridges provides assistance with activities of daily living, symptom management, health and wellness.
 - In-house support is available 24 hours/day to help with symptom management.
 - Staff actively collaborates with Bert Nash case managers and treatment team to meet individual needs.
 - Our primary goal is to help clients find and maintain independent living in the community.

TIER I – STABILIZATION AND RESPITE

Bridges 1.0 (*current state*)

- 8 beds – rooms in two-story residential structure in east Lawrence.
 - Men and women
 - Includes one bed for individuals referred via Behavioral Health Court
 - Average occupancy is 5-6 clients or beds
 - \$102 daily rate/bed (\$300,000 annual operating expense)
- Short- and longer term stays
 - 3-5 days – “Higher functioning” clients in need of stabilization and reconnection to support services (food stamps, housing voucher application, etc.)
 - 30, 60, 90 days plus - “Chronically homeless” clients that are difficult or require more time to stabilize, with limited permanent supportive housing options
- Increasing acuity levels of clients

TIER I – STABILIZATION AND RESPITE

Bridges 2.0 (*future state*)

- Expanding and redefining the existing Bridges program model at Bert Nash to reflect the current needs of clients in a safe and service-oriented environment
- Relocation to Intervention and Recovery Campus
- Short-term, crisis-oriented residential stay
 - Observation, sobering, short- and/or long-term stabilization
- Average 3-5 day stay
 - Could include up to 30 days prior to transitional housing placement
- Estimated number of units – 8

TIER I – STABILIZATION AND RESPITE

Bridges 2.0 (*future state*)

- **Potential Funding Sources**
 - Operating
 - Medicaid
 - Self-pay
 - County/Bert Nash
 - Capital —
 - Bert Nash Foundation
 - City Housing Trust Fund - CIP (capital acquisition or improvements only)

TIER 2 – TRANSITIONAL HOUSING

- Transitional housing (TH) is designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing.
- Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.
- Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services by various community partners.

TIER 2 – TRANSITIONAL HOUSING

- **Intervention and Recovery Campus**
 - Men only
 - 3-4 month minimum stay, 12-15 months average stay, up to 24 months
 - Owned and managed by LDCHA
 - Programming and services provided at/with Bert Nash, DCCCA, *Heartland*
 - Care coordination facilitated by LDCHA or Bert Nash
 - DCCCA provide facilitate substance abuse assessment and treatment and recovery services for identified residents
 - 10 single occupancy “cottages” or residential group

TIER 2 – TRANSITIONAL HOUSING

Potential Funding Sources

- Operating –
 - Continuum of Care (CoC) Program is designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and provide services needed to help such individuals and families move into transitional and permanent housing, with the goal of long-term stability.
 - *City sales tax - \$1 million for affordable housing*
 - Grant funding
 - Medicaid/insurance

TIER 2 – TRANSITIONAL HOUSING

Potential Funding Sources

- Operating – (cont.)
 - Potential Medicaid reimbursements for Congregate Site Residential Care (RESCA)
 - [Kim Wilson Housing](#) (Wyandot Center affiliate) operates permanent supportive housing, which is Medicaid reimbursable in **Missouri**, using the RESCA (residential care) Medicaid code.
- Capital –
 - HUD Project Reserve
 - City Housing Trust Fund - CIP (capital acquisition or improvements only)
 - Grant funding

TIER 2 – TRANSITIONAL HOUSING

DCCCA First Step at Lake View Campus

Access to safe, affordable housing is a critical need for women and children completing addiction treatment at First Step at Lake View. Women leaving treatment are typically employed in lower income jobs making it difficult to access housing that supports their ongoing recovery. **The proposed housing project on the DCCCA property partially addresses this need and helps women remain connected to recovery services as they reintegrate into the community.**

- Women, and women with dependent children only
 - Following successful completion of initial phase of substance abuse treatment
- 10 units
 - Including 3 two-bedroom units to accommodate mother and children

TIER 2 – TRANSITIONAL HOUSING

DCCCA First Step at Lake View Campus (*cont.*)

- 3-4 month minimum stay, 12-month average length, 12-15 months maximum stay
 - *Maintained by LDCHA*
 - DCCCA care coordination for clients
 - Ongoing addiction treatment needs reimbursed by the individual's established payer source
 - Bert Nash support for uninsured women
 - Housing residents with children will have access to DCCCA's licensed child care.
- Includes full time Care Coordinator, part time Peer Support Specialist, 1.4 FTE Chemical Dependency Technicians to monitor the property eight hours daily

TIER 2 – TRANSITIONAL HOUSING

Potential Funding Sources

- Operating –
 - Medicaid/insurance
 - Continuum of Care (CoC) Program is designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and to provide services needed to help such individuals and families move into transitional and permanent housing, with the goal of long-term stability.
 - *City sales tax - \$1 million for affordable housing*
- Grant funding

TIER 2 – TRANSITIONAL HOUSING

Potential Funding Sources

- Capital – *land donated/owned by DCCCA*
 - Mabee Foundation Challenge grant
 - Sunderland Foundation
 - City Housing Trust Fund - CIP (capital acquisition or improvements only)
 - Grant funding

TIER 2 – TRANSITIONAL HOUSING

Mabee Foundation

- Building and facility construction and renovation projects and the purchase of major medical equipment. **Grants are made on a challenge or conditional basis to provide incentive for enlisting the support of other donors.** No matching formula is involved. The challenge is to **raise whatever balance is needed to assure full project funding within the challenge period.**

Sunderland Foundation

- Capital and special projects, including building construction, renovation, repairs and restoration of facilities. Areas of interest include higher education, youth serving agencies, **health facilities**, community buildings, museums, civic projects, and **low maintenance, energy efficient housing projects sponsored by qualified tax-exempt organizations.** Potential foundation dollars would most likely **provide additional donor support for a Mabee Foundation proposal** rather than be the primary funder.

TIER 3 – PERMANENT SUPPORTIVE HOUSING

Definition - Permanent housing (PH) is community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible.

- Program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is only terminable for cause.
- Leases (or subleases) must be renewable for a minimum term of one month.
- If treatment plan calls for transition to less-intensive community setting, the housing voucher can be utilized for community placement, opening up a PH unit for a new client on waiting list.

TIER 3 – PERMANENT SUPPORTIVE HOUSING

HUD Continuum of Care (CoC) Program

- Funds two types of Permanent Supportive Housing (PSH):
 - For persons with disabilities and rapid re-housing.
 - Indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability achieve housing stability.
- Primary applicant/grantee for these funds would be Bert Nash.

Hope House model

- Permanent supported housing program for chronically homeless persons with either a mental health or substance use disorder.

TIER 3 – PERMANENT SUPPORTIVE HOUSING

Hope House model (*cont.*)

- HUD Continuum of Care (CoC) funding, plus a 25% agency match.
- Residents pay rent equal to 30% of their monthly-adjusted income (often free until the resident receives countable income (i.e. disability benefits or wages)).
- Funds support leasing of a 6 unit home, .75 FTE Supported Housing Specialist that works exclusively with residents offering care coordination with partner agencies
 - Includes Bert Nash and DCCCA

TIER 3 – PERMANENT SUPPORTIVE HOUSING

Intervention and Recovery Campus

- Men and women
- Severe and persistent mentally ill
- 10 units, single occupancy cottages; attached and/or semi-detached
- Owned and operated by LDCHA, with programmatic support and services from DCCCA and Bert Nash.
- Operating Expenses
 - Onsite Support Services Case Manager (35 hours /week)
 - Maintenance and supplies
 - Administration, leasing and utilities
 - Program/support services - assessment, mental health, substance abuse, education, life skills, transportation

TIER 3 – PERMANENT SUPPORTIVE HOUSING

Capital Expenses*

- HUD has “total development cost per unit” restriction that will dictate a majority of capital costs
 - Approximately **\$139,000-\$183,000***/unit depending on the type of unit
 - **Total project - \$1.8 million***

Potential Funding Sources

- Operating –
 - Continuum of Care Program funding

TIER 3 – PERMANENT SUPPORTIVE HOUSING

Potential Funding Sources

- Operating (*cont.*) –
 - **Project Based Section 8** - LDCHA has draft a Project Based Voucher (PBV) program in its 2018 MTW Plan. PBVs are funded as part of an agency's annual housing voucher funding from HUD.
 - Tenants typically contribute 30% of their income towards rent. Housing agencies can use PBVs to assist veterans or people experiencing homelessness, to provide supportive housing to seniors or people with disabilities, or in areas where the poverty rate is 20% or less.
 - This will provide a funding mechanism if no COC grants are available.

TIER 3 – PERMANENT SUPPORTIVE HOUSING

Potential Funding Sources

- Capital – HUD reserve funds
 - ***Approximately \$2 million available***
 - Douglas County to fund construction and upon completion will be purchased with cash by LDCHA from HUD reserve funds
- **Timely next steps** - LDCHA requires approval from HUD and the City for the development plan and the costs associated prior to contracting for construction. The LDCHA has advised HUD of plans to utilize funds in this fashion and included it in the LDCHA 2018 MTW Plan which will be submitted to HUD on October 15.

REACTION, QUESTIONS, NEXT STEPS