



Smarter, Together: Shared Strategies on Homelessness Continue to Produce Unprecedented Results

CITY OF PORTLAND / MULTNOMAH COUNTY
JOINT OFFICE OF HOMELESS SERVICES WORK SESSION
SEPTEMBER 11, 2018

A Community Strategy and Priorities

To have a lasting impact on the homelessness crisis, a three-pronged, balanced approach is needed.



AHFE Guiding Values:

1. Prioritize vulnerable populations
2. Promote racial and ethnic justice
3. Use data driven assessment and accountability
4. Engage and involve the community
5. Strengthen system capacity and increase leverage opportunities

Population System Design

Culturally Specific & Responsive Services

Assertive Engagement

Ongoing System Improvement, Oversight, and Reporting

Periodic Procurement

Families with Children

Youth (to 25)

Domestic Violence Survivors

Adults:

CH/People with disabilities
Veterans



FY 2019 Adopted Budget \$71 Million

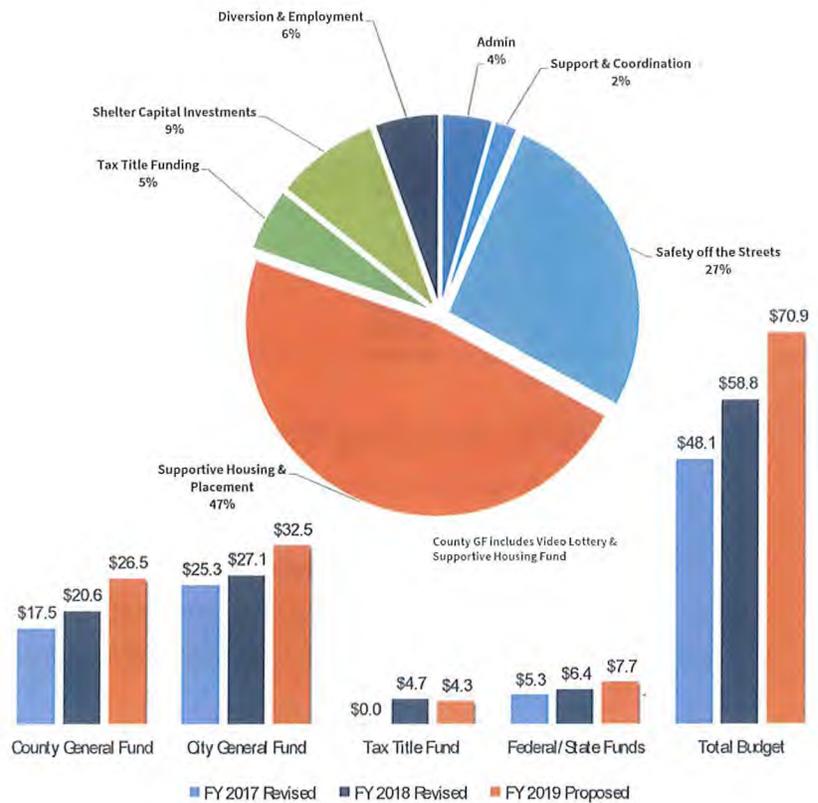
43% County/Tax Title

46% City

11% State/Federal

21.00 FTE

4% Admin

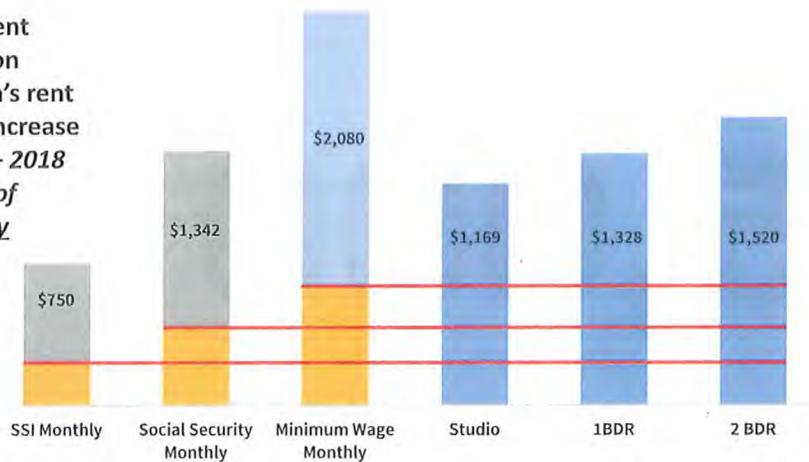


Example of Cost Per Person Served

Service Area	FY 2018 Revised Budget	People Served	Average Cost per Person
Emergency Shelter	\$19.3 million	8,765	\$2,197
Housing Placement/Retention & Supportive Housing	\$29 million	11,990	\$2,423

Challenging Market Conditions for Low Income Households

"There is a 96 percent statistical correlation between the region's rent increases and the increase in homelessness." – 2018 McKenzie analysis of Seattle/King County



Average rent data source: Source: https://www.ssa.gov/policy/docs/statcomps/ssi_sc/2016/or.html

A HOME FOR EVERYONE

Outcomes Report FYE '18

Date Range: July 1, 2017 – June 30, 2018

HMIS data are administrative data and, as such, are subject to change.

In FYE'18, over

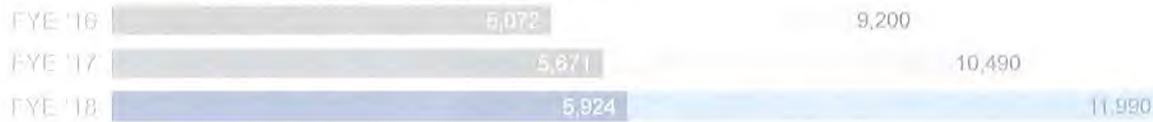
35,000

were served in our community.

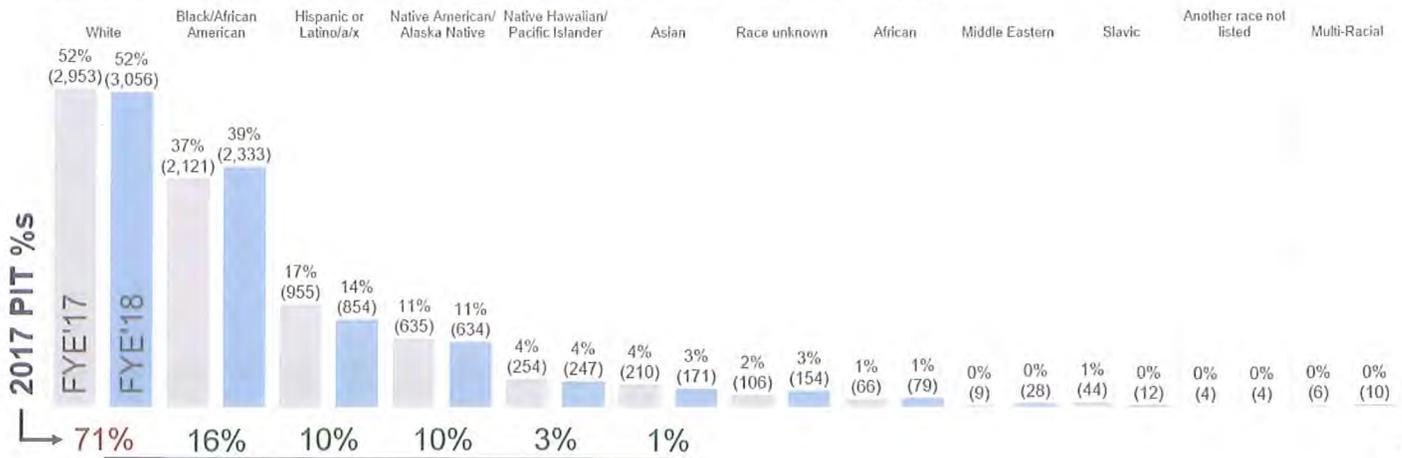
People Served in Permanent Housing (PH)

Previous report periods
FYE '18

People Newly Placed & Total Served in PH



People Newly Placed in PH by Race (NEW reporting method)



9

Permanent Housing (PH) Retention

FYE '18

12-month PH Retention



Of those successfully contacted,

89%

retained their housing.

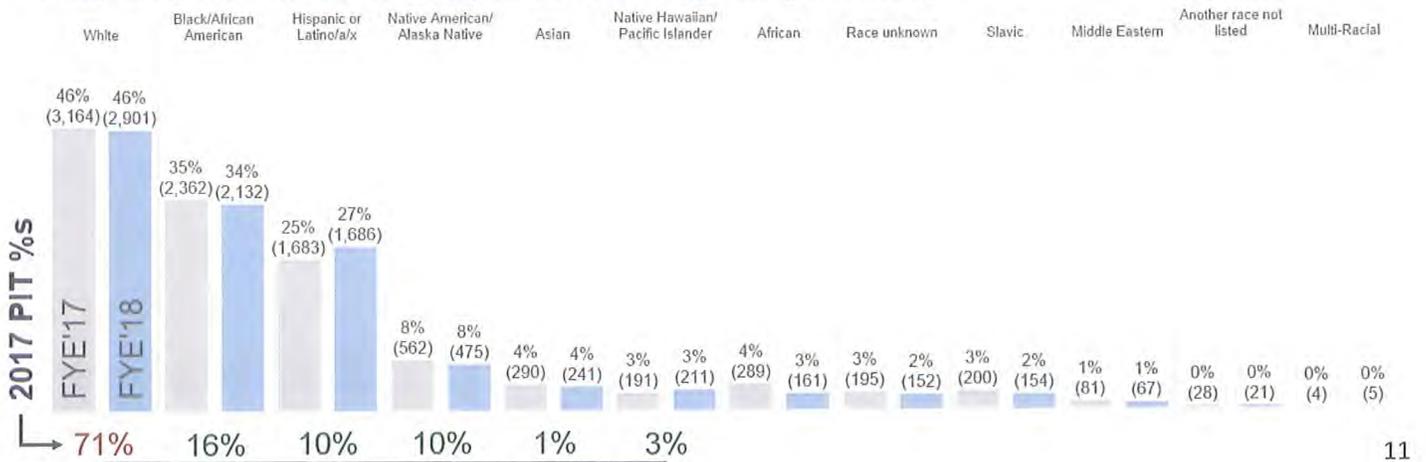
People Served in Homelessness Prevention (HP)

Previous report periods
FYE '18

People Newly Placed & Total Served in HP



People Newly Placed in HP by Race (NEW reporting method)



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Housing Retention Following HP Services

FYE '18

12-month Housing Retention



Of those successfully contacted,

89%

retained their housing.

12

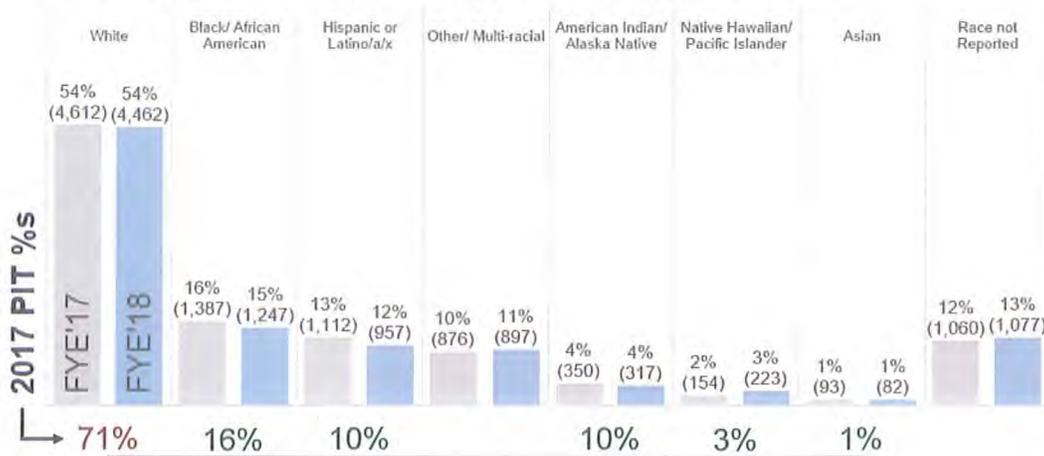
People Served in Emergency Shelter (ES)

Previous report periods
FYE '18

People Served in ES



People Served in ES by Race (old reporting method)



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Examples of Current Unmet Need

Chronically Homeless People on the Supportive Housing Coordinated Access List:

1,037

Families in the queue for rapid rehousing and supportive housing:

1,080*

* some duplication because multiple family members may sign up

Portland and Multnomah County

Creating 2,000 Units of Supportive Housing through Systems Change



CSH: Advancing Housing Solutions That



Improve lives of vulnerable people



Maximize public resources



Build strong, healthy communities

Part 1. Background

What is Supportive Housing and who is it for?

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.



Supportive Housing is for People Who:

Have extremely low-incomes, with most earning 20% of area median income or less.

Have complex health conditions that are at least episodically disabling including mental illness, substance use issues, chronic physical health problems and/or other substantial barriers to housing stability (domestic violence, trauma, a history of out-of-home placements, intellectual and developmental disabilities).

Often have long-term homelessness in their background and are not able to obtain or maintain housing on their own.

Cycle through institutional and crisis response programs or are being (or could be) discharged from these systems (i.e. jails/prisons, hospitals).



It Works... Evidence Base

Portland	<ul style="list-style-type: none"> Bud Clark Commons saw a 45% decline in Medicaid costs overall for 130 residents with a total cost reduction of more than half a million in the first year after move-in.
Seattle	<ul style="list-style-type: none"> 95 residents with total costs of \$8,175,922 in the year prior to the study decreased to \$4,094,291 in the year after enrollment 53% total cost rate reduction for housed participants relative to wait-list controls and historical data on service usage.
Illinois	<ul style="list-style-type: none"> 39% reduction in the total cost of services for residents in the two years after moving into housing. costs decreased by almost \$5,000 per person for overall savings of \$854,477 in two years for the 177 participants
Connecticut	<ul style="list-style-type: none"> First 120 people housed experienced a near total decrease in shelter days (99%) and 73% reduction in jail days after 1 year State allocated 110 additional vouchers based on these results
Denver	<ul style="list-style-type: none"> 19 people 34 percent fewer emergency room visits, 40 percent fewer inpatient visits, 82 percent fewer detox visits, and 76 percent fewer incarceration days.



Commitment to Racial Equity

Weaving tightly throughout [ending homelessness strategies] must be a deep commitment to acknowledging and eradicating systemic racism. This requires moving beyond lip service to implementing explicitly anti-racist strategies.

– Jeff Olivet, SPARC (Supporting Partnerships for Anti-Racist Communities)

Part 2: Unit and Financial Modeling

What do we need and how much could it cost?

Types of Supportive Housing



1. Integrated – Ellington Apartments



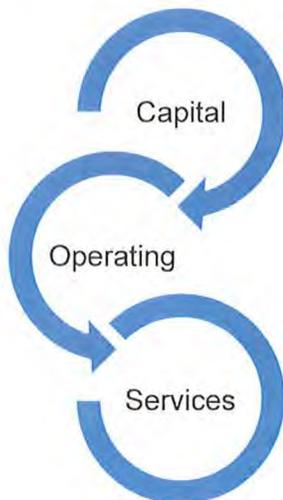
2. Single Site – Bud Clark Commons

3. Scattered Site or Clustered (a.k.a. Leased Units) – JOHS Mobile Permanent Supportive Housing Team as a service model



Two Types of Financing

New Construction/Rehab
(single-site and integrated)



Leased Housing



Leasing Existing Units



- Potential to get people housed sooner
- Engages private market landlords
- Increases tenant choice in where to live



- The market is tightening.
- More expensive in the long-run.
- Overall loss of affordable units below 30% of area median income.
- Net availability and racial equity implications

Building New Units

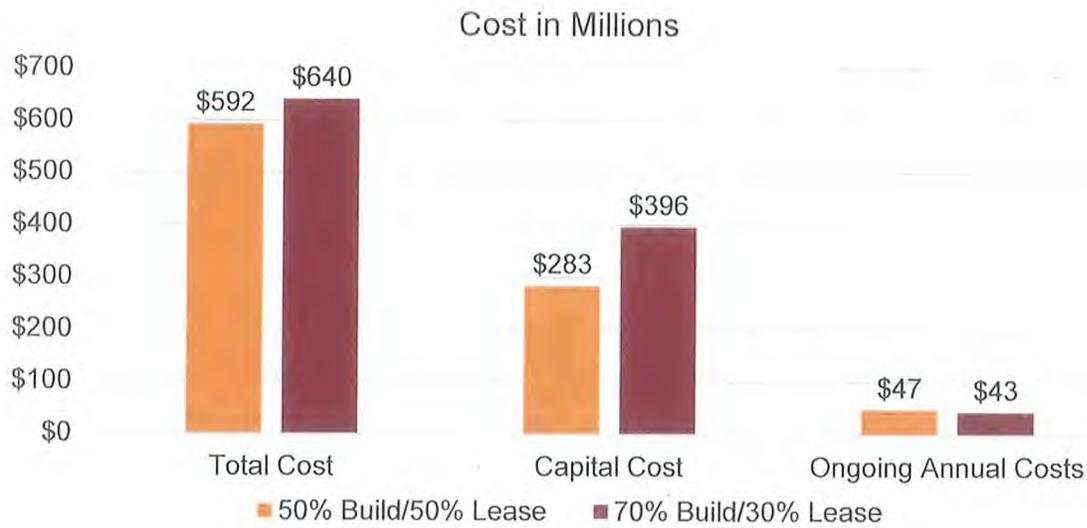


- Creates the stock needed to address homelessness long-term
- Provides opportunities for efficiency in service delivery
- Creates jobs
- Can create greater sense of community



- Initially costs more (Cost curve bends within the affordability period)
- Takes longer to get up and running

How Much? Two Models



Cost of not doing it

Intervention	2018 Cost	Duration
In-patient stay in a state hospital	\$888	Per night
Emergency room	\$500	Per average visit
Multnomah County Jail	\$210	Per night
Supportive Housing	\$59-\$64	Per night





Part 3: Resources & Alignment

Securing & Quantifying Resources, Aligning with Similar Efforts



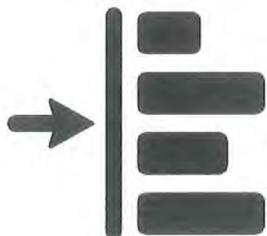
Potential Funding Options



- Regional Bond
- Health Systems, including Managed Care Organizations and Private Insurance
- Medicaid & Medicare
- Philanthropy
- Greater Opportunities for Braiding Funding
- Other State and Metro-wide Efforts
- Federal Homeless and Housing Funds



Resource Alignment: Flexible Housing Subsidy Pool



- Allows for public and private investment
- Opportunity for multiple government departments to fund
- A place for philanthropic and/or private entities (e.g., Health Systems) to pool resources



Examples of Related Efforts



- Tri-county Supportive Housing Planning Effort
- Multnomah County Mental Health Analysis
- Regional Supportive Housing Impact Fund Collaborative
- Frequent Users, Systems Engagement (FUSE)
- OHA and OHCS Statewide Supportive Housing Strategy Workgroup





Part 4: Implementation

Governance, Increasing & Braiding Resources,
Capacity Building and Monitoring & Reporting



Governance



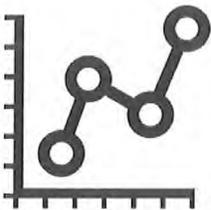
- Supportive Housing Funders Collaborative (SHFC)
- Supportive Housing Implementation Committee (SHIC)
- A Home for Everyone (AHFE)



Regional Model



Potential Outcome Metrics & Tracking



- Units Produced
- Target Population Housed
- Resources Generated and Progress on Alignment
- Progress toward racial equity in housing placement and retention
- Services integration progress
- Role of Coordinated Access list
- Housing Retention
- Quality Certification

• *Note: Tracking is broader than HMIS and will likely require data integration and possible consultation to automate process.*



Communications



- Need a plan
- Use examples from other communities (Los Angeles, Santa Clara County, and others)
- Consider a tenant advocacy group like Speak Up!

I used every resource that was available. I kept taking my meds, kept doing the next right thing. I got my driver's license. I graduated a pre-apprentice program. Now I'm a taxpayer, and I would like nothing more than my tax dollars to go toward more housing opportunities, like I got." — Justin Martinez, who'd struggled on the streets with addiction and mental illness, for years, before obtaining supportive housing (Oregon Public Broadcasting)

THANK YOU!



stay connected



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**Portland
Housing Bureau**

Mayor Ted Wheeler • Interim Director Shannon Callahan



**Multnomah
County**



homeforward

Supportive Housing Progress

Joint Session
September 11, 2018

Shannon Callahan, Director, PHB
Marc Jolin, Director, Joint Office of Homeless Services
Michael Buonocore, Director, Home Forward

40

Supportive Housing Progress

Since the Supportive Housing Resolution was passed in Oct 2017, we have planned or created:

517 new units

162 added in FY 17-18

355 added by 2021



Where are the 162 units?

Oct '17 to June '18

35

New
Construction/Acquisition

127

Leased in Existing Units



Where will the PSH units be?

2018 to 2021

280

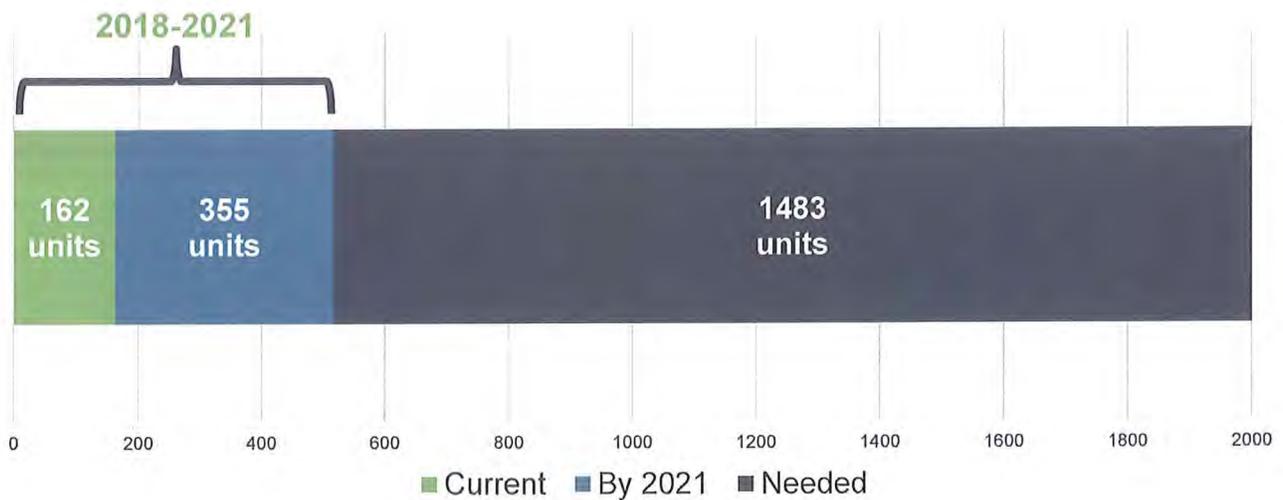
New
Construction/Acquisition
(Pipeline and Bond)

75

Leased in Existing Units
(VASH Vouchers)



Supportive Housing Goal – 2,000 units by 2028



Summer NOFA

PHB Summer 2018 NOFA for Supportive Housing Innovation Project

- \$12 million in capital funding for SRO-style housing project
- Serve chronically homeless individuals experiencing mental health issues
- Additional \$350,000 a year for support services



County Resources and Alignment

The County has identified resources to connect services to SH.

- FY 2018 Continuum of Care application may bring new funds to support up to **60 units**.
- The Homeless Family Mobile Housing Team is providing referrals of homeless families to Bond-funded housing.
- The Mobile Permanent Supportive Housing (PSH) team is providing wrap around support services to families and individuals in Bond-funded and PHB-financed housing.
- The County has committed services funding for PSH in the city's Summer 2018 NOFA, the first of its kind partnership in our region.



What's Next?

Great progress has been made over the last year.

To achieve our 2,000 goal we must build on our successes and secure new revenue for development and supportive services.



THE WESTWIND

a Portland Housing Bond and Multnomah County project

