

New Permanent Supportive Housing Projects for People with Behavioral Health Disorders

September 14, 2016
Presentation by
Department of Community Services

Behavioral Health Needs Assessments completed in April 2016 “*Housing*” significant issue

- Community Needs Assessment – Behavioral Health sponsored by Community Foundation of SWWA
- Behavioral Health Environmental Scan sponsored by Kaiser Permanente NW Community Benefit

Implementation of Early Adopter for full Medicaid Integration

Focus on financial and clinical integration of mental health, substance use disorder and medical services and better coordination between service delivery systems. In SWWA, community is working on improving access to other services such as Housing.

Examples of current/future projects

- Housing First Model – Lincoln Place – creation of Behavioral Health Specialist
- Creation of permanent supportive housing units
- Partnership between Vancouver Housing Authority (VHA) and State's Health Home program
- Future Medicaid 1115 Waiver – Supportive Housing program

Lincoln Place

Lincoln Place is a multifaceted partnership:

- The building is owned by Vancouver Housing Authority;
 - Managed by Key Properties;
 - Share manages the programs offered to the residents;
 - Community Services Northwest (CSNW) provides on-site mental health and substance abuse services; and other providers will be coming to Lincoln Place as well.
- Lincoln Place is permanent supportive housing so people can live there indefinitely and receive on-going services.
 - During their time we and our partner providers will actively work to aid them in becoming healthier.
 - Clients will pay 30% of their gross income towards rent; those who have no funds will not pay.
 - Project funded by Low Income Housing Tax Credits, City and County HOME funds and VHA funds.

LINCOLN PLACE



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Creation of a Behavioral Health Specialist – Lincoln Place

- Share staff have identified a need for someone with training in behavioral health to be stationed at Lincoln Place in the evenings between 7:00pm - 2:00am.
- Community Services NW will provide the staffing and the professional will support the entire facility.
- Position jointly funded by Beacon Health Options, Department of Community Services, Molina Healthcare and Community Health Plan of WA.

SECOND STEP HOUSING

Our Mission

To empower homeless individuals and families with opportunities that foster self-sufficiency through affordable housing partnered with supportive services.

What is Affordable Housing ?

- 30% of monthly, gross income.
- 2016 Minimum Wage \$9.67/per hour
- Full time employment of 40 hours per week an individual could afford rent of \$503 per month

2016 Fair Market Rents

- \$886 for a studio
- \$1,021 for a 1-bedroom
- \$1,208 for a 2-bedroom
- \$1,757 for a 3-bedroom
- \$2,109 for a 4-bedroom

The Meadows

In 2016, we will break ground to build an additional 30 units of affordable permanent housing serving households at 30%-50% AMI. Rents will range from \$530-\$1424. Payment standards set by HUD

- Units are a mix of Studio, 1, 2 and 3 bedrooms.
- 25 of the units have received “Project Based” vouchers through the Vancouver Housing Authority (VHA) Section 8 Program
- 23 units designated for chronic homeless/homeless households
- 4 units designated for veterans
- 3 units designated for young adults



Columbia Nonprofit Housing

Established in 1981 Columbia Non-Profit Housing (CNPH) is a non-profit housing developer providing affordable housing opportunities for low-income families and individuals throughout Clark County. CNPH's particular focus is on the provision of housing for low-income seniors and persons with special needs (chronic mental illness).

Rhododendron Place

- 30-unit permanent housing development for people chronically mental ill with 75% of the tenants previously homeless.
- 50% of the units will be rent subsidized with maximum income of households at 50% AMI.
- The project will have supportive services provided by Columbia River Mental Health.
- Applications are being submitted to the Department of Commerce for Health Home Housing Trust Fund , to the WA Housing and Finance Commission for Low Income Housing Tax Credit award and to Clark County Community Services.

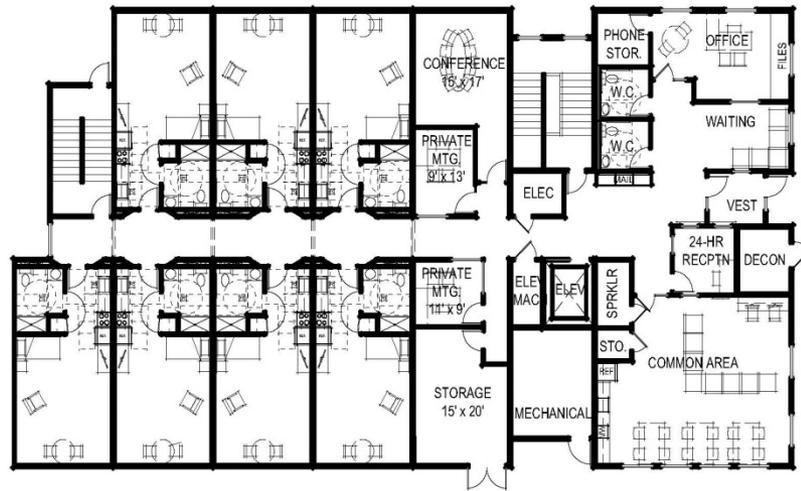
RENDERING



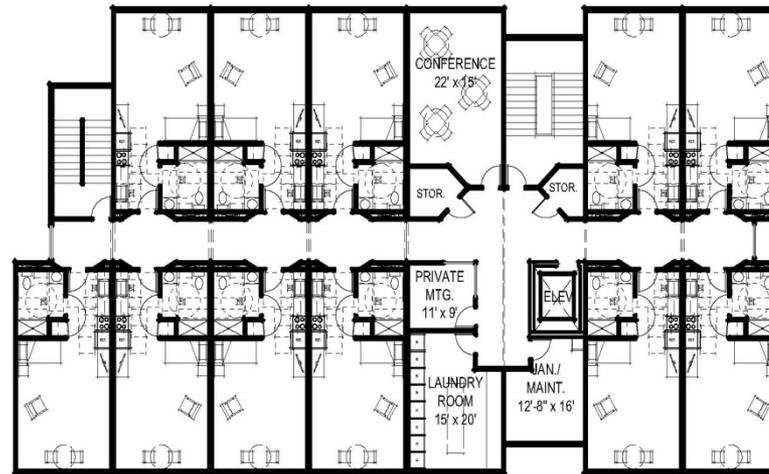
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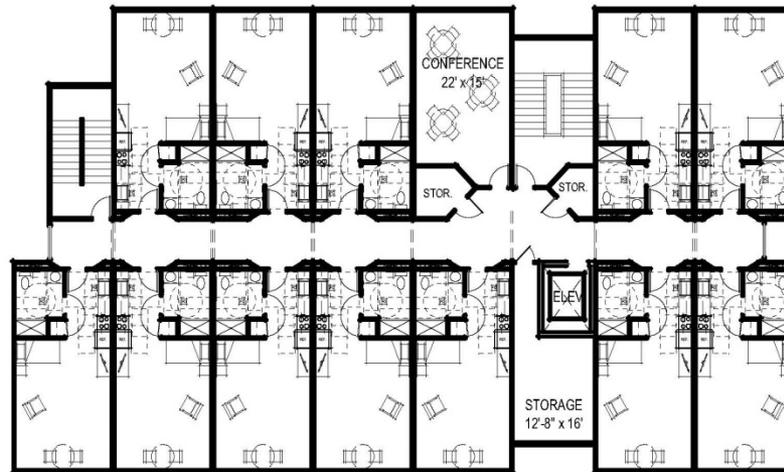
GROUND FLOOR PLAN



SECOND FLOOR PLAN



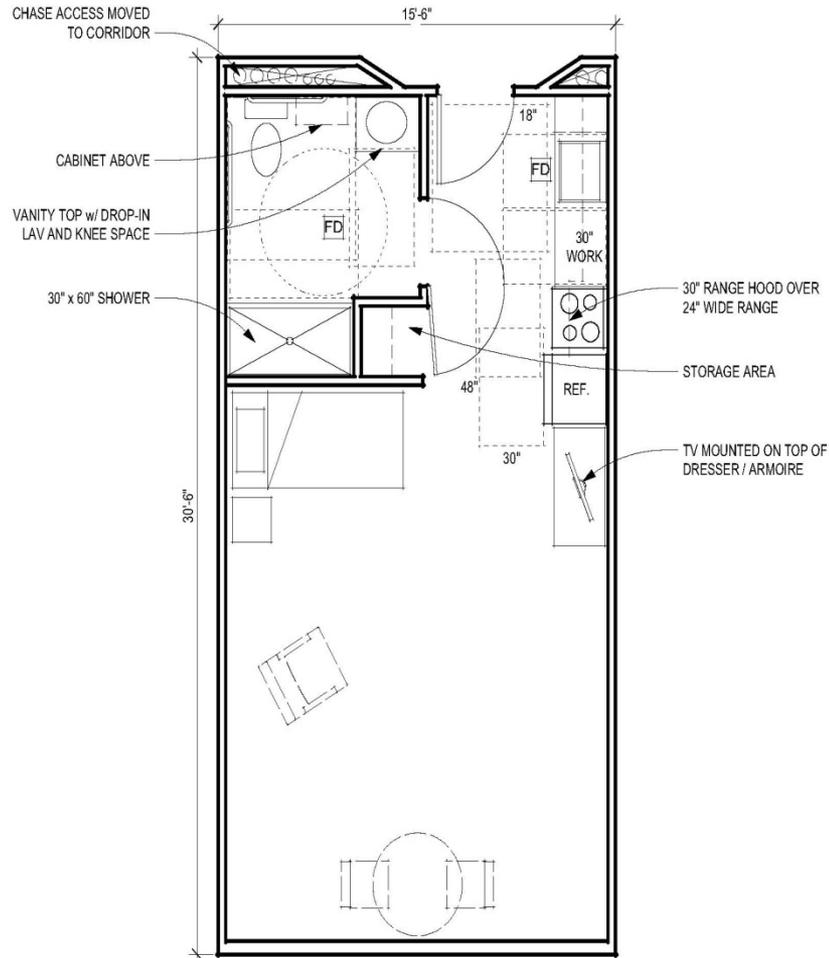
THIRD FLOOR PLAN



Rhododendron Place



TYPICAL UNIT PLAN

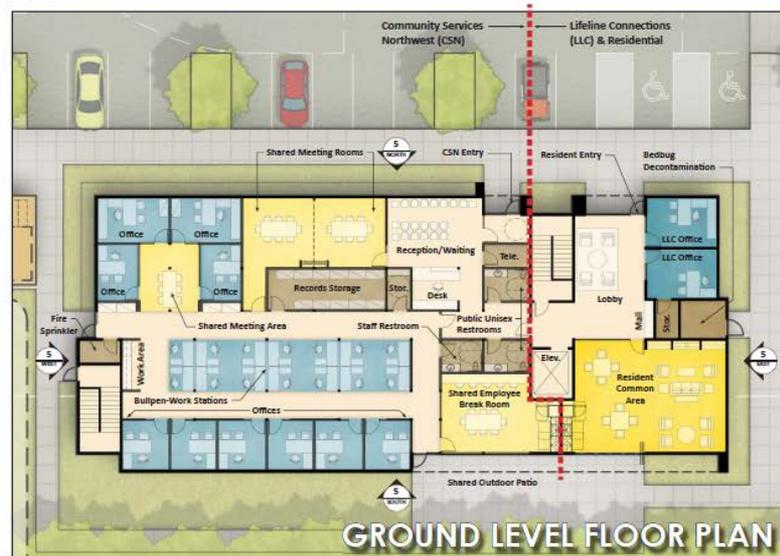


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Meriwether Place

- 30-unit permanent housing development for people chronically mental ill and substance abuse disorders with 75% of the tenants previously homeless.
- 50% of the units will be rent subsidized with maximum income of households at 50% AMI.
- The project will have supportive services provided by Lifeline Connections and Community Services NW.
- Applications are being submitted to Clark County Department of Community Services. WA Housing Finance Commission approved the project for low Income Housing Tax Credit award.



MERIWETHER PLACE - Preliminary Design Concept

Vancouver, Washington
Not to Scale
March 17, 2016

No. 151140

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MERIWETHER GROUP ARCHITECTS

9/13/2016



VIEW 1



VIEW 2



VIEW 3

MERIWETHER PLACE - Preliminary Design Concept

Vancouver, Washington
 Not to Scale
 March 17, 2016

No. 151140

620 SW 3th Avenue, Suite 300
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Layout of housing facility

- The second and third floor will have living units.
- The first floor houses community based/home visit providers.
- Staff will be doing 85% of their direct services/appointments in the community or at folks residences.
- Folks can also come to the site for appointments and be seen – similar to other clinic settings.

Behavioral Health - Meriwether

- Target Population –
 - Individuals who are homeless with severe behavioral health issues
 - Age 18 and older

Who will move in?

- Providers will identify and provide the applicants information to the Property Manager.
- Property management will screen the referrals via Housing First Principles.
- Property management will work directly with providers to facilitate occupancy.

24/7 Access

- What does 24 hour access look like?
 - 24 hour access to the treatment provider does not take the place of 911 if that level of response is appropriate and necessary.
 - Phone first then in-person –
 - Access to staff expertise is always available via a phone consultation first.
 - If there is a situation where a face to face intervention would be indicated to de-escalate a situation or avoid a hospitalization, etc. then staff would be available for an in-person response. Keep in mind that this type of situation rarely occurs in independent units.
 - Staff on-call may live 30-45 minutes from the facility.

Treatment

- The tenants will have their treatment teams and supported housing providers on the ground floor.
- Outreach and frequent contact with tenants will be a daily occurrence.
- Collaboration with the Property Manager is easier, timely and more efficient.

DCS Potential Funding Sources

- Behavioral Health Fund Balance fund 1952 and 1954
- 1/10% Sales Tax
- Property Taxes Revenue
- Miscellaneous Revenues

Questions & Answers