



Division of Behavioral Health Services

MHSA Housing Supports for Homeless Individuals with Serious Mental Illness July 2016 Status Report

Uma K. Zykofsky, LCSW
Deputy Director, Division of Behavioral Health Services

Kelli Weaver, LCSW
Division Manager, Division of Behavioral Health Services

Megan Kurteff Schatz, MSW, MPP
Principal, Focus Strategies, Consultant to Division

Current Mental Health Spending for Homeless Persons or at Risk of Homeless

- Outreach, engagement efforts and community based care = \$7.9 million
- Dedicated homeless outpatient services & housing supports (Guest House, New Direction & Pathways) – \$8.5 million
- Psychiatric hospital and higher level placement cost \$7.8 million

Total Annual Cost = \$24.2 million – 10% of mental health budget

- Planning underway for another \$2.5 million in expansion targeted to expand homeless services to persons with serious mental illness
- Close collaboration with Sacramento Housing and Redevelopment Agency (SHRA) to maximize local resources
- Management of \$16M in capital MHSA housing investments since 2008

Incidence of Homelessness among Individuals Experiencing Mental Illness

- 2015 Sacramento Point in Time Homeless Count = 2,659 individuals
 - 581 - 26% self report mental illness; 34% unsheltered
 - 553 - 25% adults self report substance use; 21% unsheltered
- Difficult to zero in on “good data”—national data typically establishes this number as 30% of homeless persons in any community have serious mental illness.

Housing Individuals Experiencing Homelessness

- Permanent supportive housing is the best practice for people with high service needs
- Rapid re-housing is the best model for people with lower service needs
- Other strategies are used to move people from homelessness to housing, very few are evidence-based, based on the principle of self-determination, and cost-effective

Permanent Supportive Housing

Housing that is:

Permanent: not time-limited

Affordable: for people exiting homelessness

Independent: tenant holds lease with normal rights and responsibilities

Supportive – Tenants are MHSA Full Service Partnership (FSP) Members and have access to appropriate services

Permanent Supportive Housing in Sacramento: MHSA Units in Context

- Total PSH units countywide is about 1,900
 - Includes 600 of the 660 units housing MHSA tenants (discrepancy is due to differences in definition and program model)
- MHSA tenants/units represent one-third of PSH countywide
- The remaining PSH serves people with other disabilities and people with mental illness who are not in the Mental Health Plan

Core Homeless Services Delivery System

El Hogar Guest House: Entry Door for homeless services

- Fiscal Year 2014-15 = **709** served

TLCS New Direction: Full Service Partnership

- Fiscal Year 2014-15 = **320** served

Turning Point Pathways: Full Service Partnership

- Fiscal Year 2014-15 = **376** served

Total Capacity (at any given time) = 1,400 individuals

FY 2014-15 Outreach & Engagement Services = 1,472 individuals



Entry Door to Homeless Services

El Hogar Guest House

1400 North A Street, #A, Sacramento, CA 95811
(916) 440-1500 8:00 am – 5:00 pm

Entry point to homeless services for individuals who present with mental health conditions who are living on the streets, shelters, parks, etc.

- **Assessments** to determine level of care needed; care management, medication support, crisis intervention, co-occurring services, and a variety of group services.
- **Orientation Groups** offer an overview of what Guest House offers and what individuals can expect from the program.
- **Weekly Housing Groups** are open to anyone who is interested in learning about housing resources.
- **Sacramento Multiple Advocate Resource Team (SMART)** Collaboration with the Department of Human Assistance to support/assist individuals applying for SSI/SSD benefits.

Outreach workers engage individuals at shelters, Friendship Park, and in the community to offer resources, transportation, and support.

Full Service Partnerships (FSP)

FSP are designed to provide a full array of services in a “whatever it takes” model to assist consumers of mental health services in moving towards their recovery goals. These services range from traditional mental health services, rehabilitation supports, medication management, case management, benefits acquisition and crisis services to more non-traditional, field based mental health services. FSPs include support for **housing and housing subsidies**, food and alternative healing practices.

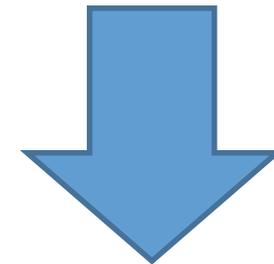
TLCS New Directions FSP

- Multiple Types of Housing with supports/services
- Palmer Apartments Brief Interim Housing (48 beds): Short-term housing focusing on rapid access to Permanent Supportive Housing

Turning Point Pathways FSP

- Provides intensive wraparound treatment services at PSH developments, housing vouchers, and subsidies

FSPs have demonstrated the following outcomes:



86% decrease in homeless episodes

92% decrease in homeless days

Three Types of MHSA Support for PSH

1. Financing to develop and support long-term operations of built units
2. Leverage for rental subsidies and other supports (for example, MHSA provides required match for federal housing grants)
3. Support services for tenants

Permanent Supportive Housing (PSH)

Investments by Behavioral Health Services

1. Financed Housing Units:

Since 2008, **\$14.8 million** invested in developing PSH units for homeless persons with serious mental illness

- California Housing Finance Agency MHPA Housing Program (\$11 Million)
- Building Hope – Local MHPA One-Time fund established at SHRA in 2006 (\$3.6 Million, forgivable and repayable loans)
- Leveraged over **\$130 million** of federal, state, and local housing dollars to finance hundreds of apartments
 - Low Income Housing Tax Credits – state and federal
 - California's Multifamily Housing Program
 - Federal Housing & Urban Development Continuum of Care grants, 811 program
 - Various other affordable housing sources
- Developed **161 units**, dedicated to homeless persons with serious mental illness (Mental Health Services Act funded tenants).

Permanent Supportive Housing (PSH)

Investments by Behavioral Health Services (con'd)

2. Leverage CoC and Other Housing Funds

- 760 persons, 660 households housed through various partnerships
- Approximately 500 rental subsidies, including:
 - MESA rent subsidies
 - Continuum of Care rent subsidies - Leasing
 - Shelter Plus Care partnership with SHRA & SSF- deep partnership with SSF providing local oversight to CoC grant process, SHRA administers rental assistance, FSPs provide support services
- These partnerships are crucial to provide the needed mix of housing and services; no one source can provide all needed resources.

3. Fund and Oversee Provision of Mental Health Services

MESA contracts for appropriate services to enrolled clients

Housing Units with MHSA Financing

*Restricted Use for 55 Years;
Financed in 15-20 year Increments*

Property Name	Total Units	MHSA Units
Ardenaire Apartments	53	19
Boulevard Court	75	25
MLK Village	80	30
Mutual Housing at the Highlands	90	33
Folsom Oaks	18	5
Studios at Hotel Berry	105	10
YMCA	32	11
7 th & H Street*	150	28
Total Served	603	161

Key Roles in Permanent Supportive Housing

- Developer: from idea to occupancy
- Owner: long-term control of property, legal responsibility
- Property manager: real estate operations
- Service provider: the “support” in supportive housing, including case management and specialty services
- Client: participate and benefit from housing and voluntary services, live within rules of the property

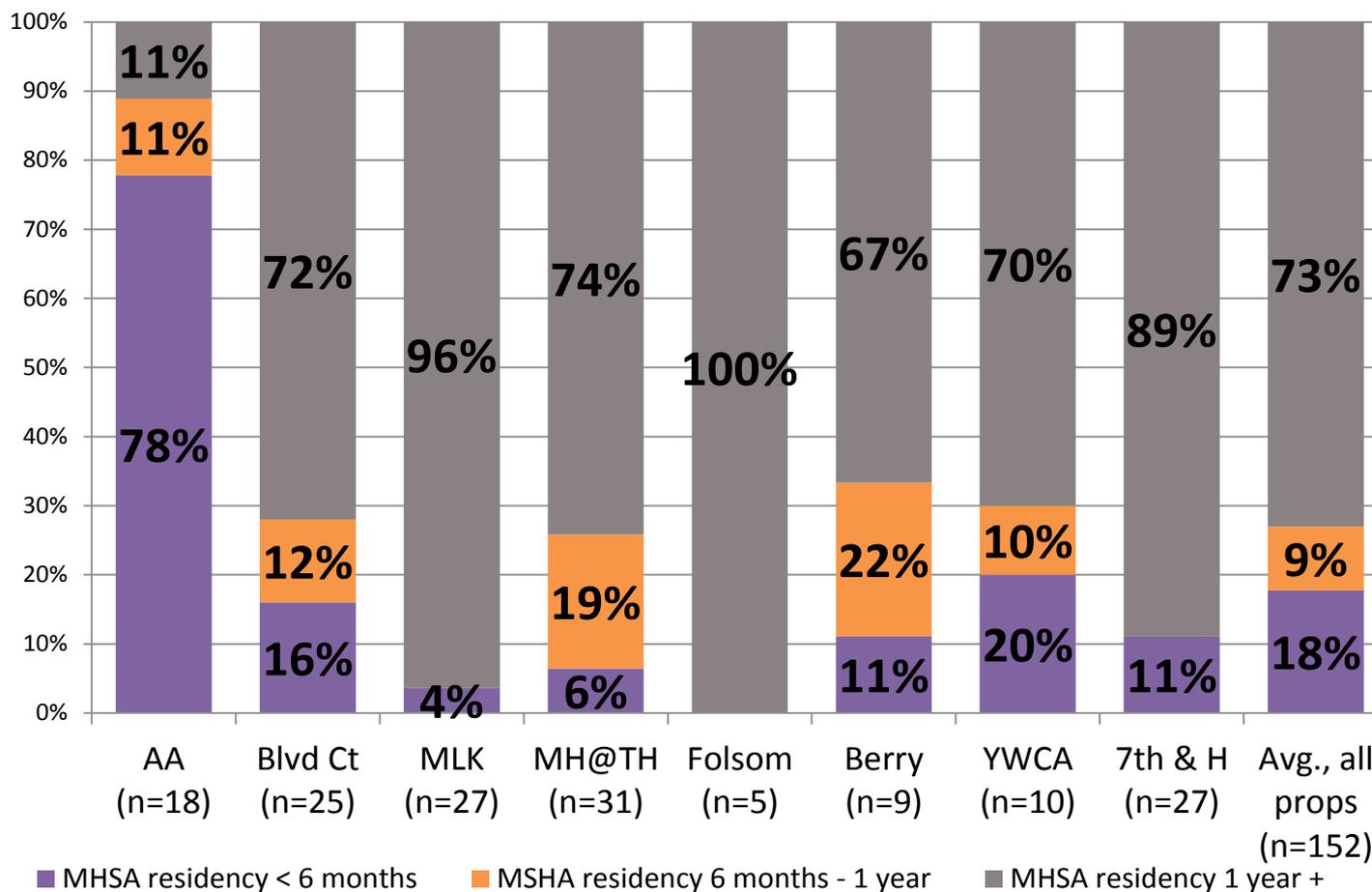
Property Performance

- In 2015, the 8 MHSA properties performed well:
 - Overall high tenant acceptance rates
 - High rate of voluntary move outs (rather than involuntary move outs)
 - Stable tenant base; 67% of clients resided in a property for more than a year (a 50% increase from 2014)

Highlight: Housing Retention

111, or 73%, of all MHSA tenants have remained in place for more than 1 year.

End of 2015 Length of Tenancy, MHSA Residents



Ardenaire Apartments



Boulevard Court



Mutual Housing at the Highlands



Folsom Oaks



7th and H



The Studios at Hotel Berry



Martin Luther King Jr., Village



YWCA



Additional Partnerships

Homeless System of Care

- Emerging Coordinated Entry System, navigators
- Coordinated Strategies & Leadership

Additional Efforts to Support Homeless Individuals with Serious Mental Illness

- ***Dedicated Housing Funded by DBHS***
 - TLCSC owns and operates:
 - Various apartment complexes that MHSA tenants access as vacancies occur
 - Palmer House – Interim housing for MHSA clients
 - Turning Point Community Programs owns and operates two small housing projects, Fairview & Bravado, that house MHSA FSP tenants
- ***Full range of DBHS mental health programs***
- ***Mobile Crisis Support Teams***
- ***Triage Navigators***
- ***Community Support Team***
- ***Mental health respite programs***

Board Member Questions

