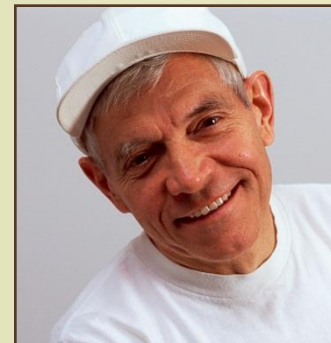
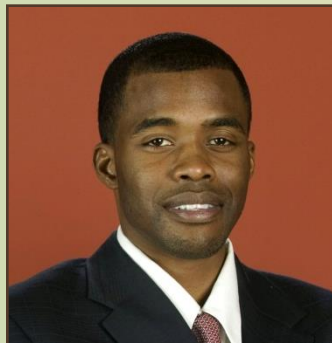


**TENNESSEE DEPARTMENT OF MENTAL HEALTH  
AND SUBSTANCE ABUSE SERVICES**

# **A Place to Live: Supported Housing for People Living with Mental Illness**

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## **PASRR Webinar August 12, 2014**



**Bob Currie, MSSW  
Director of Housing and Homeless Services  
Division of Mental Health Services**

# Agenda

- Tennessee Context
- Creating Homes Initiative (CHI) mission, short history, current status, outcomes
- Examples of CHI Housing development
- Development and Funding strategies
- Capital and support services funding
- Current trends in CHI housing development
- Resources

# Tennessee Context

- Tennessee's Medicaid program—TennCare—is provided through 3 statewide Managed Care (MCO) providers.
- MCOs manage physical and behavioral health treatment for enrolled members.
- With few exceptions, all mental health treatment for TennCare enrollees is provided by TennCare
- Tennessee has not yet agreed with CMS to accept the Medicaid expansion under ACA.
- Supportive Housing is owned and operated by local providers

*~Recovery is a process of change through which individuals improve their health and wellness, live a self-directed life, and strive to reach their full potential. Four dimensions that support a life in recovery are health, home, purpose, and community. ~*

[Working Definition of Recovery, SAMHSA, 2010]

# Recovery & Housing: Our Current Reality

“The lack of decent, safe, affordable, and integrated housing is one of the most significant barriers to full participation in community life for people with mental illnesses.”

“Housing is, perhaps, the first line of treatment for people with serious mental illness.”

President's New Freedom Commission on Mental Health:  
Report to the President, 2003

# Affordable Housing Challenge

- Assume individual has or can get on SSI
  - \$721 per month income
  - 30% to spend on housing (inc. utilities) =  
»\$216/mo for housing.

Vs. Fair Market Rent for 1 BR in Nashville  
\$711/mo

\$495 over affordability limit  
or 99% of total income

# CREATING HOMES INITIATIVE

**The Tennessee Department of Mental  
Health and Substance Abuse Services’  
Initiative to *Expand Permanent  
Supportive Housing Opportunities***



# CHI: CREATING HOMES INITIATIVE



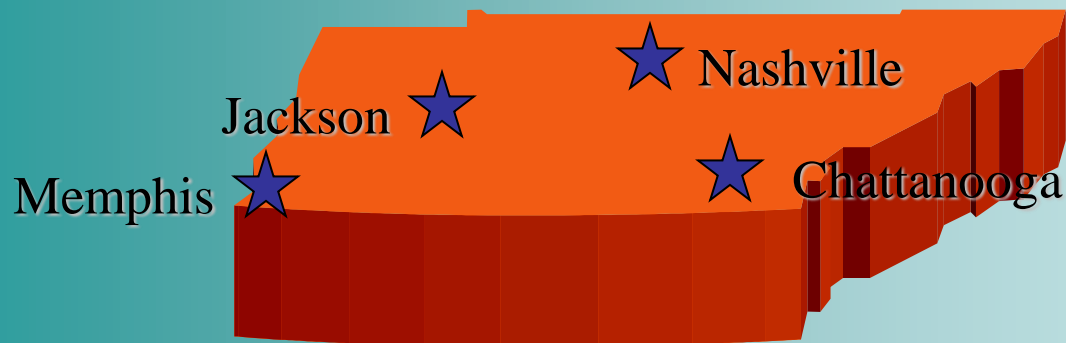
**A** strategic plan of the Department of Mental Health and Substance Abuse Services to partner with communities to create housing options for people with mental illness and co-occurring disorders effectively and strategically in Tennessee.



# Creating Homes Initiative

## The Milestones

- **February 2000 - Origins**
  - Commissioner Elisabeth Rukeyser establishes Office of Housing Planning and Development (OHPD) with Marie Williams as Director
- **August 2000 - Kicks Off**
  - Announces Creating Homes Initiative (CHI) at TN/KY Housing Institute
- **September 2000 - \$2.5 million for Phase One**

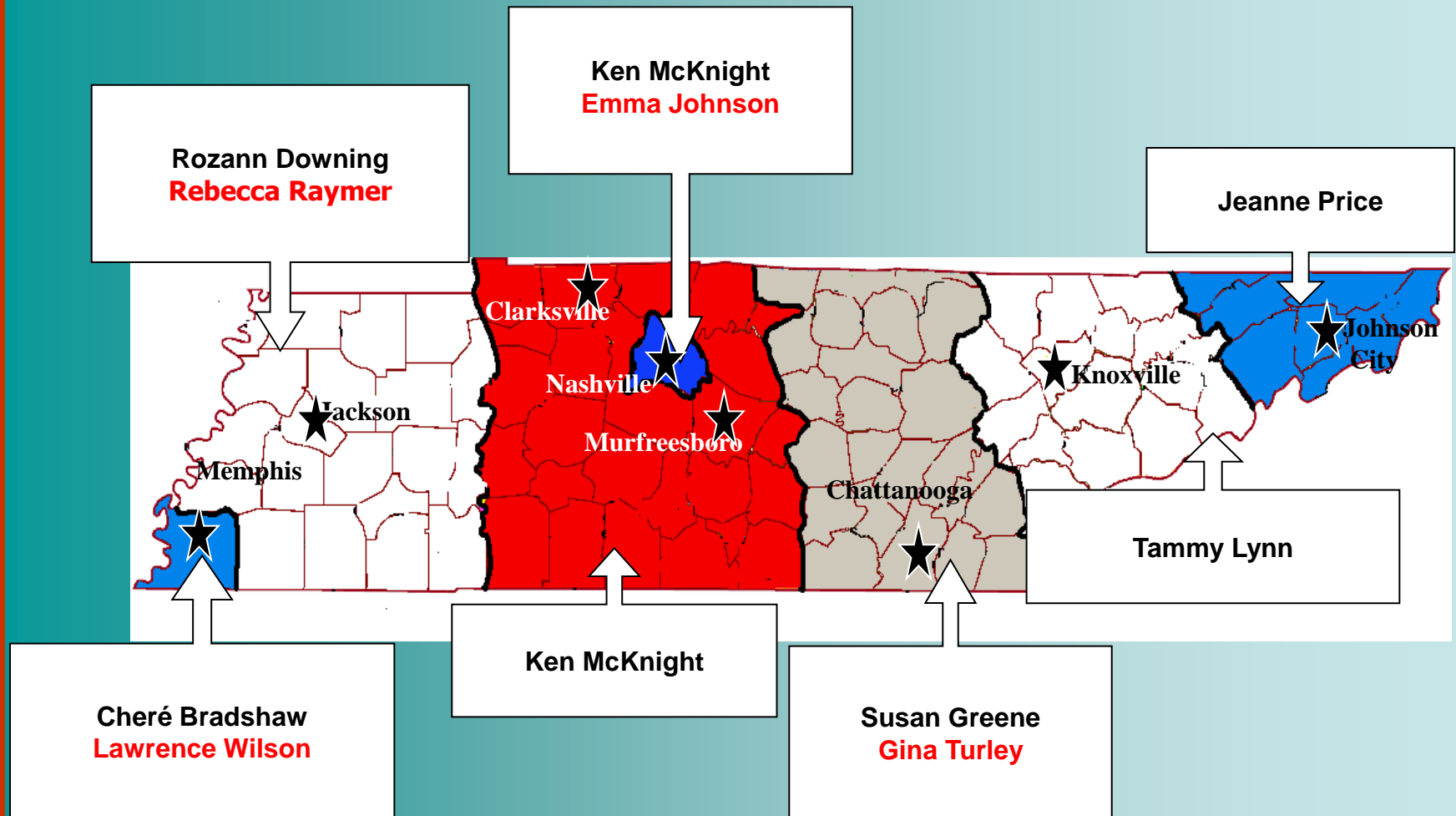


# Creating Homes Initiative

## The Milestones

- **October 2002 - Successes**
  - Surpasses goal of 2005
  - Announces new goal of 4010 by 2005
- **January 2014 –**
  - Surpasses 10,000 housing opportunities created since 2000
  - Over 2,000 created in FY 14.

# Regional Housing Facilitators (in black) and Consumer Housing Specialists (in red)



# TOTAL CHI UNITS CREATED

Supervised Group Housing	Partially Supervised Group Housing	Independent Congregate Living	Rental Housing/ Voucher (Home or Apartment)	Home Ownership
24-Hour On-Site Staff	Staff On-Site as Needed	No Staff On-Site		
Ex: Multi-person Supportive Living Facility	Ex: Multi-person Group Homes & Residential Homes	Ex: Non-supervised Group Homes, Boarding Homes	Ex: Private Market, Public and Non-Profit Housing	Ex: Permanent Homes or Condos
455	635	247	8,689	1,022

**Total Units Created = 11,048**

**Total Amount Leveraged = \$427,237,038**

# ALPHA OMEGA VETERANS SERVICES, MEMPHIS



THDA	\$238,362
Plough Foundation	\$245,000
HUD SHP	\$300,000
City of Memphis	\$500,000
FHLB AHP grant	\$575,140
Owner's Contribution	<u>337,627</u>
<b>TOTAL</b>	<b>\$2,296,129</b>

## Operations and Support

- HUD SHP
- United Way

**Permanent supportive housing for homeless veterans who are disabled by mental illness and/or substance abuse**

**New construction of two-story, 32 one-bedroom units plus common meeting and dining area**

# CONDO OWNERSHIP, NASHVILLE



<b>TDMHDD</b>	<b>\$9,000</b>
<b>FHLB Am. Dream</b>	<b>\$13,300</b>
<b>FHLB Welcome Home</b>	<b>\$7,500</b>
<b>Owner deposit</b>	<b>\$500</b>
<b>Owner mortgage</b>	<b><u>\$32,100</u></b>
<b>Cost + Closing</b>	<b>\$62,400</b>

**Total monthly payments inc. PITI + Condo fee = \$377**

**Two brothers with severe mental illness, both on SSI**

**Cost savings to State in saved rental subsidy  
in 30 yr. = \$179,000**

# Public Cost Benefit of Home Ownership Grant

- 2 Rental Subsidies returned  
 $\$290/\text{mo.} \times 2 \text{ people} \times 360 \text{ months} =$   
 $\$208,800$
- Downpayment grants = \$29,800
- Net Public Savings:  $\$208,800 - \$29,800$   
\$179,000

# Recovery & Housing: Tennessee Outcomes

In annual non-scientific surveys of Permanent Supportive Housing residents statewide since 2010:

- Records of residents living in 76 locations reviewed each year.
- Compared number of psychiatric hospitalization days 1 year before vs. after entering supportive housing

Results showed hospitalizations reduced

**85%**



# PERMANENT SUPPORTIVE HOUSING FUNDING NEEDS

- **Capital (one-time)**
  - Acquisition
  - Rehab
  - New Construction
- **Operating (ongoing)**
  - Recurring Housing Costs (utilities, maintenance, reserves, etc.)
- **Services (ongoing)**

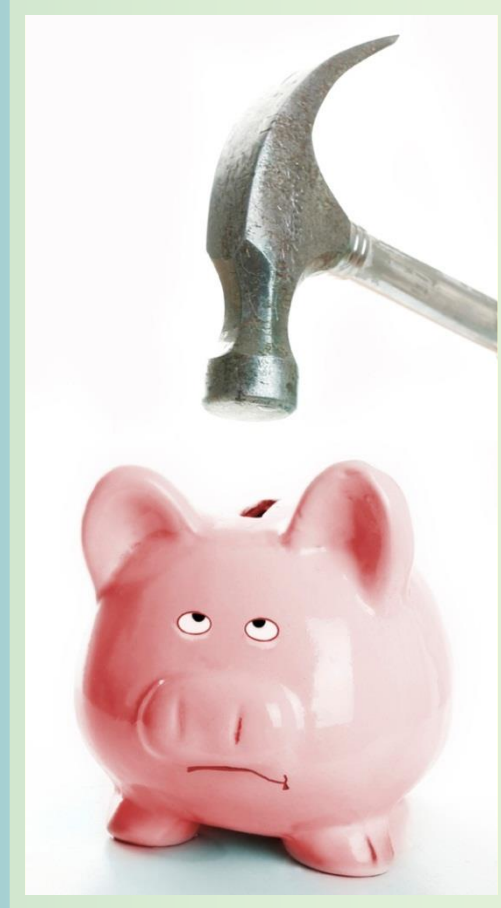
# Creating Homes Initiative Strategies

- State provides framework, incentives, and Regional Housing Facilitators who are full-time affordable housing development experts / grantwriters
- Broad-based local / regional task forces identify needs and prioritize projects (Now, Continua of Care)
- Facilitators work with any appropriate agency
- Housing is owned and operated by local agencies, usually mental health service providers or affordable housing agencies.
- Emphasis on developing permanent housing opportunities such as independent rental and home ownership with supports as needed in scattered locations.

# FUNDING STRATEGIES

**In order to keep housing affordable for very low income consumers,**

- **Reduce or eliminate rental mortgage**
- **Reduce home ownership mortgage**
- **Rental subsidies**
- **Congregate living**
- **Reduce or eliminate property taxes**
- **Build or rehab for energy savings**
- **Shared Equity**



# **CHI: THE FUNDING PARTNERS**

## **1. TN. Dept. of Mental Health and SAS**

- \* \$800,408 =Annual investment for  
7 Regional Housing Facilitators  
4 Consumer Housing Specialists**
- \* 6% of CHI total in grants and support  
services since CHI began**

## **2. Federal Home Loan Bank**

- \*One-time grants and loans**
- \*Rental and Home Ownership  
7% of CHI total**

# **CHI: THE FUNDING PARTNERS**

- 3. HUD direct – about 47% of CHI total**
- 4. Tennessee Housing Development – about 22% of CHI**
- 5. All other sources – about 18%**



# CHI: Capital Funding

## 5. Other Sources

- Local contributions
- Local SHP, S+C match
- Local CDCs
- Habitats
- Owner & Landlord equity and mortgage
- Foundations
- Churches
- USDA Rural Development
- VA
- United Way

# CHI: Support Services Funding

- Medicaid
- Continuum of Care
  - Supportive Housing (SHP)
  - Emergency Shelter /Solutions (ESG)
  - Shelter plus Care (S+C) (match for support)
- Housing Opportunity for People with AIDS
- Mental Health and Substance Abuse Block Grants
- VA Supportive Housing (VASH)
- VA Support Services for Veteran Families (SSVF)
- TANF & SNAP
- State allocations / programs

# CHI: Support Services

## – Range of Support Services

- Check-in minimum 2 times /mo.
- On-site daily living support from partial day to 24/7
- On-site daily living support plus treatment up to 15 hours per week
- Assertive Community Treatment (ACT) or Continuous Treatment Team (CTT) care as needed.



# CHI: Support Services

## – TennCare Supported Housing –

- Primary support services funding source
- Potential nursing home diversion option for people with co-occurring psychiatric needs and physical health needs that, together, impair activities of daily living to the degree that would qualify for nursing home admit.
- Usually provided in group home setting
- Usually 24/7 supervised residential plus psychiatric treatment and recovery services on site
- For “medically fragile”, can include part-time nursing care

# Current Trends in CHI

- **Increasing emphasis on “Housing First” model supported housing**
  - Scattered site, independent living with support services as needed and requested by resident
  - Support services usually provided through Medicaid-funded Assertive Community Treatment (ACT) and Comprehensive Treatment Team (CTT)
  - Housing provided through voucher programs (HCV, VASH, HUD PRAC, HUD 811, Shelter plus Care)

# Current Trends in CHI

- **100,000 Homes Campaign**
  - National campaign to house the homeless
  - Nashville and Memphis
  - Nashville has housed 515 of most vulnerable homeless people in 1 year
    - Priority on Housing Choice Vouchers, VASH, etc.
    - Apartment complexes provide discounted units
    - Support services from VA, TennCare, local gov.
  - Nashville featured in “60 Minutes” segment on 100,000 Homes Campaign

# Potential Sources of Supported Housing

- Community Mental Health Provider Organizations (e.g. CMHCs) – sometimes provide both housing and support
- Other behavioral health Medicaid providers – support services
- Community Housing Development Organizations (CHDOs) – affordable housing
- Federally Qualified Health Centers (FQHCs) – support services
- Veterans Affairs offices – housing vouchers and support services

# WEBSITES

[www.RecoveryWithinReach.org](http://www.RecoveryWithinReach.org)

[www.HousingWithinReach.org](http://www.HousingWithinReach.org)

Tennessee's Housing websites

[www.CSH.org](http://www.CSH.org)

Corporation for Supportive Housing:  
toolkits, resources, funding options, etc.

<http://store.samhsa.gov/home>

Enter "Permanent Supportive Housing Toolkit" in  
search box

[www.HUDHRE.info](http://www.HUDHRE.info)

HUD's Homeless Resource Exchange

# **CREATING HOMES INITIATIVE**

**We can change the current housing situation for people with mental illness and co-occurring disorders, including the homeless, through intention, strategy, collaboration and community.**

**We have created more than 11,000.**

**You can, too!**

# WE WILL MAKE A DIFFERENCE

*N*ever doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has.

*—Margaret Mead*

# CONTACT INFORMATION



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