

The Journey Home Board Meeting

Tuesday, April 22, 2014

3:00-5:00pm

Weinberg Building at Mercy Medical Center

Attendees: Paul Graziano, Adrienne Breidenstine, Mark Furst, Sister Helen Amos, Kevin Lindamood, Amy Kleine, Diane Bell-McKoy, Olivia Farrow, Bill McLennan, Bill McCarthy, Antonia Fasanelli, Bern McBride, Aaron Merki, Michael Seipp, Yngvild Olsen, Cindy Williams, Joe Wood, Damien Haussling, Jason Perkins-Cohen, Traci Kodeck, David Clements, Andy Bertamini, Luciene Parsley, Allison Buchalter, Kate Briddell, Pat Lane (representing John O’Brein)

Absent: Andrea Jackson, Jeff Hettleman, F.T. Burden, Tina Hike-Hubbard, Dominique Moore, Karen Webber-Ndour, Molly McGrath-Tierney, Lt. Col. Mel Russell, John O’Brein, Sandi Timmins, David Aldouby

I. Welcome and Introductions

Chair Graziano reviewed the meeting agenda (3:10pm)

II. Housing First in PSH: Translating the Journey Home into Action

Barbara DiPietro, PhD, Director of Policy, National Health Care for the Homeless Council, provided a presentation on housing first. Ms. DiPietro is responsible for national and state policy work at Health Care for the Homeless (HCH). In her national role, she represents 250 HCH projects nationwide that offer a range of health care services to people experiencing homelessness.

Ms. DiPietro started her presentation with a video of 60 Minutes special that showed the work of the 100,000 Homes Campaign in Nashville, TN. The remainder of her presentation covered the following:

Permanent Supportive Housing (PSH) and Housing First models

- There are a wide range of approaches – move from demonstration type projects to regular mode in Continuums of Care (CoCs)
- Housing first is a mainstream idea

Terminology – what do we mean when we say these things?

- Continuum of CARE – need a wide range of models and approaches to meet different clients’ needs

Housing readiness vs. housing first

- Housing First as a proper noun vs. ideas within the housing first approach

Types of models

- Scattered vs. congregate
- Service package – or where services are delivered are important elements both for client and organizational staffing

PSH Provider Challenges

- adhering to treatment plans
- relapse planning
- building confidence
- skillset transition (street to home)
- redefining clinical interventions
- navigating neighborhoods
- avoiding burnout

Recommendations

- Medicaid Expansion
- Workforce - supporting staff doing the work

Successful Models

- PSH models look different in each community
- All of the program inputs affect the outcomes
- As moving toward cost saving – how can we not underfund the services piece of the PSH model

Ms. DiPietro concluded her presentation and turned to Adrienne Breidenstine, Executive Director of the Journey Home (3:40pm)

Ms. Breidenstine explained why a discussion on housing first is important now?

- Housing first is an important part of Baltimore's story
- Housing first is a central component of the Journey Home and it has been since the Plan's inception in 2008
- The Department of Housing and Urban Development (HUD) is increasingly focused on housing first philosophy as principle paradigm for CoCs
 - HUD provides approximately \$22 million in funding to Baltimore Homeless Services Program
 - HUD is requiring CoCs to target a portion of resources to chronic homeless individuals and families
 - Increasingly becoming housing provider focused – not on services piece
- More efficient use of PSH, our most intensive intervention

Housing First in Baltimore

- Tested housing first with a pilot at St. Vincent Park in 2005
 - This pilot was a partnership between HCH (services) and the City (provided housing subsidies)
 - 30 people placed into housing; 85% retention over 5 years
- Strong Housing First programs
 - Saint Vincent De Paul, Home Connections –serves 60 chronically homeless/disabled clients – 80% housed 1 year+
 - This program maintains a high utilization rate, which allows SVDP to work with clients on increasing income, staying engaged in services plan
- 75 Journeys Home/Home for Good Campaign
 - This is Baltimore's Chapter of 100K Homes Campaign
 - This initiative uses Vulnerability Index to assess people's medical fragility

- The initiative worked with PSH providers to commit units to serve the most vulnerable people in our community
- Through this initiative we learned a lot about the challenges and programmatic barriers in moving people from streets to home

Housing First in PSH

Preliminary analysis of the 2012 Notice of Funding Availability

- This preliminary analysis is not comprehensive
- Baltimore CoC Program funds 1,294 units of PSH
- 36% of units self-identify as Housing First

Actions to Advance Housing First

Currently Underway:

- Coordinated Access and Assessment System
 - This will be up and running by August 2014, which is a requirement set by HUD
 - It will create an efficient intake and assessment system, help to streamline and centralize, improve data collection and, allow us to communicate PSH openings in real time
- Develop a Universal Application form for PSH
 - A universal application form will help to remove burden in applying for multiple program applications
 - Looking beyond homeless services resources

Planning for implementation:

- Develop PSH program standards
 - These program standards will establish program eligibility, activities, and requirements
- Create a centralized list of people eligible for PSH
 - This will occur after Coordinated Access and Assessment is up and running
 - It moves away from first come first serve

****It is important to note, that some of these actions can help us to achieve some early wins in moving toward implementing housing first across our PSH. Some actions are long-term systemic actions that may not show impact for several years.**

Open Discussion (3:55pm)

Chair Graziano asked which cities would be most useful for Baltimore to look at.

- Due to strengths scattered site model: Denver, DC (Pathways Program), Philadelphia
- Baltimore may also want to explore congregate models
- Ms. DiPietro shared that in San Francisco the Department of Health owns the PSH

Traci Kodeck – NY model of Housing First – scattered site and congregate

- Should we be getting Technical Assistance (TA) from these cities that have integrated models?
- Looking high users for jail and mental health system models (part of DC and NY models)

Adrienne Breidenstine—looking at congregate models is something that Housing Development Workgroup is exploring. Agree with Traci’s point about TA.

Chair Graziano asked if there are particular PSH models for voucher vs. operating subsidy

Amy Kleine shared that in Montgomery County, MD, one organization owns the PSH sites

Chair Graziano expressed that one of the strategies in the Journey Home Plan calls for us to create 25 PSH projects, it but does not specify what the magnitude of the investment is or how many units these 25 projects need to create.

Yngvild Olsen asked about the Housing First preliminary analysis

- Of the other 64% of PSH providers in Baltimore that do not self-identify as Housing First programs, what do we need to do to get these programs ready?

Adrienne Breidenstine expressed that many of these programs are structured in a way that creates barriers to program entry and compliance.

- For example, some programs institute curfews; others use assessment tools that screen out people with the highest needs; some programs conduct background checks and drug tests in order for a client to be accepted into a program.
- This shows that there is still a lot of work to be done to make the paradigm shift to housing first

Michael Seipp expressed that he has seen housing first done right Pathways in New York City but he has also seen the other side. He believes developing strong but flexible PSH program standards are key.

Michael Also express concern that clients interpret their choices to be: 1) enter PSH without finishing their treatment, or 2) enter a residential treatment program that is transitional housing, but this makes you ineligible for PSH. He views this as being denied treatment in order to get housing. He encouraged us to look at evidence-based practices for people with mental health and substance abuse.

Chair Graziano expressed that there is a diversity of need among people experiencing homelessness in Baltimore; there is not a one size fits all intervention.

Kate Briddell agreed with Chair Graziano and expressed that our interventions should be client centric care models.

Andy Bertamini expressed that he supports the housing first approach and believes that the Board support can help to move work forward.

Diane Bell-McCoy also expressed support for housing first, with the right standards and asked Chair Graziano to call for a vote from the Board.

Kevin Lindamood suggested that the Board decision focus on housing first, the lowercase “h” and “f”, philosophy. This places the recognition that housing first is the approach that our community is committed to.

Kevin also expressed that some programs within our CoC operate as residential addiction treatment programs and that these types of programs need to be funded with health care

dollars. Unfortunately, in Maryland funding for these types of programs was stripped years ago by Gov. Shaffer.

Kate Briddell agreed that we need to look to other funding streams to support programs that are doing residential treatment.

Adrienne Breidenstine expressed that we need the Journey Home Board to support the set of actions that the Mayor's Office of Human Services will be taking to advance housing first in PSH.

**Motion and Approval to commit to advance housing first in permanent supportive housing
(Michael Seipp opposed the vote)

***Follow up required: send Board the PowerPoint presentation from the housing first is PSH discussion**

III. Baltimore Housing Efforts to Address Homelessness

Anthony Scott, Deputy Executive Director, Housing Authority of Baltimore City (HABC)

Overview of HABC:

- The Housing Authority of Baltimore City is not an agency of the City of Baltimore; it is the 5th largest public housing authority in the country
- HABC has a budget of \$350 million and a portfolio of about 11,000 housing units.
- HABC serves over 25,000 households between public housing and Housing Choice Voucher program (Section 8)
- Approximately 42% of population of HABC families is children.

Rental Assistance Demonstration (RAD) Program

- Converts the public housing budget to section 8
 - HABC is converting 4,200 units, about a quarter of the inventory
- Takes into account operating, capital, and little profit for landlords
- It is anticipated that this demonstration will raise \$300M for renovation in the next 2-3 years
- Converts traditional Public Housing Subsidies to Project Based Section 8

Nick Calace, Associate Deputy Director, Housing Choice Voucher Program (4:42pm)

- The Housing Choice Voucher (HCV) Program is responsible for approximately 15,000 vouchers
- There are a range of HCV that address homelessness including, set-aside vouchers, Veterans Affairs Supportive Housing (VASH)
- The HCVP uses its Move to Work (MTW) authority for the Journey Home Housing and Employment program
 - This program is a partnership between Catholic Charities, the Abell Foundation, and the Journey Home
 - The MTW authority provides HABC the ability to design local programs

- HCVP also partners with the MOHS and SVDP Sarah's Hope to run the Front Door Program
 - Housing provides funds to rapidly rehouse 36 families for up to two years
- The HCVP issued an Request for Proposals for Veterans Project Based Vouchers
- HABC is willing to be flexible, but is also fully dependent upon federal resources being appropriated

Antonia Fasanelli shared information about an article about on Washington, DC's rapid rehousing (RRH) program that was printed in Washington Post. The article proclaimed that individuals and families served by RRH cannot afford the units they are in after the time period for the subsidy has ended. It found that families did not have the financial resources to afford their housing. She raised the question about whether there is enough economic opportunity for the people served by RRH programs. We may want to consider what are we achieving with step-down housing subsidy programs.

Amy Kleine requested that rapid rehousing be an agenda item for a future Board meeting.

IV. Updates and Announcements

- Journey Home Financial Report (5:05pm)
 - The financial report shows that we have \$508,609 funding available. This does not include a recent funding decision made by the Board to renew grants for the Journey Home Children's Coordinator Program or fund Move In Kits.
 - The Journey Home renewed grants for the Children's Coordinator Program, which funds four children's coordinators at four family shelters (Baltimore Outreach Services, House of Ruth Maryland, SVDP Sarah's Hope, Salvation Army Booth House) and the Public Justice Center.
- Journey Home Annual Benefit
 - The annual benefit is scheduled for October 25 at the Baltimore Convention Center
 - Individual and sponsor tickets are available
 - If any Board member has ideas on potential sponsors they should reach out to Allison Buchalter or Chuck Tildon
- The Next Board Meeting is scheduled for Tuesday, July 22, 2014 from 3:00-5:00pm
- Project Homeless Connect
 - This is a one-day resource fair that provides a range of services to people experiencing homelessness at the Baltimore Convention Center
 - Board members are welcome to volunteer.
 - Adrienne Breidenstine will share information as it becomes available.

V. Closing Remarks

Chair Graziano thanked Sister Helen Amos for hosting the Board at Mercy Medical Center. At 5:10 the meeting adjourned.