Housing and Service Delivery System for those Experiencing Homelessness in Alaskan Communities

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http://www.alaskahousing-homeless.org/

Premise: It is a community’s responsibility to provide the proper mix of housing and services to its homeless population.
Communities are responsible for monitoring the entire spectrum.
Housing for the Homeless

- Emergency Shelter
- Transitional Housing
- Permanent Supportive Housing
Continuum of Care

Definition:
The CoC Program is designed to assist individuals (including unaccompanied youth) and families experiencing homelessness, and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability.

The program promotes:
• **community-wide planning** and strategic use of resources to address homelessness;
• improved **coordination and integration with mainstream resources** and other programs targeted to people experiencing homelessness;
• **improved data collection and performance measurement**; and
• allowing each community to tailor its program to the particular strengths and challenges within that community.
The Alaska Coalition on Housing and Homelessness (AKCH2) is the state’s housing and homeless advocacy body.

The Coalition carries out the day to day management of the Balance of State Continuum of Care.
HUD Continuum of Care

Housing Continuum for Subpopulations: Youth, Veterans, Prison Re-Entry
Permanent Supportive Housing (PSH)

Nationally recognized, proven and cost-effective solution to the needs of vulnerable people with disabilities who are homeless, institutionalized, or at greatest risk of these conditions.

SAMHSA

Permanent Supportive Housing (PSH)

**Permanent.** Tenants may live in their homes as long as they meet the basic obligations of tenancy, such as paying rent;

**Supportive.** Tenants have access to the support services that they need and want to retain housing; and

**Housing.** Tenants have a private and secure place to make their home, just like other members of the community, with the same rights and responsibilities.

SAMHSA
Housing First Approach

• A focus on helping individuals and families access and sustain permanent rental housing as quickly as possible without contingencies or time limits;

• A variety of services delivered to promote housing stability and individual well-being on an as-needed basis; and

• A standard lease agreement to housing – as opposed to mandated therapy or services compliance.

National Alliance to End Homelessness

Juneau Housing First Project

Features:
• 32 Permanent Supportive Housing Units
  • Most Vulnerable Individuals are Prioritized
• Front Street Community Health Center
  • Primary Health Care, Mental Health Care, Substance Abuse Treatment
• On-Site Laundry Facilities, Kitchen and Dining Space, Garden Space
• Staffed and Secure Front Desk Area
Alaska Division of Behavioral Health Strategic Supportive Housing Plan

- **Housing Utilization and Maximization Workgroup**: This workgroup explores ways to increase and maximize the supply of affordable housing.

- **Service Needs and Realignment Workgroup**: This workgroup identifies strengths, duplication, and gaps in the residential services continuum and suggested ways to improve the continuum of residentially-based services.

- **Supportive Housing Eligibility and Allocation Workgroup**: This workgroup generally examined mechanisms to establish uniform and equitable eligibility and allocation criteria for Permanent Supportive Housing (PSH).

- **Workforce and Training Workgroup**: This workgroup generally examined workforce issues in PSH settings and suggested mechanisms to increase the competency and quality of the workforce in residentially-based settings.

Continuum of Care Resources

**Resources**

- *How to House the Homeless, Ellen & O’Flaherty, Russell Sage Foundation, 2012*
- HUD’s Homeless Assistance Programs: [Building Effective Continuum of Care Coalitions](http://www.hud.gov)
- [National Low-Income Housing Coalition, Annual Advocates Guide](http://www.nlowincomehousing.org): An educational primer on federal programs and resources related to Affordable Housing and Community Development.
CoC: Difficulties with the “Linear Continuum”

- System isn’t clear in communities
- Full CoCs haven’t been developed in many Alaskan communities
- Treatment Compliance First
- Agencies don’t communicate well/compete for funding
- Simply not enough housing/services available
- Not a high priority for business community, local government, legislature – because not involved
- HUD, SAMHSA prioritize Housing First Permanent Supportive Housing

HUD Continuum of Care
**HUD Continuum of Care Model**

- Know Your People
- Know Your Resources
- Collaborate

Get Resources (local, state, federal)

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**Data: Alaska Homeless Management Information System**

Homeless Management Information System is a database system that collects information at the community level about homeless clients in order to improve services, inform the Continuum of Care process, and aid in homelessness planning.
Data: Alaska Homeless Management Information System

Identified Areas of Improvement
1. Business Model - Users
2. Communication
3. Training
4. Reporting and Analysis

AKHMIS Administrator – June 1, 2015
http://www.icalliances.org/alaska/

Data: Alaska Homeless Management Information System

Annual Point In Time Count (PIT) *Handout

Housing Inventory Chart (HIC) *Handout

Annual Homeless Assistance Report (AHAR)
Point In Time Count Limitations

• PIT data previously only available in Anchorage and Balance of State Categories.

• Only 15 of Alaska’s 352 communities participated in the recent PIT count.
  
  • Participating communities represent some of the largest in the state but it is assumed that **PIT statistics only represent a fraction of the actual total homeless population.**

  • Many communities don’t participate because there is no CoC Housing Inventory (other than Domestic Violence shelter beds)

Point In Time Count Recommendations

Anchorage Coalition and Alaska Coalition encourage the following steps to improve PIT Count:

Utilize the Institute for Community Alliances expertise to build the HMIS system.

• Ensure that statewide homeless and housing data is collected and available at the local level;

• Utilize homeless and housing data in local and statewide planning efforts;

• Create more permanent supportive housing units throughout the state as this is a clear deficiency – based on PIT numbers that we do have.
Housing Inventory Count

The Housing Inventory Count (HIC) collects information about all of the beds and units in each Continuum of Care homeless system, categorized by Provider Project Types.

* Handout – HIC by CoC
* Handout – HIC by community
According to the 2005 Housing Inventory Count, 84% of the 29 Census Areas in Alaska have no year-round Emergency Shelter, Transitional Housing, or Permanent Support Housing Facilities.
Evaluating the CoCs in the Future

Alaska Mental Health Board and Advisory Board on Alcoholism and Drug Abuse Community Town Hall Reports

- Kodiak *Handout
- Ketchikan*Handout
- Barrow *Handout

Evaluating the CoCs in the Future

Case Study: Ketchikan

In the Continuum of Care (CoC) diagram of model housing and services for the homeless, Ketchikan currently has:

- First City Homeless Day Shelter
- Park Avenue Temporary Housing (PATH) Emergency Night shelter
- WISH domestic violence shelter
- Love, Inc. that provides short-term rental assistance through the Alaska Housing Finance Corporation Basic Homeless Assistance Program (BHAP)
Evaluating the CoCs in the Future

Case Study: Ketchikan

**Shelter Situation:** The 2014 Ketchikan Ten-Year Plan to End Homelessness identified significant gaps in temporary housing for families, people with physical disabilities, teens, and those with chronic alcohol/substance abuse issues in the current make-up of shelter space.

The restrictions (daytime, sobriety, and domestic violence) coupled with the lack of a sleep-off center mean the most hard to house individuals have little to no resources. This has been self-identified as an issue but it isn’t clear if a remedy can be found by the agencies themselves.

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Evaluating the CoC’s in the Future

Case Study: Ketchikan

**Data:** Agencies in Ketchikan have not participated in the Homeless Management Information System but have been offered training opportunities as the state has a new HMIS administrator.

Ketchikan should participate in the annual Point in Time Count and once the 4 main agencies are on HMIS -- the Ketchikan Wellness Coalition could facilitate the use of this information for local resident/Assembly education, and the acquisition of resources to combine/enhance shelter services or to pursue a Housing First permanent supportive housing project for the community.

*(Based on information available from separate entities, Ketchikan’s homeless chronic inebriate population could be larger than Juneau’s and has not been included in the State Homeless Count)*
Evaluating the CoCs in the Future

Case Study: Ketchikan

**Housing First Permanent Supportive Housing Education**: This best practice for ending chronic homelessness is a new concept for the community and one that will likely need a champion and consistent education similar to what took place in Anchorage, Fairbanks, and Juneau.

Evaluating the CoCs in the Future

- Governor’s Council on the Homeless: Alaska’s Plan to Ending Long Term Homelessness
- Local Comprehensive Plans
- Funding Decisions: AMHTA, AHFC, DHSS, Rasmuson Foundation, DOC
Governor's Council on the Homeless:
Alaska Plan to End Long Term Homelessness

Clear Purpose of the Plan
Educational Tool – Explain the system
Highlight Effective Strategies
Recognizing Community & Agency Successes

Commitment to Data Driven Outcomes
- Housing Data – to local level
- Data for rural/tribal communities
- Make the fiscal argument for PSH
- Acquisition of resources

Questions on CoC
Housing for the Homeless?
CoC/Housing for the Homeless is Only One Part of the Housing Spectrum That Communities Need to Evaluate

Homeless Continuum of Care
• Emergency Shelter
• Transitional Housing
• Permanent Supportive Housing

Supportive Housing
• Residential Substance Abuse Treatment
• Developmental Disability
• Medical Respite

Spectrum of Housing

Assisted Living
Fair Market Housing
Senior Housing
Public Housing
Vouchers/Rental Assistance
Workforce Housing

Income Line
Extremely Low
Very Low
Low
Moderate
High
Working Housing
Affordable Housing

Vouchers and Rental Assistance

Fair Market Housing

Communities are responsible for monitoring the entire spectrum

AS 29.40.030. Comprehensive Plan (Municipal Governments)
(Does not address housing)

(a) The comprehensive plan is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public, of the first or second class borough, and may include, but is not limited to, the following:

1. statements of policies, goals, and standards;
2. a land use plan;
3. a community facilities plan;
4. a transportation plan; and
5. recommendations for implementation of the comprehensive plan.

(b) With the recommendations of the planning commission, the assembly shall adopt by ordinance a comprehensive plan. The assembly shall, after receiving the recommendations of the planning commission, periodically undertake an overall review of the comprehensive plan and update the plan as necessary.
How do we provide housing data to communities that is:
• Easily accessible
• Historical
• Comparable to all other communities in Alaska, and;
• Covers the full spectrum of housing?

Two different routes

Plan A
Housing added to Comprehensive Plan
Data provided

or

Plan B
Housing Data Website
# Vermont Housing Data Profiles

## General Housing Data: Brattleboro Village, Brattleboro, Windham County

**Jump to:** Housing demand Ability to afford Housing stock Homeownership costs Rental housing costs Special needs

ACS estimate reliability: - Most reliable - Less reliable - Least reliable

### Housing Demand

<table>
<thead>
<tr>
<th></th>
<th>Brattleboro Village</th>
<th>Brattleboro</th>
<th>Windham Co.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population, 2010</td>
<td>7,414</td>
<td>12,046</td>
<td>44,513</td>
</tr>
<tr>
<td>... in occupied housing units</td>
<td>7,074</td>
<td>11,626</td>
<td>43,049</td>
</tr>
<tr>
<td>... owner occupied</td>
<td>3,236</td>
<td>6,598</td>
<td>30,736</td>
</tr>
<tr>
<td>... renter occupied</td>
<td>3,838</td>
<td>5,028</td>
<td>12,313</td>
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</tbody>
</table>

### Total Group Quarters Population, 2010***

<table>
<thead>
<tr>
<th></th>
<th>Village</th>
<th>Brattleboro</th>
<th>Windham</th>
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</thead>
<tbody>
<tr>
<td>240</td>
<td>420</td>
<td>1,464</td>
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</table>

### Note:*

- Military barracks, college dorms, nursing homes, etc.

### Housing Costs

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<tr>
<th></th>
<th>Village</th>
<th>Brattleboro</th>
<th>Windham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households, 2010</td>
<td>3,500</td>
<td>5,562</td>
<td>19,206</td>
</tr>
<tr>
<td>... owning home</td>
<td>1,432</td>
<td>2,856</td>
<td>13,124</td>
</tr>
<tr>
<td>... renting home</td>
<td>2,068</td>
<td>2,707</td>
<td>6,166</td>
</tr>
<tr>
<td>Number of families, 2010</td>
<td>1,613</td>
<td>2,864</td>
<td>11,453</td>
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</table>

### Average Household Size, 2010

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<th></th>
<th>Village</th>
<th>Brattleboro</th>
<th>Windham</th>
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<tbody>
<tr>
<td>2.82</td>
<td>2.09</td>
<td>2.23</td>
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### Average Family Size, 2010

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<tr>
<td>2.76</td>
<td>2.75</td>
<td>2.79</td>
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### Owner-occupied units, 2007-2011

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<th></th>
<th>Village</th>
<th>Brattleboro</th>
<th>Windham</th>
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<tbody>
<tr>
<td>1,493</td>
<td>3,122</td>
<td>13,714</td>
<td></td>
</tr>
<tr>
<td>... with 1.01 or more people per room</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental-occupied units, 2007-2011</td>
<td>2,013</td>
<td>2,662</td>
<td>5,813</td>
</tr>
<tr>
<td>... with 1.01 or more people per room</td>
<td></td>
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### Year household moved into unit, 2007-2011

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<th></th>
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<th>Brattleboro</th>
<th>Windham</th>
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</thead>
<tbody>
<tr>
<td>... for owner-occupied units</td>
<td>23.9%</td>
<td>22.0%</td>
<td>16.9%</td>
</tr>
</tbody>
</table>
Housing Data Working Group

AHFC
Department of Labor
DCCED
AMHTA
DHSS: DBH – Office of Integrated Housing
Alaska Mental Health Board
Advisory Board on Alcoholism and Drug Abuse
Alaska Coalition on Housing and Homelessness

- Identified the Alaska sources for about 90% of the data categories on Vermont site.
- Identified data for an extra tab: homeless housing that could note Homeless Inventory Chart data (Emergency Shelter, Transitional, PSH) & PIT homeless data.
What was the impetus for starting the data website and housing needs assessment guidebook?

Real estate industry demand and continued arguments in the press about housing numbers. This was a way to solidify the numbers and identify what is the need and where the are the priorities in the state.

The site has become a resource center for all; municipal planners, writers of needs assessments, and has become a reliable housing data resource for the state.

Maura Collins, Vermont Housing Finance Agency

What do these resources do for local communities?

- **Housing (all types) will be addressed**
- Removes initial barrier for residents that want to address housing issues
- **Fundamental information for information/advocacy efforts**
- Foundation of statewide legislative efforts
  - housing trust fund
  - target goals of 10% of stock in every community to be affordable
  - establishment of legislative committee on housing/homelessness
Question: What populations are likely to feel the housing shortage the most?

Subpopulations Utilizing/Needing Affordable, Supported Housing

- Elderly
- Persons with Disabilities
- Persons with Mental Illness
- Victims of Domestic Violence
- Persons with HIV/AIDS
- Youth
- Veterans
- Persons with Substance Use Disorders

These must compete for limited resources and it is hard to distinguish needs/overlap for each subpopulation.
**Finance:** How to add integral pieces to individual communities CoCs in the state?

- Capital, Operating, Services, Technical Assistance
- TAC Strategic Supportive Housing Plan Suggestions
- Tools to Communities (data, technical assistance, education to garner local resources)
- Research for Alaska Affordable Housing Trust Fund
  - Accessible community data
  - Research on past capital, operating allocated annually to COC/Special Needs housing
- Structure
- Permanently funding trust
- Requiring match fund for communities that participate
- Other Options?

**Summary:**

- Improve PIT/HIC homeless data collection and education efforts to the community level
- **Action:** Add ‘Housing Element’ to AS 29.40.030 Comprehensive Plan so that every community can address their housing need
- Coordinated funding approach on the state level
  - e.g. What is the Trust/AHFC/Rasmuson/DHSS role in the system? Using same data? Collective Impact?
- Utilize TAC/DHSS Effort to shift our system to create more permanent supportive housing
- Build a housing system in the state
Questions?

Thank you

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