

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

Advisory Board on Alcoholism
and Drug Abuse



Alaska Mental Health Board

Scott Ciambor
Planner, State of Alaska
Alaska Mental Health Board &
Advisory Board on Alcoholism and Drug Abuse

Chairman, Alaska Coalition on Housing and
Homelessness

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

[1]

Premise: It is a community's responsibility to provide the proper mix of housing and services to its homeless population.

[2]

Homeless Continuum of Care

- Emergency Shelter
- Transitional Housing
- Permanent Supportive Housing

Spectrum of Housing

Supportive Housing

- Residential Substance Abuse Treatment
- Developmental Disability

Medical Respite

Assisted Living

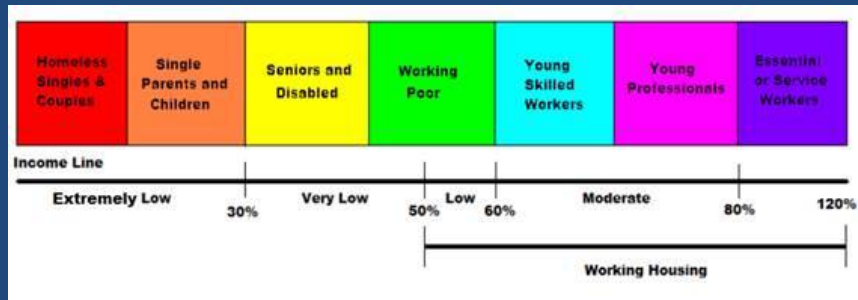
Senior Housing

Workforce Housing

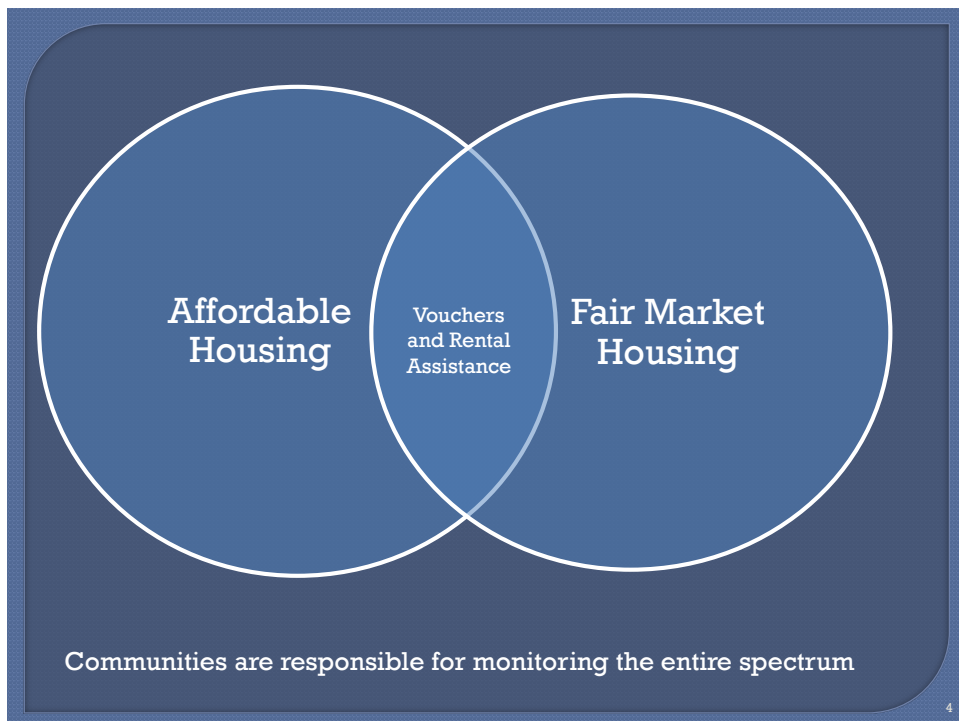
Fair Market Housing

Public Housing

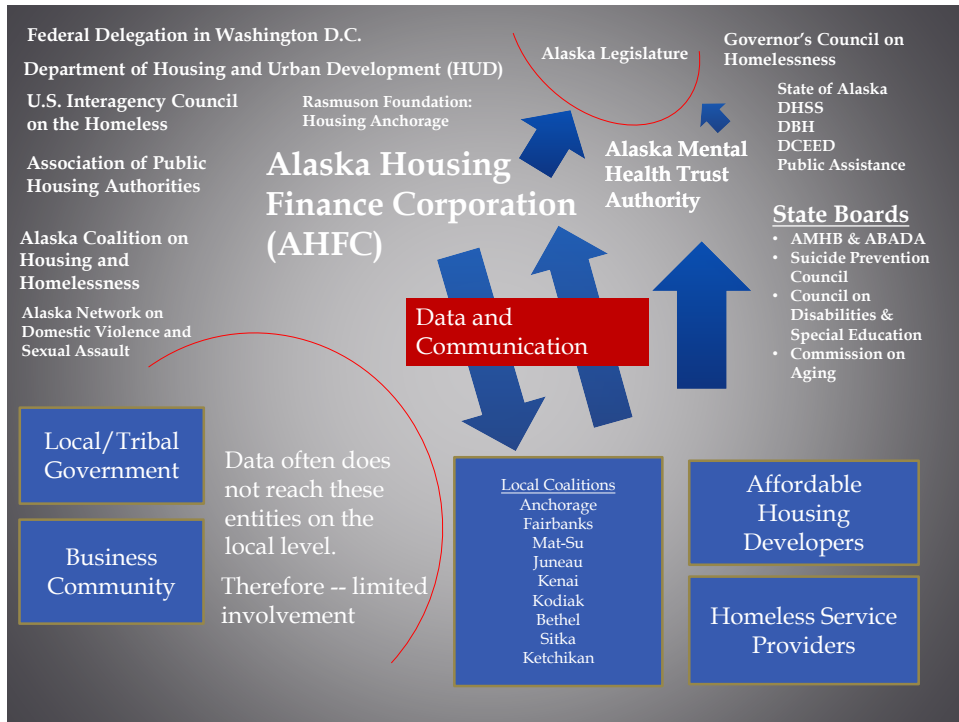
Vouchers/Rental Assistance



3



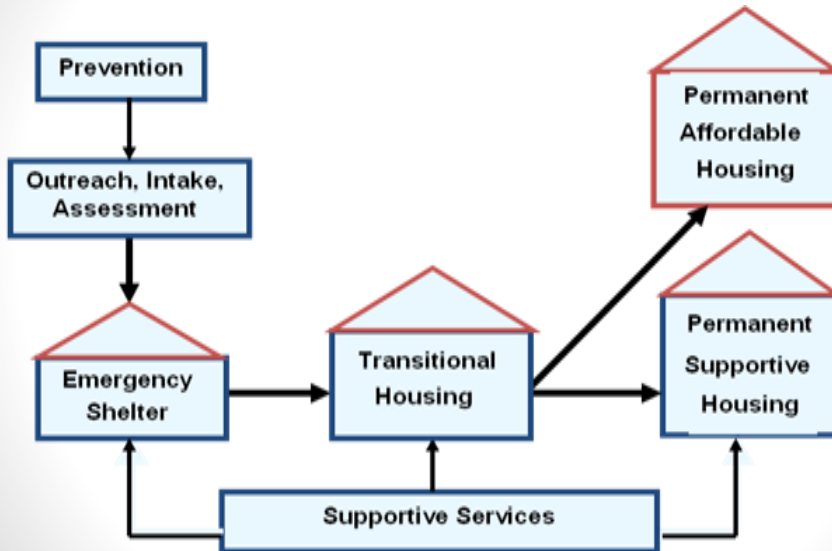
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Housing for the Homeless

- Emergency Shelter
- Transitional Housing
- Permanent Supportive Housing

HUD Continuum of Care



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Continuum of Care Definition

Definition:

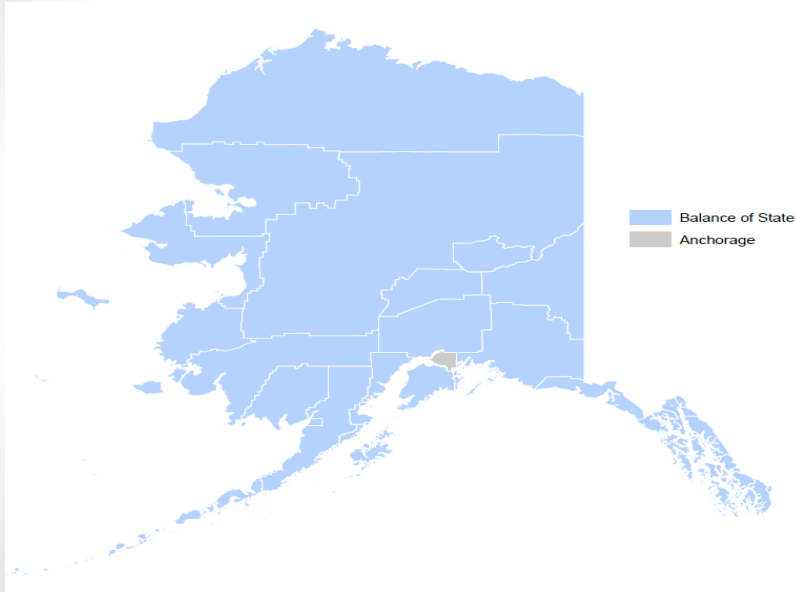
The CoC Program is designed to assist individuals (including unaccompanied youth) and families experiencing homelessness, and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability.

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.

[8]

Two Continua of Care in Alaska



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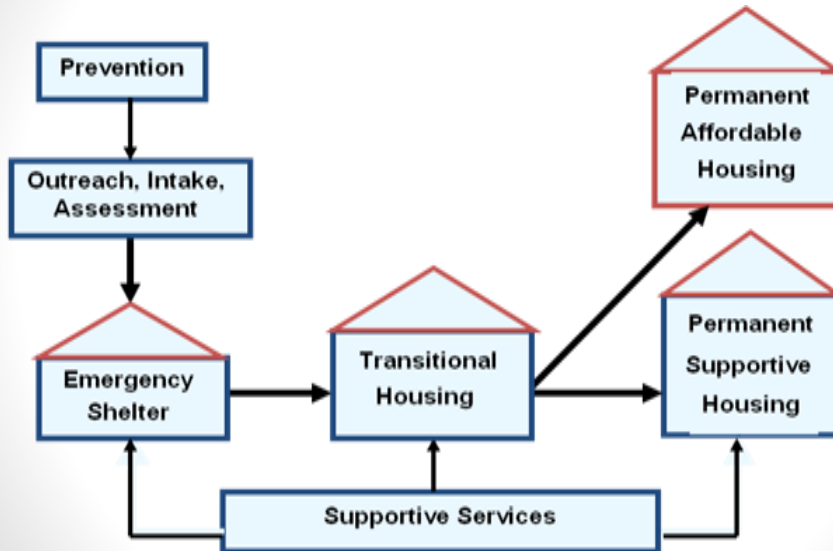


The Alaska Coalition on Housing and Homelessness (AKCH2) is the state's housing and homeless advocacy body.

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

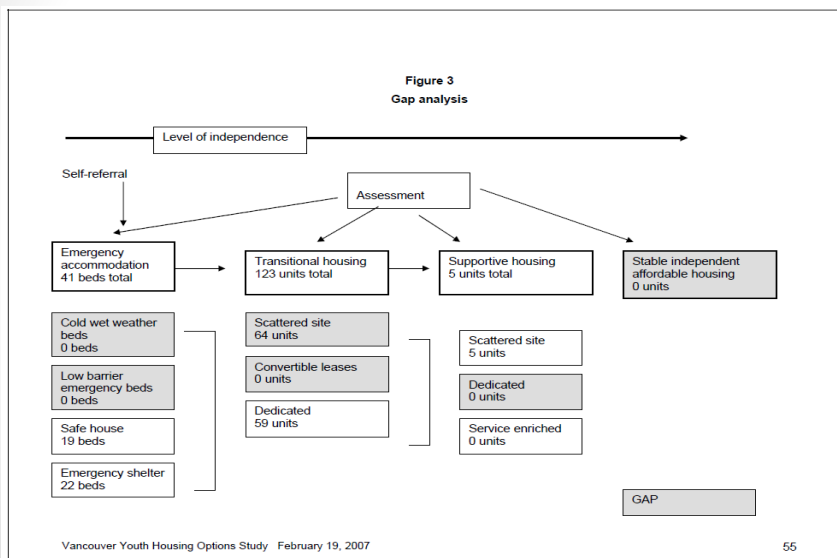
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HUD Continuum of Care



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Housing Continuum for Subpopulations: Youth, Veterans, Prison Re-Entry



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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.



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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](#)
- [National Low-Income Housing Coalition, Annual Advocates Guide](#): *An educational primer on federal programs and resources related to Affordable Housing and Community Development.*

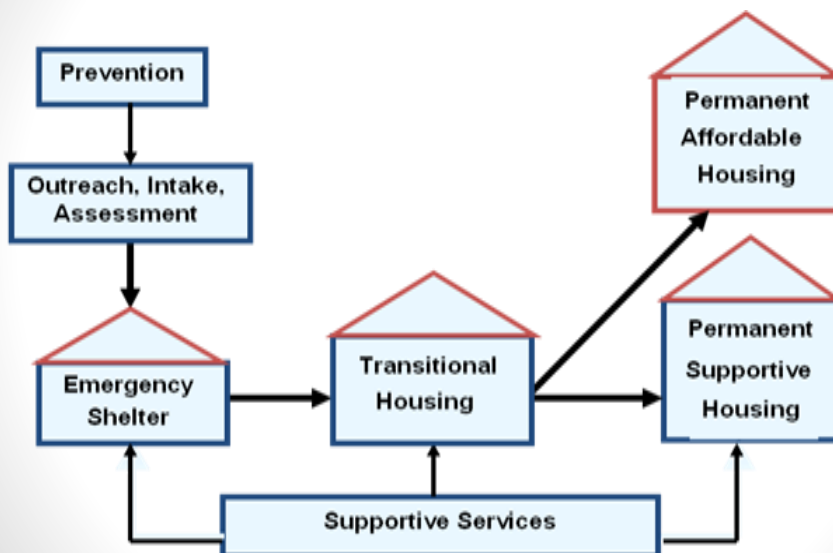
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CoC: Difficulties with the “Linear Continuum”

- 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

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HUD Continuum of Care



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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.

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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/>



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Data: Alaska Homeless Management Information System

Annual Point In Time Count (PIT) *Handout

Housing Inventory Chart (HIC) *Handout

Annual Homeless Assistance Report (AHAR)

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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)

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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.**

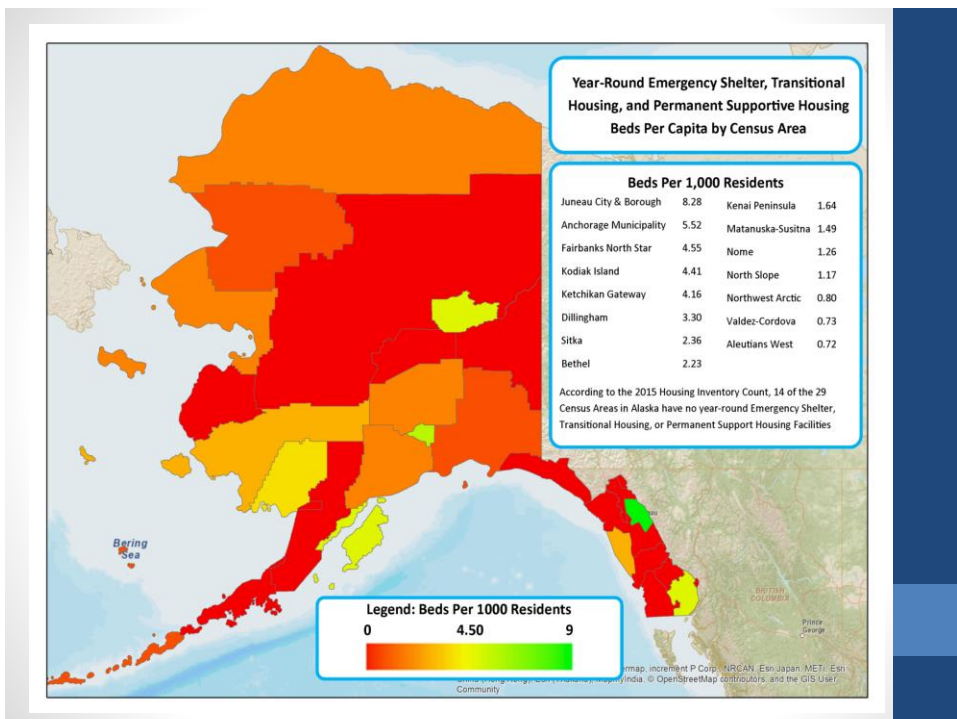
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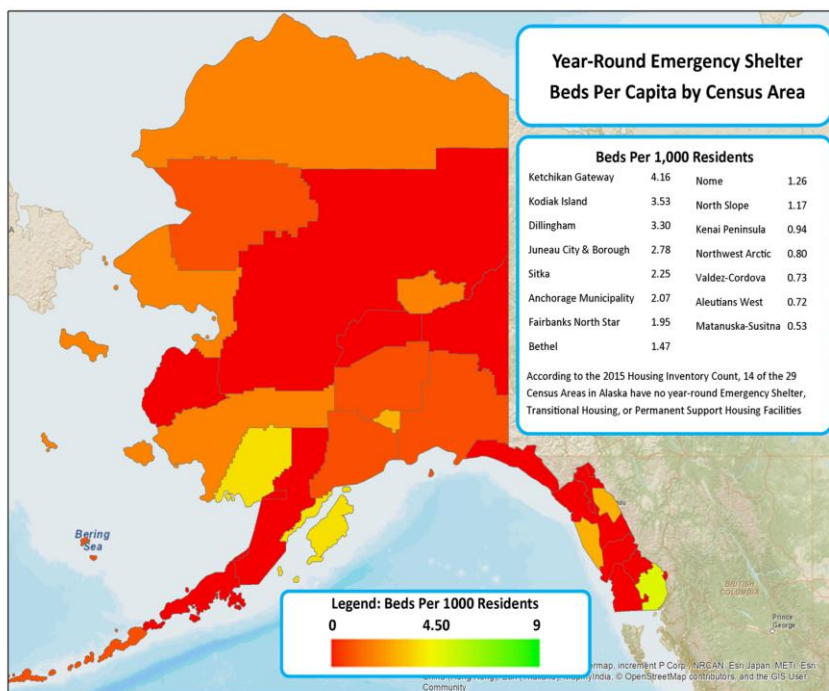
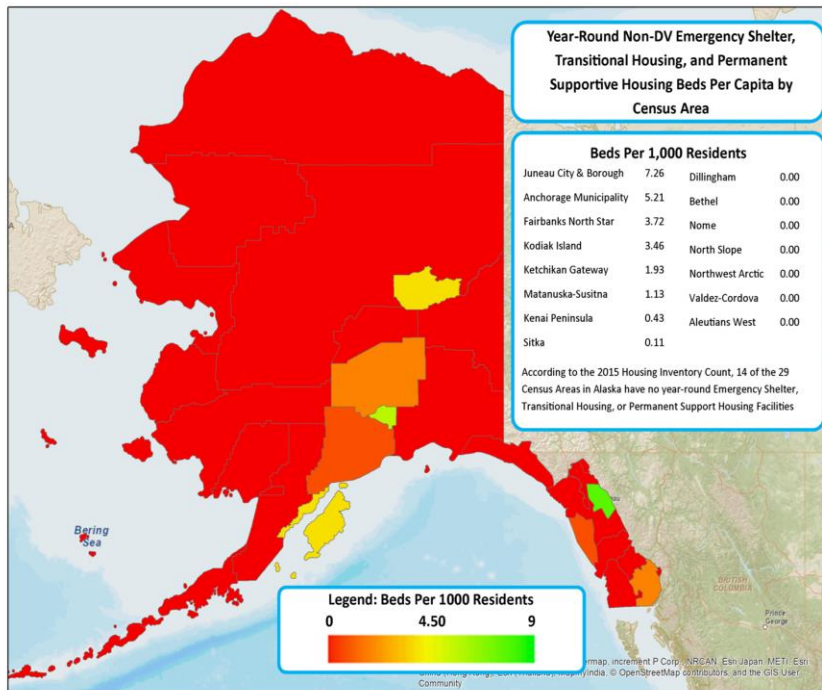
Housing Inventory Count

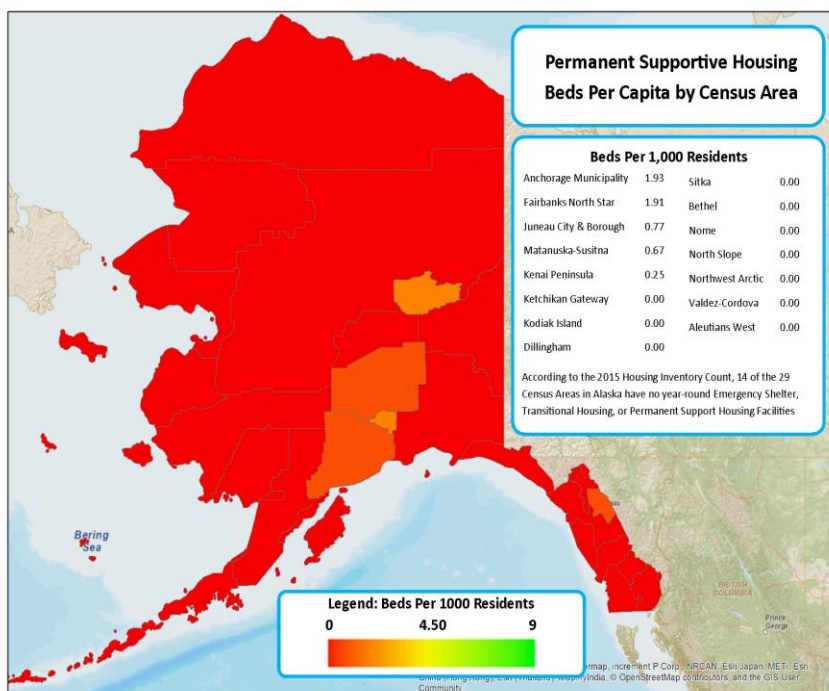
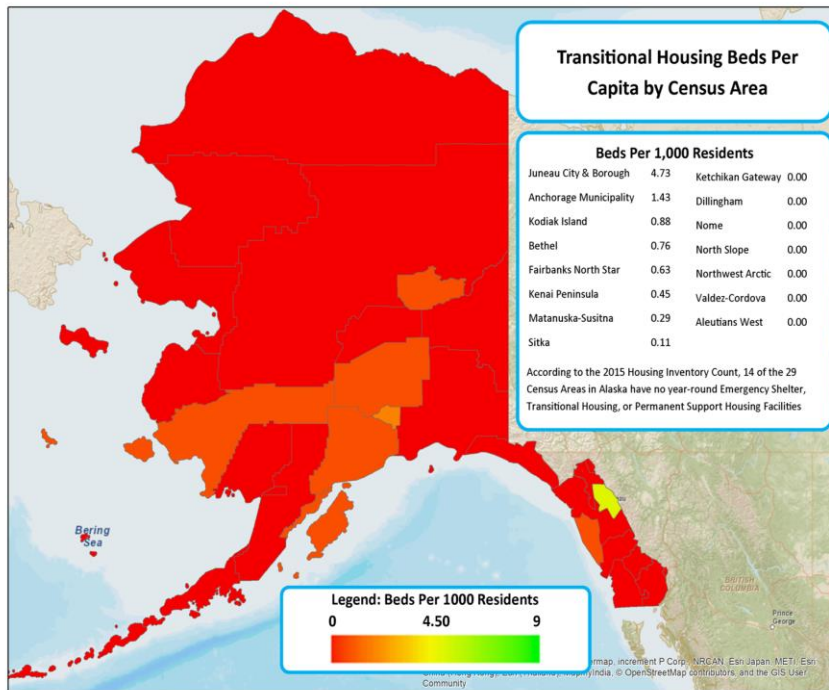
The Housing Inventory Count (HIC) collects information about all of the beds and units in each Continuum of Care homeless system, categorized by Provider Project Types.

- * Handout – HIC by CoC
- * Handout – HIC by community

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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

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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)

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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)

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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.

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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

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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

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Advisory Board on Alcoholism
and Drug Abuse



Alaska Mental Health Board



Questions on CoC Housing for the Homeless?

(40)

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

(41)

Homeless Continuum of Care

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Assisted Living

Senior Housing

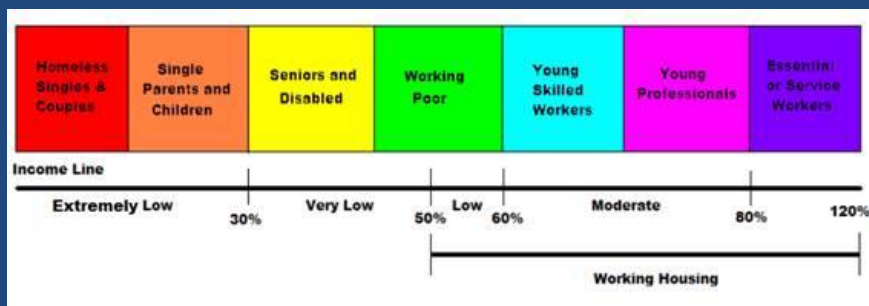
Workforce Housing

Spectrum of Housing

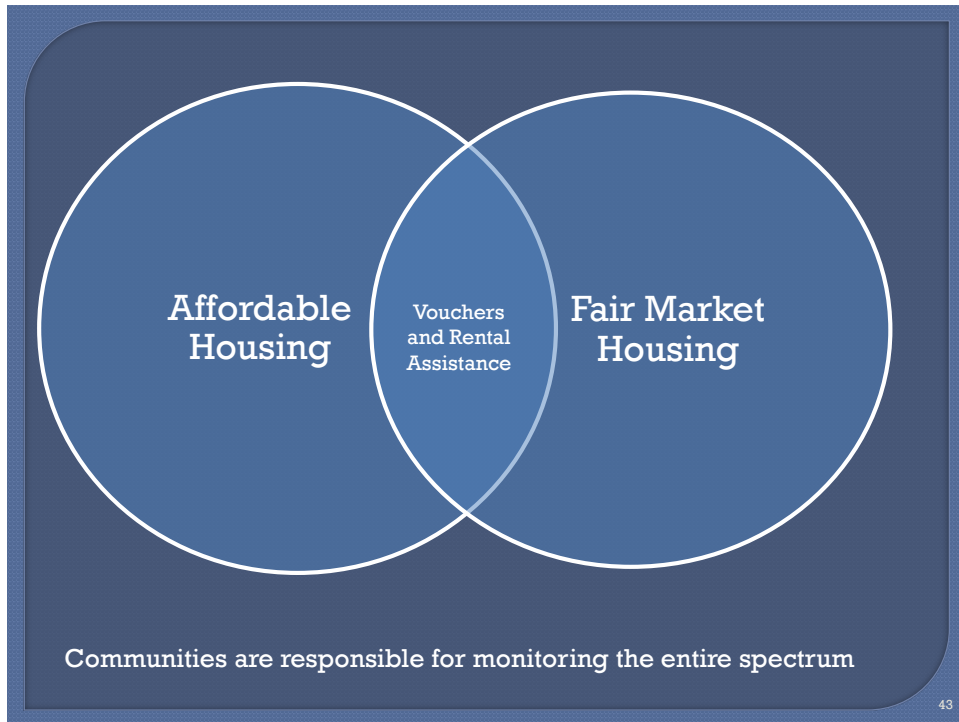
Fair Market Housing

Public Housing

Vouchers/Rental Assistance



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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:

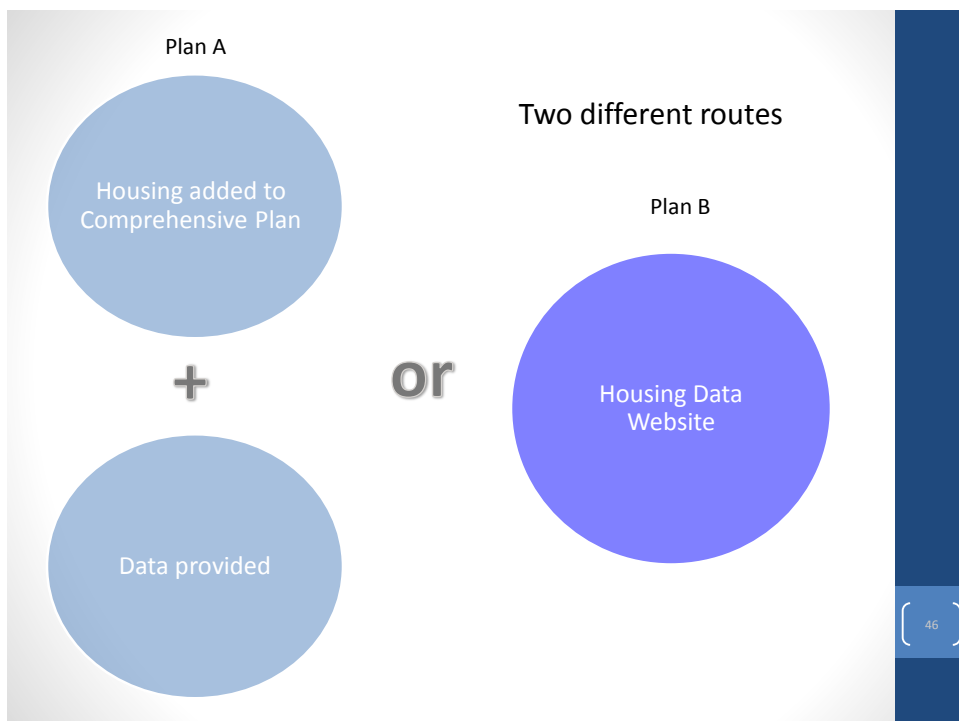
- (1) statements of policies, goals, and standards;
- (2) a land use plan;
- (3) a community facilities plan;
- (4) a transportation plan; and
- (5) recommendations for implementation of the comprehensive plan.


(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?

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➔ Housing Elements and Regional Housing Need Allocation

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires the Department of Housing and Community Development (HCD) review local housing elements for compliance with State law and to report its written findings to the local government.

HOUSING ELEMENT UPDATE SCHEDULE

Pursuant to Government Code (GC) 65584 applicable to the Regional Housing Need Allocation (RHNA) process, HCD is required to determine the RHNA, by income category, for Council of Governments (COGs). RHNA is based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. Pursuant to GC 65583, localities are required to update their housing element to plan to accommodate its entire RHNA share by income category. Applicable due dates for regional jurisdictions to update their housing elements (per GC 65588) are listed below based on amendments from enactment of the following legislation: SB 491 (2003 Statutes, Chapter 58), AB 2158 (2004 Statutes, Chapter 696), AB 1259 (2007 Statutes, Chapter 696), SB 375 (2008 Statutes, Chapter 728), and SB 575 (2009 Statutes, Chapter 354).


- NEW: Option to Change Next Housing Element Updates from a 5-Year to a 8-Year Schedule
- 5th Cycle Housing element update schedules
- 4th Cycle Housing element update schedules

5TH CYCLE REGIONAL HOUSING NEED ALLOCATION (RHNA)

HCD RHNA Determinations:

- San Diego Association of Governments (November 23, 2010) – [\(Adobe PDF\)](#)
- Southern California Association of Governments (August 17, 2011) – [\(Adobe PDF\)](#)
- Sacramento Area Council of Governments (September 26, 2011) – [\(Adobe PDF\)](#)

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BUILDING BLOCKS FOR EFFECTIVE HOUSING ELEMENTS



Welcome to the Department's newest technical assistance resource to assist local governments in adopting housing elements that effectively address housing needs, the specific requirements of State law and in furtherance of local goals and objectives. The Department is committed to working in partnership with local governments and the public and private sectors in addressing California's continuing housing crisis.

NEW! For examples of models and housing elements in compliance with housing element law [click here](#).

GETTING STARTED 	HOUSING NEEDS 	SITES INVENTORY/ANALYSIS 
CONSTRAINTS 	PROGRAM REQUIREMENTS 	OTHER REQUIREMENTS 

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Vermont Housing DATA v2

Vermont market rate & affordable housing information

Vermont housing data profiles | Directory of Affordable Rental Housing (DoARH) | Home mortgage calculator | Housing needs assessment guide | Other housing data and policy resources

Build a housing data profile

Extensive housing data reports for Vermont — all its towns, villages, counties, and MSAs

General housing data

Select geography ...

[Start over](#) [Continue](#)

Find a rental unit

Search the DoARH — All subsidized rental housing

Select search type ...

[Continue](#)

Search rental vacancy lists — Links for finding an apartment to rent

[Continue](#)

Why can't I find the name of the town/village I'd like to search?

HOME MORTGAGE CALCULATOR

Estimate the affordability of buying a home

HOUSING NEEDS ASSESSMENT GUIDE

Determine your town's needs

OTHER RESOURCES

More local, Vermont and national data

[Accessibility](#) | [Privacy/disclaimer](#)

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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

[About](#) = About this data [Trend](#) = View historical data [Print this data](#) [New search](#)

Housing demand	Brattleboro Village	Brattleboro	Windham Co.	
Total population, 2010	7,414	12,046	44,513	About Trend
... in occupied housing units	7,074	11,626	43,049	About Trend
... owner occupied	3,236	6,598	30,736	About Trend
... renter occupied	3,838	5,028	12,313	About Trend
Total group quarters population, 2010**	340	420	1,464	About Trend
**Military barracks, college dorms, nursing homes, etc.				
Number of households, 2010	3,500	5,562	19,290	About Trend
... owning home	1,432	2,855	13,124	About Trend
... renting home	2,068	2,707	6,166	About Trend
Number of families, 2010	1,613	2,864	11,453	About Trend
Average household size, 2010	2.02	2.09	2.23	About Trend
... in owner-occupied housing units	—	—	—	About Trend
... in renter-occupied housing units	—	—	—	About Trend
Average family size, 2010	2.76	2.75	2.79	About Trend
Owner-occupied units, 2007-2011	1,493 ●	3,122 ●	13,714 ●	About Trend
... with 1.01 or more people per room	—	—	0.6% ▲	About Trend
Renter-occupied units, 2007-2011	2,013 ●	2,592 ●	5,813 ●	About Trend
... with 1.01 or more people p/room	—	—	2% ■	About Trend
Year householder moved into unit, 2007-2011				
... for owner-occupied units				
... 2005 or later	23.9% ●	22.9% ●	16.9% ●	About Trend

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Vermont housing data profiles	Directory of Affordable Rental Housing (DoARH)	Home mortgage calculator	Housing needs assessment guide	Other housing data and policy resources
Directory of Affordable Rental Housing (DoARH) <i>Summary report: Bennington County</i>				
Print this summary New summary/search				
Subtotals for Bennington County				
Total number of subsidized housing units				816
Elderly-only housing units				168
Disabled-only housing units				9
Elderly- or disabled-only housing units*				100
Wheelchair accessible housing units				83
Units in non-profit owned mobile home parks				44
Read summary information for funding sources that supported the creation of these affordable units				
Type of project-based rental assistance by program name				
Sec. 8 New Construction/Substantial Rehabilitation Program				126
Sec. 8 Project Based Program				32
Sec. 8 Moderate Rehabilitation Program				0
RD's Sec. 521 Rental Assistance				65
Public Housing Units				195
Housing Opportunities for Persons w/AIDS (HOPWA)				0
Sec. 202/811 Rental Assistance				18
Total tenant-based rental assistance available				
Sec. 8 Housing Choice Vouchers ***				207
Bedroom mix**				
Single-room occupancy (SRO)				0
0 bedrooms				34
1 bedroom				405
2 bedrooms				244
3 bedrooms				103

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

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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

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Question: What populations are likely to feel the housing shortage the most?

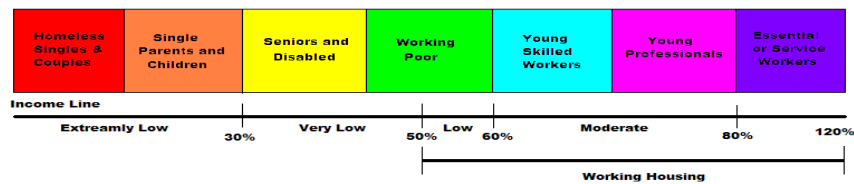
Subpopulations Utilizing/Needing Affordable, Supported Housing

These

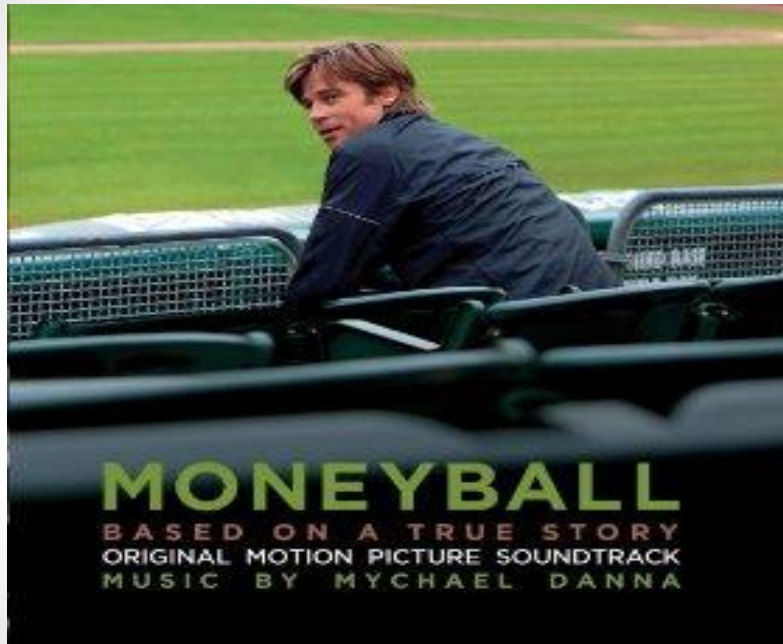


Must compete for limited resources *and*it is hard to distinguish needs/overlap for each subpopulation.

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



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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?

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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

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Questions?

Thank you

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