HOME FOR GOOD ANCHORAGE (HFG)

- A public-private partnership to serve 190 individuals experiencing persistent homelessness who are the highest users of homeless services and the criminal justice and healthcare systems.

- The project delivers **supportive housing with intensive case management**, an evidence-based approach to improving outcomes for individuals experiencing persistent homelessness who have significant physical and behavioral health challenges.

- Using Pay for Success financing, the project aims to aggregate funding from the Municipality of Anchorage plus local, state, and federal sources to pay for outcomes of **improved housing stability** and **reductions in emergency health and public services utilization**.
TARGET POPULATION

Approx. 373 people in Anchorage
Current cost of status quo ≈ $47,000 per person per year

1 Alaska Justice Information Center (UAA), analysis of data from APD, AFD, AK-HMIS, and other sources, Spring 2019.
2 Agnew:Beck, “Pay for Success Feasibility Study,” May 2018. $5,400 for emergency services, incl. police, fire, safety center; $8,300 for DOC; $33,300 for health payors, incl. emergency, inpatient, outpatient services.
PERMANENT SUPPORTIVE HOUSING: AN EVIDENCE-BASED INTERVENTION

For:

- Chronically homeless
- People exiting prison with chronic health or mental health conditions
- People with disability health or mental health conditions with housing need

Study after study demonstrates:

- 85-90% of participants achieve housing stability and avoid returns to homelessness
- Improved mental health outcomes, addiction recovery
- Improvements in chronic health conditions
- Fewer emergency department visits and inpatient hospitalizations
- Cost offsets in Medicaid and other publicly funded services
- Reductions in recidivism to prison
INTENSIVE CASE MANAGEMENT

Assertive outreach and engagement

Housing First: Immediate, flexible, independent

Person-centered care: Customized, comprehensive

Harm reduction: Better manage substance use, reduce harmful consequences, actively prevent evictions

Integration of primary and behavioral healthcare

Partners
Providers: RurAL CAP, Southcentral Foundation
Technical Assistance: Corporation for Supportive Housing, Social Finance
In negotiation: Anchorage Community Mental Health Services, Cook Inlet Housing Authority
Select individuals to refer to service providers based on multiple indicators, if information is available and applicable, e.g.:

- **Housing needs**
  - Individual has needs suited for permanent supportive housing and is not already housed

- **Medical needs**
  - Individual is at risk of death due to unaddressed, acute medical condition

- **Frequency of Muni contacts**
  - Individual has frequent contact with MIT and APD, including reports of mental health and suicide risk

- **Severity of mental illness**
  - Individual is unable to communicate clearly or complete daily living activities due to mental illness

- **Difficulty connecting to services**
  - Individual is unlikely or unable to receive support from another agency or community organization

- **Upcoming release date**
  - Individual’s release date from jail/prison or other rehabilitative facility is ~ less than 30 days away
### AVERAGE HISTORICAL BASELINE ENCOUNTERS OVER PAST 3 YEARS

<table>
<thead>
<tr>
<th></th>
<th>APD Arrests</th>
<th>AFD EMS Transfers</th>
<th>ASC (Stays)</th>
<th>Average # of days homeless</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top 30</td>
<td>14</td>
<td>18</td>
<td>94</td>
<td>419</td>
</tr>
<tr>
<td>Top 100</td>
<td>10</td>
<td>16</td>
<td>74</td>
<td>325</td>
</tr>
<tr>
<td>Top 373</td>
<td>7</td>
<td>7</td>
<td>30</td>
<td>218</td>
</tr>
</tbody>
</table>

1. Ltd exceptions will be made for individuals who don’t meet arrest eligibility threshold but have a significant # of recent APD non-arrest diversions. 2. Pending receipt of local hospital data, third eligibility criteria may include an alternative minimum threshold based on # of inpatient days in the past 12-18 months. 3. Top 100 eligible individuals based on 100-point scoring system that prioritizes individuals based on recency and frequency of service utilization.
Referrals from Mobile Intervention Team: 33

- In housing: 20
  - In housing leases: 18
  - In bridge housing: 2
- In outreach: 5
- Ineligible, incarcerated, or left area: 8
ALASKA MENTAL HEALTH TRUST AUTHORITY BENEFICIARIES
From a 25 participant sample of current enrollees

<table>
<thead>
<tr>
<th>Condition</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mental Illness</td>
<td>23</td>
</tr>
<tr>
<td>Chronic Alcoholism or other Substance Use Disorder</td>
<td>21</td>
</tr>
<tr>
<td>Both Chronic Use Disorder &amp; Mental Illness</td>
<td>19</td>
</tr>
<tr>
<td>Traumatic Brain Injuries</td>
<td>4</td>
</tr>
<tr>
<td>Intellectual or Developmental Disabilities</td>
<td>4</td>
</tr>
<tr>
<td>Alzheimer's Disease and Related Dementias</td>
<td>0</td>
</tr>
</tbody>
</table>
## SNAPSHOT PILOT SAMPLE RESULTS

<table>
<thead>
<tr>
<th>Sample Size</th>
<th>Total # “Pre-Period” [12-months prior to first PSH lease date]</th>
<th>Total # “Post Period” [&lt;12-month period after first PSH lease date]</th>
<th>Annualized # Per Participant “Pre Period”</th>
<th>Annualized # Per Participant “Post Period”</th>
<th>Annualized Percentage Change Per Participant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shelter Stays</td>
<td>N = 19</td>
<td>1161</td>
<td>156</td>
<td>61 / participant</td>
<td>24 / participant</td>
</tr>
<tr>
<td>Arrests</td>
<td>N = 19</td>
<td>77</td>
<td>7</td>
<td>4 / participant</td>
<td>0.8 / participant</td>
</tr>
</tbody>
</table>
**HOME FOR GOOD OPERATIONS: RAMP UP**

The project will ramp up with up to 6 enrollments per month during years 1 and 2, with year 3 focused on replacing those who have left the project.

<table>
<thead>
<tr>
<th>Pilot Period</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 2 3 4 5 6 7 8 9 10 11 12</td>
<td>1 2 3 4 5 6 7 8 9 10 11 12</td>
<td>1 2 3 4 5 6 7 8 9 10 11 12</td>
</tr>
<tr>
<td></td>
<td>~6 enrollments/month</td>
<td>~5-6 enrollments/month</td>
<td>~1-2 enrollments/month</td>
</tr>
</tbody>
</table>

We expect ramp up rates to vary slightly month-to-month based on overall conditions, including unit availability, but aim to meet these averages.
PAY FOR SUCCESS (PFS) FINANCING

Pay for Success is a contracting and financing mechanism that links payments to outcomes performance.

- **Government commits funding to pay if outcomes are achieved**
- **Funders/Investors provide capital**
- **Service Provider delivers evidence-based program**
- **Evaluator measures results**
- **Population in need benefits from program**
- **Government repays investors or invest for more services based on outcomes**

**Investors, high performing non-profits and governments partner with the collective goal of improving social outcomes**
PAY FOR SUCCESS UNITES THREE POWERFUL MOVEMENTS

“What Works”

- Integrates service and housing providers and breaks down silo walls among service providers
- Reduces duplication of effort and structural gaps in efforts

Impact Investing

- Aligns and combines funder contributions along shared goals
- Achieves scale that otherwise remains elusive

Pay for Success

- Connects payments to outcomes
- Independent evaluator measures success in achieving specific, targeted goals reflected in contracts

Government Accountability
# HOME FOR GOOD BUDGET

## COSTS

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Delivery</td>
<td>$5,950,000</td>
</tr>
<tr>
<td>Housing</td>
<td>$4,830,000</td>
</tr>
<tr>
<td>Evaluation</td>
<td>$690,000</td>
</tr>
<tr>
<td>*Project/Performance Management</td>
<td>$950,000</td>
</tr>
</tbody>
</table>

**Total** $12,420,000

## REVENUES

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Income (tenant+vouchers)</td>
<td>$3,050,000</td>
</tr>
<tr>
<td>Medicaid Billing</td>
<td>$1,210,000</td>
</tr>
</tbody>
</table>

**Total** $4,260,000

## FUNDING NEEDED

$8,160,000

*This could increase depending upon the PFS contracting mechanism used.*
HOME FOR GOOD FUNDING COMMITMENTS

FUNDING SECURED - $6.9M
- $0.5M Premera Blue Cross/Blue Shield Foundation
- $0.5M Providence Health and Services Alaska
- $0.5M Rasmuson Foundation
- $4.5M Municipality of Anchorage authorized to be expended for outcomes payments
- $0.6M HUD/DOJ Grant
- $0.3M Municipality of Anchorage for expanded pilot

FUNDING PENDING
- Federal (U.S. Treasury). Social Impact Partnerships to Pay for Results Act (SIPPRA) grant application submitted

FUNDING REQUEST TO ALASKA MENTAL HEALTH TRUST AUTHORITY
- $0.5M to support personnel costs associated with supportive services and temporary supports