



*Housing First Initiative:
A partnership between Milwaukee County
and the City of Milwaukee*



Housing First

- Homelessness is, first and foremost, a housing problem and should be treated as such.
- Housing is right to which all individuals are entitled.
- By providing permanent, independent housing without prerequisites for treatment, and offering (but not insisting upon engagement with) other support, the model removes some of the major obstacles to obtaining and maintaining housing for the chronically homeless population.
- Opportunity to secure housing rather than having to “prove” they’ve earned it.

National Alliance to End Homelessness

- The Housing First approach views housing as:
 - the foundation for life improvement
 - enables access to permanent housing without prerequisites or conditions beyond those of a typical renter

 = **Stability**

Key Principles of Housing First

- Immediate Access to Housing
- No Barriers
- Recovery Oriented Case Management
- Autonomy - Personal Choice – Self-Determination
- Individualized Approach
- Support-Driven Care
- Social & Community Integration
- Community Development

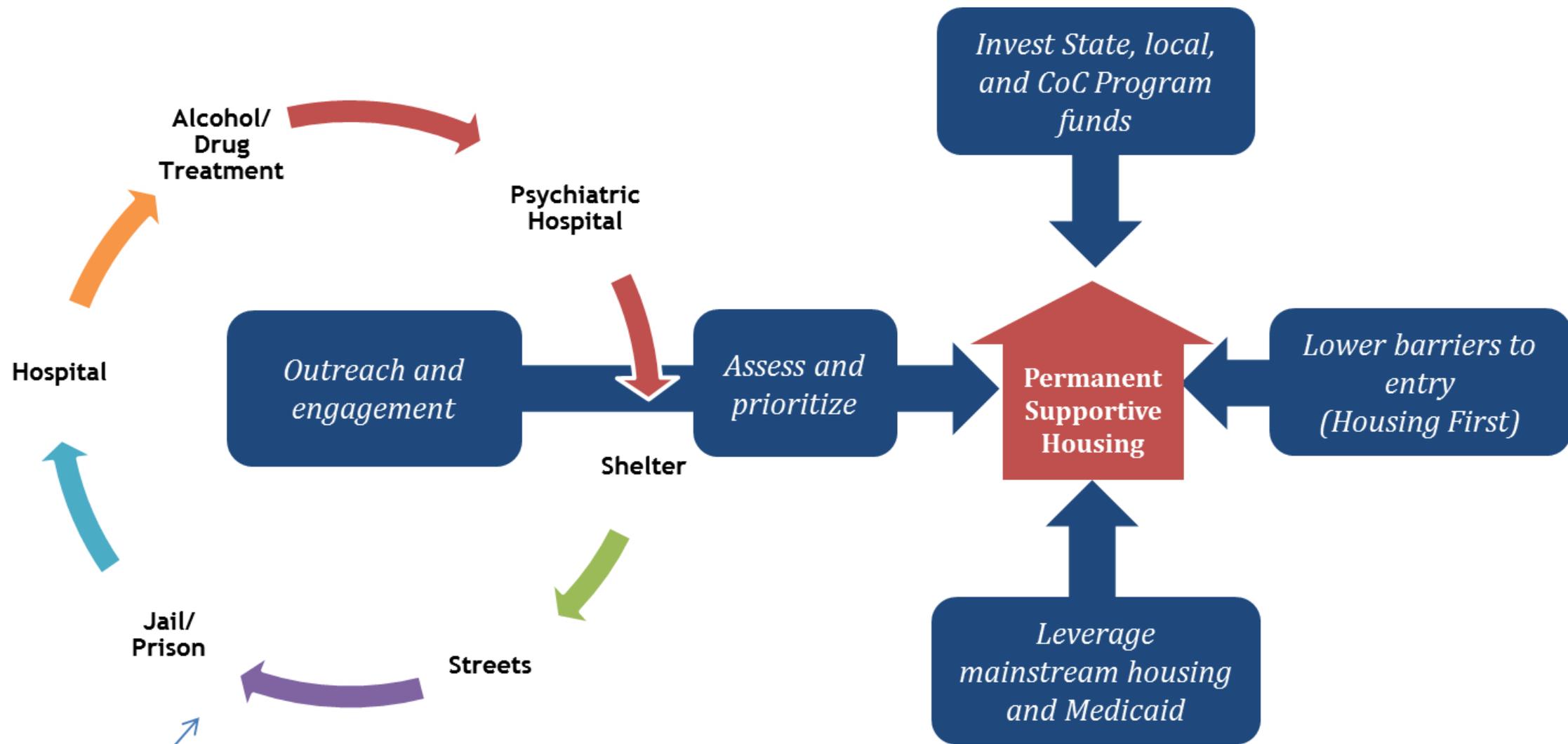


Who is Chronically Homeless?

- HUD's CHRONICALLY HOMELESS DEFINITION:
 - An individual with a disabling condition (physical, mental, AODA).
 - Continuously homeless for 1 year or more – OR – has had at least 4 episodes of homelessness in the past 3 years
- Chronically homeless Milwaukeeans are the hardest to house people in our community.
- Barriers:
 - Eviction history
 - Criminal background
 - No Income
 - Mental Health/ Paranoia
 - Intellectual disability
 - Voucher Discrimination
 - Credit Report
 - Chemical Dependence

Chronically Homeless....

- It's a common misconception that this group represents the majority of the homelessness population. Nationally, they account for less than **15 percent** of the entire homeless population.
- However, they are the highest utilizers of Emergency Services and other Tax Funded Services
 - Police contact
 - Nuisance Tickets
 - EMS Response
 - Ambulance
 - Psychiatric Inpatient
 - Municipal Courts
 - Jail - Prison
 - Detox
 - Emergency Room
 - Hospital Inpatient
 - Shelter Congestion
 - Public Defenders



The cycle of chronic homelessness

- ***Supportive housing in Milwaukee County.....***
- Since 2008, with creation of over 600 units for individuals who have either been homeless or at risk of homelessness, Milwaukee County has made substantial progress in the development of permanent supportive housing.
- Tax credits/larger developments/congregate model
- Expansion of scattered site housing
- Even though we've made progress, homelessness remains a significant issue in Milwaukee County....

Where we began...

- “Point in Time” is a snapshot of a specific day. It provides data on the scope of the homeless problem locally and is used to determine HUD funding.
- January 29, 2014
 - 195 Chronically Homeless Milwaukeeans
 - 140 Sheltered
 - 55 Unsheltered
- General consensus is that the number of homeless is greater than these counts show on any given day.
- Our Plan to House the Most Difficult to House
 - 100 individuals in 12 months
 - 300 in 3 years

Major Themes of Approach

How can we succeed?

- Housing Subsidy
- Case Management Services
- Basic Needs
- Outreach & Staffing
- Additional Supportive Housing Developments



Remove barriers. Find success.

Compassion | Support | Autonomy | Perseverance | Community

- The Housing First Initiative provides permanent housing to chronically homeless Milwaukeeans and emphasizes personal choice in every step of the process.
- We focus on housing first, then let our participants tell us the next step.
- Once inside – with a bed and a bathroom – participants can access the resources they need to move forward.

Housing Assistance Payment Subsidy

- \$600,000 from the City of Milwaukee Tenant-Based Rent Assistance
- 50 Vouchers from the Housing Authority of the City of Milwaukee Section 8 Program
- \$350,000 increase in Milwaukee County's My Home funding
- Repurposing of existing Milwaukee County Vouchers



Case Management Services

Over \$500,000 contributed to partner agencies for flexible case management. Partners include:

- Cathedral Center
- Community Advocates
- Guest House
- Hope House
- Pathfinders
- Salvation Army
- Transitional Living Services
- WCS

Outreach & Staffing



- Housing Division Outreach
- Partnerships with Outreach Agencies including MPD
- Coordinated countywide search for most vulnerable Milwaukeeans
- Four positions
 - Outreach – Administration – Landlord Liaisons – Conduit to Housing – Data Collection & Analysis – Partnership Management – Countywide Coordination
 - Outreach Services Manager
 - Two Housing Navigators
 - Program Evaluator

Street Outreach



- Milwaukee County – first time that Housing/DHHS has committed to doing regular, weekly street outreach.
- Early morning/mid-afternoon shifts
- Goal is to triage from street to shelter (housing, temporary housing, etc.)
- Building trust is imperative
- Outreaching to individuals who haven't had access to supportive housing programs in the past
- Challenges: High acuity, AODA, not interested in housing

Community Outreach Collaboration



- Meet monthly with area outreach teams to discuss advocacy, new trends, coordination of outreach locations and to provide support for one another.
- Partners include: Community Advocates, Outreach Community Health Centers, Milwaukee Police Department, Marquette Police Department, Milwaukee County Behavioral Health Division, Medical College of Wisconsin, Pathfinders, City of Milwaukee, Institute for Community Alliances, Walkers Point Youth and Family Center, Milwaukee Homeless Veterans Initiative, UWM Police Department, Impact 211, and many private faith-based street outreach groups

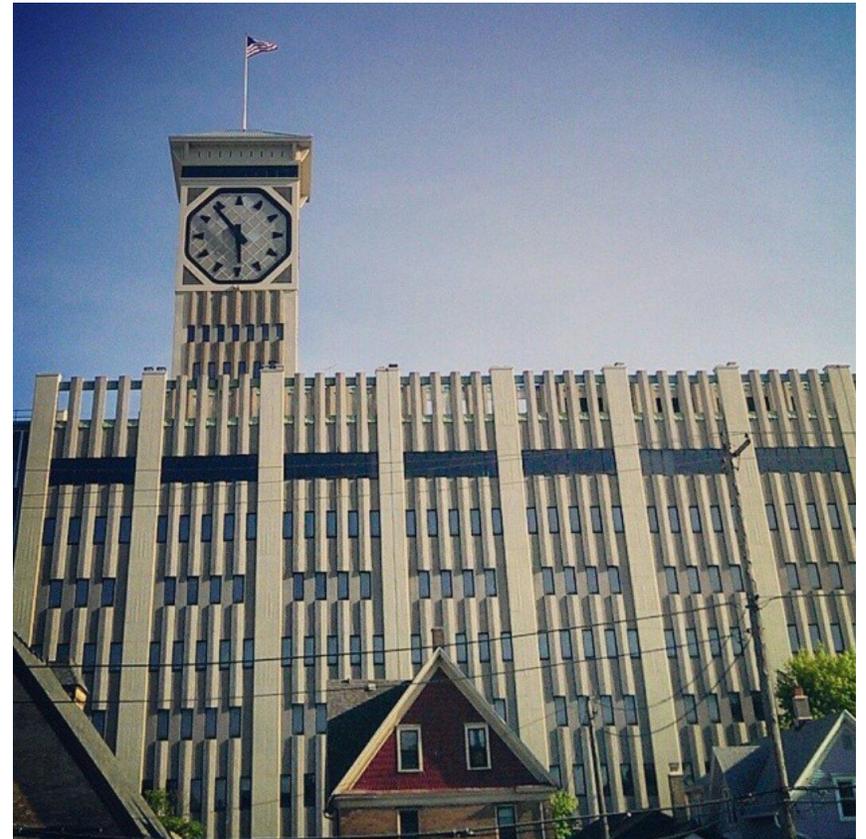
Additional Supportive Housing Developments

- Thurgood Marshall Apartments
 - 24 units
 - Support staff
 - Homeless
 - Chronic alcoholism
 - Harm Reduction Philosophy
- Redesign of Pathways to Permanent Housing



Short-Term Rent Assistance & Basic Needs

- Provisions of Short-Term Rent Assistance when appropriate
- Basic Needs for Chronically Homeless
 - Starter Kits
 - Cleaning supplies
 - Bed linens
 - Toiletries
 - Basic household items
 - Basic Furniture
 - Bed
 - Sofa



Reduced Burden on Emergency Services

 **WHEN PEOPLE
HAVE A HOME** 

They spend **less time** in



hospitals,
police
custody
& shelters

Daily Costs Per Person for Emergency Services vs. Housing First



USA

Pennsylvania

Pathways to Housing PA

Housing First: Doing More With Less
Costs per Person per Night



UTAH GAVE HOUSING TO THEIR HOMELESS AND SAVED MONEY

\$20,000/person

\$7,800/person



due to chronic use of emergency services



"housing first" model, with no pre-conditions

AND CHRONIC HOMELESSNESS WENT DOWN 72%

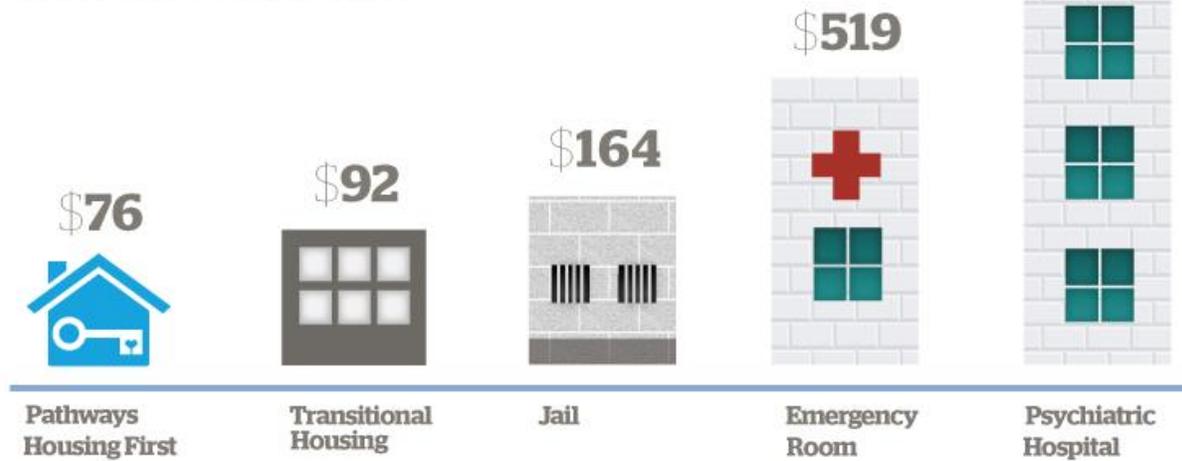
SOURCE: ATTN.COM/STORIES/348

attn:

Pathways to Housing PA

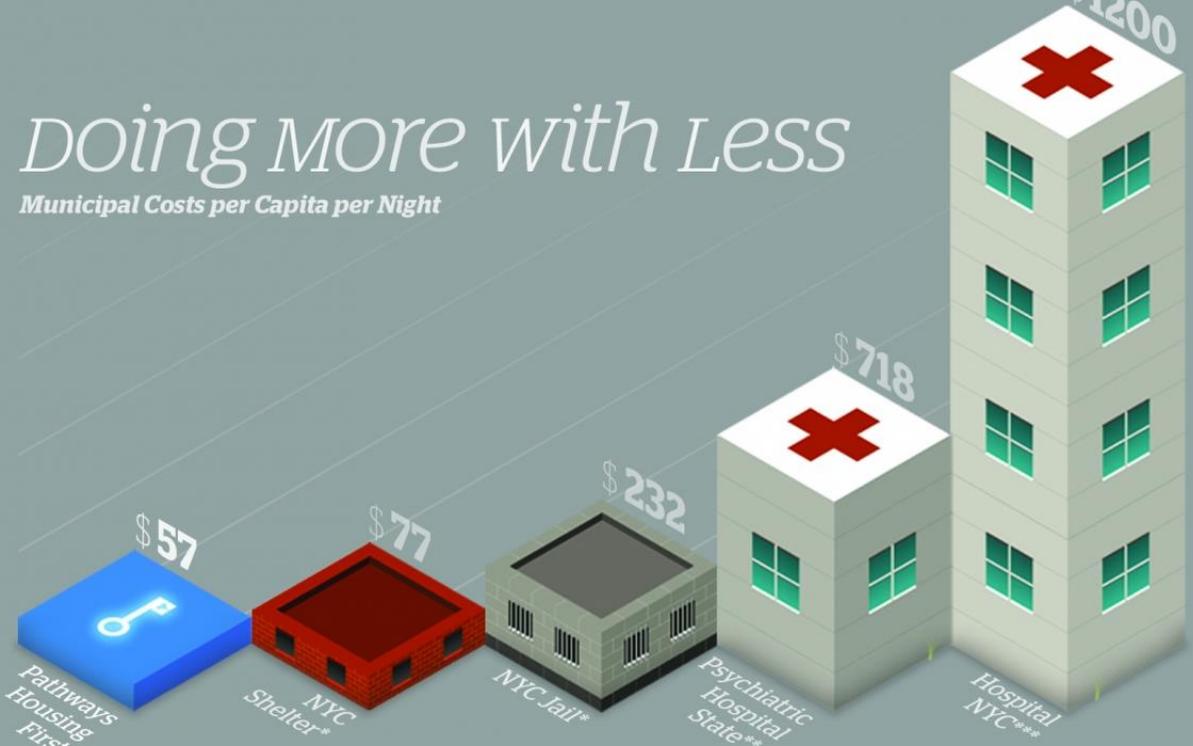
Housing First: Doing More With Less

Costs per Person per Night



Doing More with Less

Municipal Costs per Capita per Night



* NYC Mayors Report 2012 http://www.nyc.gov/html/ops/downloads/pdf/mmr0912/0912_mmr.pdf

Pathways PA = \$76 per day

Pathways NY = \$57 per day

HF Milwaukee = Current numbers at less than \$30 per day

Current Calculations

United States Interagency Council on Homelessness

- Studies found that doing nothing - allowing a person to remain chronically homeless - costs taxpayers \$30,000 to \$50,000 per year.

Department of Housing and Urban Development

- the public cost of leaving someone street homeless is between \$20,000 – \$30,000

The Impact of Chronic Homelessness on Emergency Services

-Current Calculations-

Psychiatric hospitalizations = 100x higher for Chronically Homeless

Any Hospital Stay = 4x longer for Chronically Homeless

Behavioral Health Division Psychiatric Crisis Services = \$605 per visit (non-admission)

Average Emergency Room Visit = \$1097

The Justice System

MPD call for service (average cost): \$950.15 per call

Overnight Jail: According to a two-year survey of homeless individuals, each person cost the taxpayers \$14,480 per year, simply for the nights they were in overnight jail.

Court Security: \$43.30 per case

Public Defender: \$718.86 per case

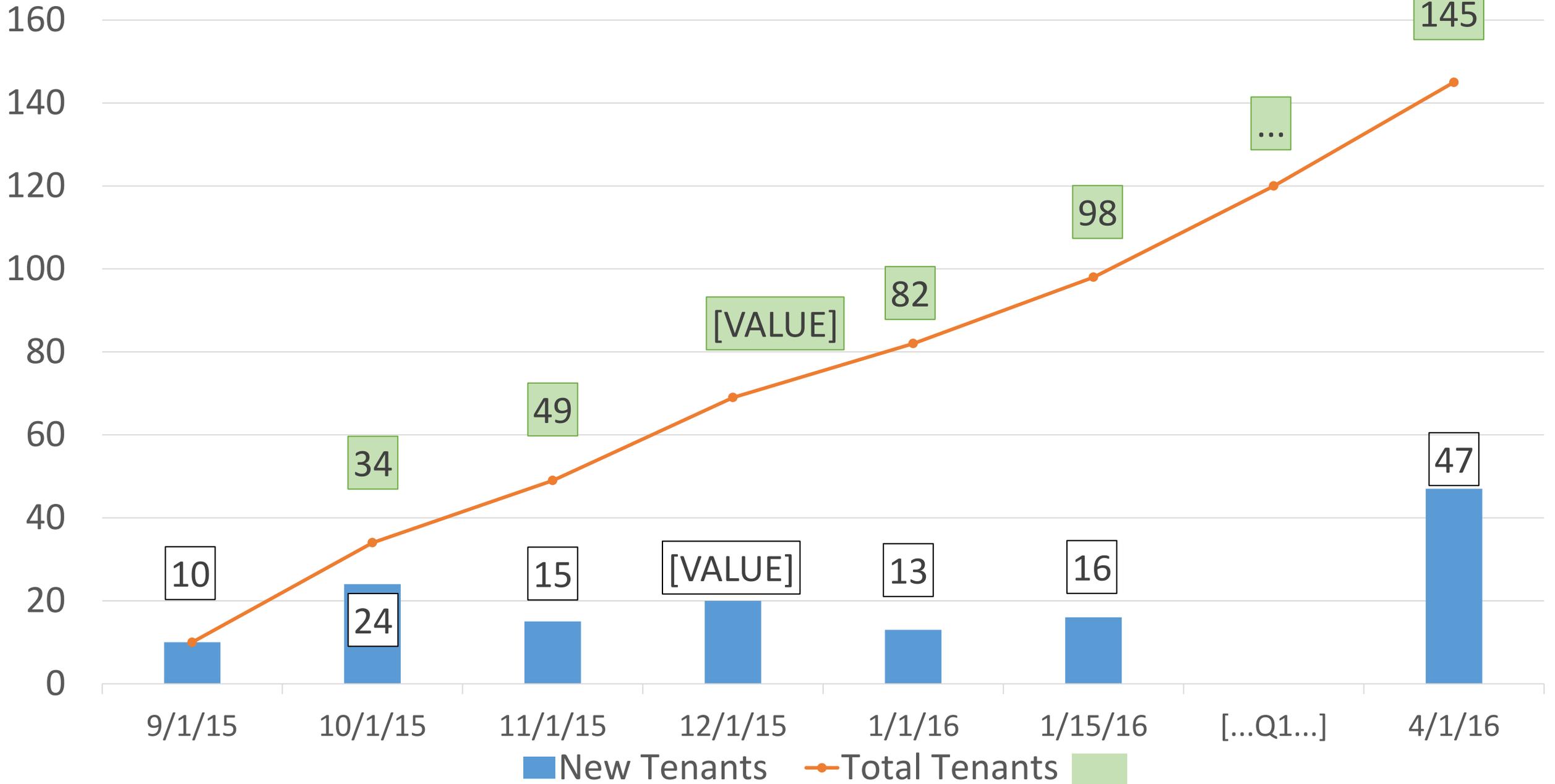
District Attorney: \$718.86 per case

Prison: A typical cost of a prison bed in a state or federal prison is \$20,000 per year.

How we are moving forward...



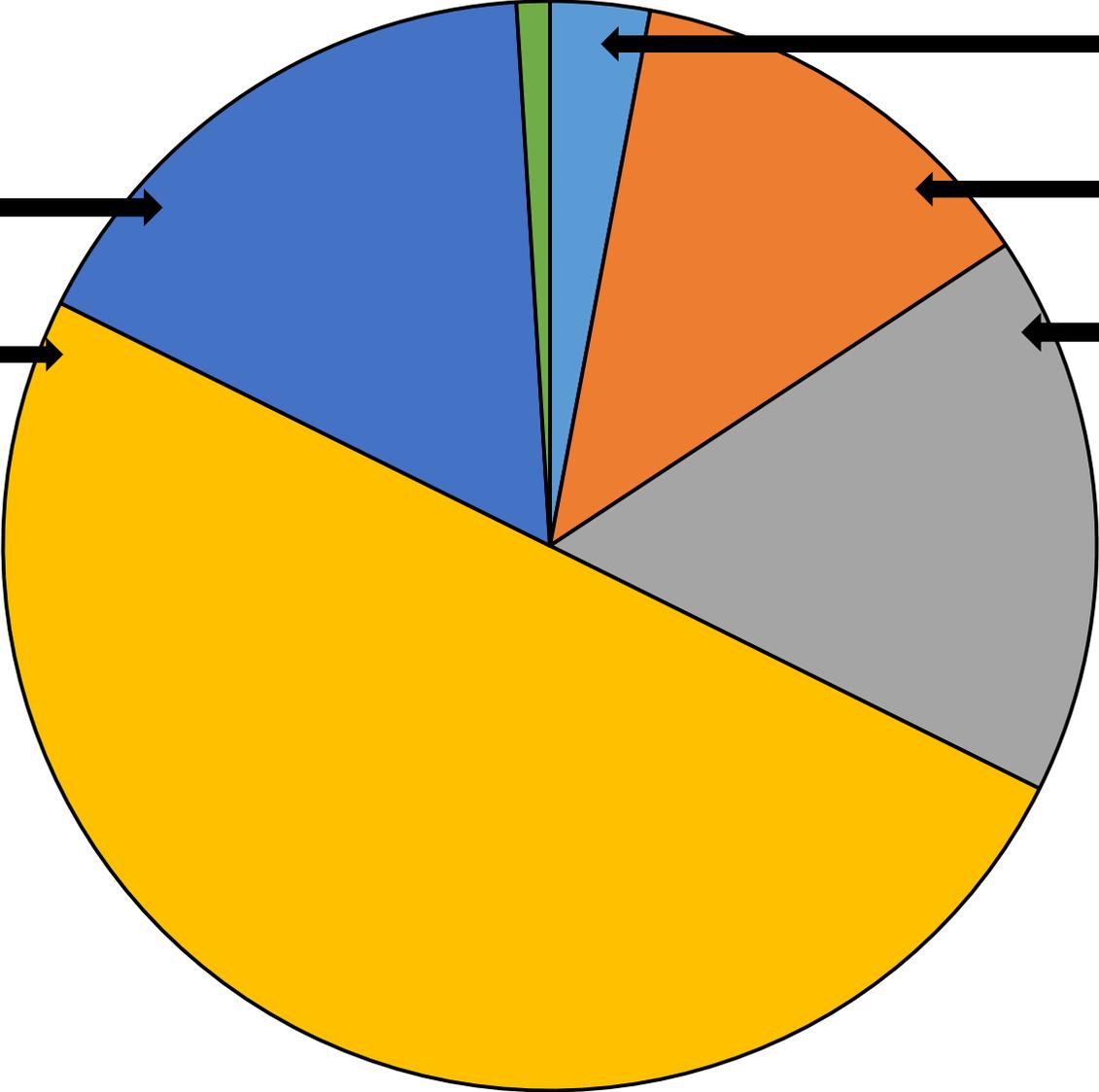
Chronically Homeless Placed in Housing



Age of Residents

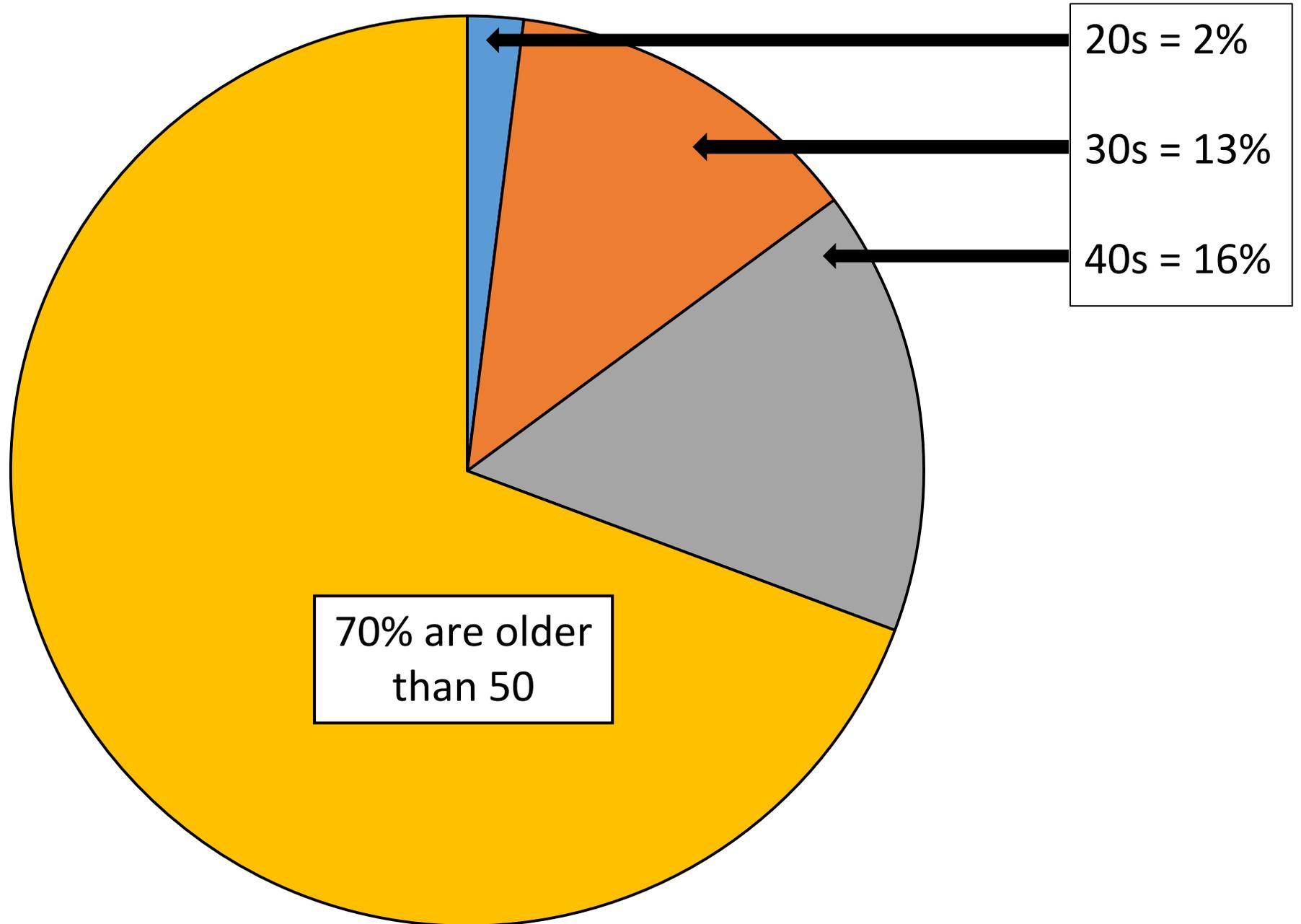
70s = 1%
60s = 17%
50s = 51%

20s = 2%
30s = 13%
40s = 16%

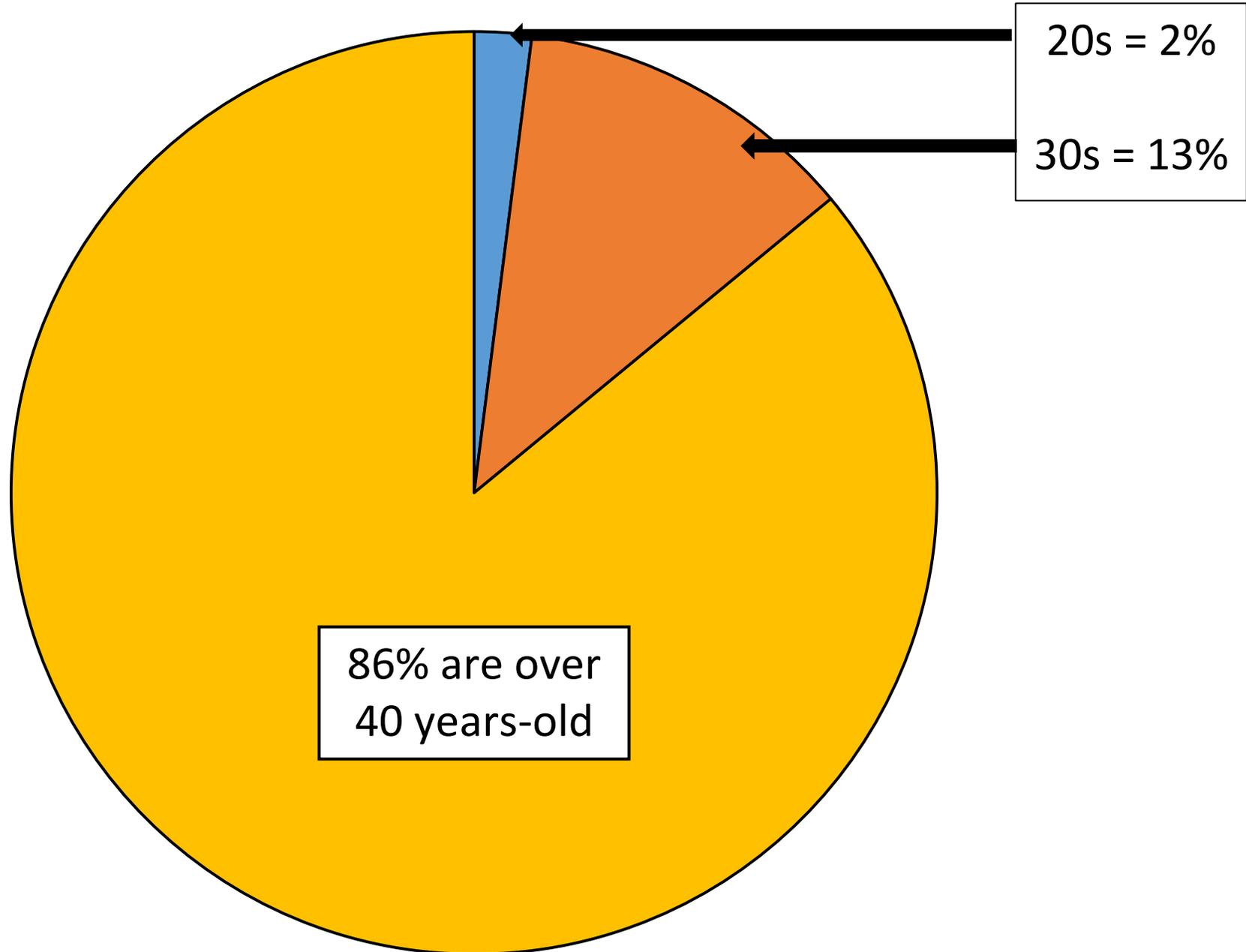


26-29 30-39 40-49 50-59 60-69 70+

Fifty Years-Old or Older

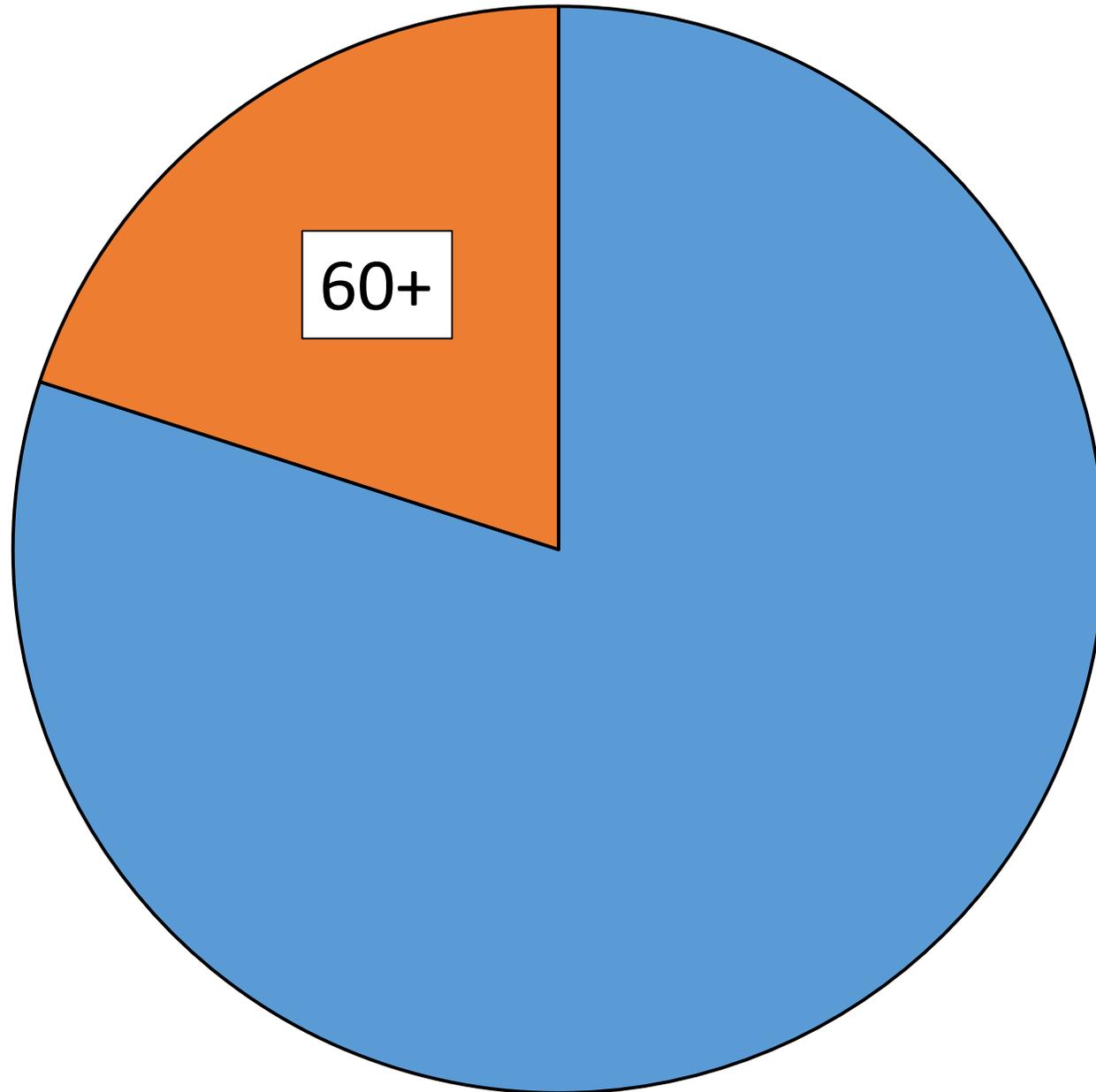


Forty Years Old or Older



One Fifth of Residents are Over 60 years-old

$1/5$



Current Calculations

2016 Point in Time numbers show a 70% reduction in chronic homelessness from 2014 numbers

Housing First Unit + Case Management = \$30 per day (and dropping)

One year of Housing: \$6300 (average HAP portion)

- Fair Market Rate Units
 - Private Rental Housing Market
- Inspected to Federal Housing Quality Standards
 - Safe, Secure, Sanitary

Research, Economic Development, Public Health

It is 3 times less expensive to adopt Housing First strategies

Funding goes straight to the local private sector

- Private Landlords receive normal Fair Market Rent (client pays 30% of their income)
- Service Contracts for Professional Case Management
 - Individualized treatment in the community
 - Assistance with daily living skills
 - Problem prevention
 - Housing retention

HUD examined Housing First programs in a national study:

Participants had high levels of housing stability:

84% were in housing after 12 months

[HFmke = 99% remain housed]

- The findings demonstrate that Housing First programs are successfully housing people with serious mental illness
- Previously they were the “hardest to house”
- Ongoing services and housing subsidies are a critical component.

HUD: The Applicability of Housing First Models to Homeless Persons with Serious Mental Illness - (July 2007)

Housing stability among homeless individuals with serious mental illness participating in housing first programs - Journal of Community Psychology (Vol. 37 | Issue 3, March 3, 2009)

The Journal of the American Medical Association (Vol. 301 | No. 13, April 1, 2009)

The Journal of the American Medical Association (Vol. 301 | No. 13, April 1, 2009)

New rollout of Section 8 Vouchers in June

Housing Division put in place a homeless preference in its Section 8 rental assistance program

- Took in 419 applications in 5 days
- Ability to house 250 homeless individuals and families
- Case management will be offered to participants that need assistance

Help us keep our momentum!



Housing First Milwaukee

housingfirstmilwaukee.com