



MILWAUKEE COUNTY
HOUSING DIVISION

Presentation to the Mental Health Task Force

MILWAUKEE COUNTY HOUSING DIVISION SUPPORTIVE HOUSING PROGRAMS

- ▶ My Home
- ▶ Outreach Services-Housing First
- ▶ Pathways to Permanent Housing
- ▶ Supported Apartments (SAP)
- ▶ Permanent Supportive Housing Developments
- ▶ Scattered Site Permanent Supportive Housing
- ▶ Harm Reduction Housing
- ▶ Community Intervention Housing (CIH)



<http://county.milwaukee.gov/SupportiveHousingPrograms>

MY HOME

MY HOME

- ▶ HUD program linking rental assistance to support services
- ▶ Tenant based certificate program
- ▶ 30 percent of income goes towards rent and utilities(Income is not a requirement to qualify for My Home)
- ▶ Participants must be receiving Community Access to Recovery Services (CARS) or Housing Division contracted case management and must meet the federal definition of homelessness
 - ▶ Medical statement regarding disability must be signed by physician

HUD Homeless Definition

- ▶ To be considered homeless, an individual or family must lack a fixed, regular and adequate nighttime residence and is coming from one of the following:

Category 1 – Literally Homeless

- ▶ A public or private place not meant for human habitation
- ▶ A publicly or privately operated shelter designated to provide temporary living arrangements including congregate shelters, hotels/motels paid for by charitable organizations or government programs and a HUD-defined Safe Haven
- ▶ Transitional housing for homeless individuals and families
- ▶ Exiting an institution where s/he has resided for 90 days or less, and resided in an emergency shelter or place not meant for human habitation immediately before entering that institution OR

HUD Homeless Definition

Category 4 – Fleeing or attempting to flee domestic violence

- ▶ Is fleeing or attempting to flee, domestic violence; has no other residence; AND lacks the resources or support networks to obtain other permanent housing



Disabling Condition

The specific disabilities targeted by the My Home Program are:

- 1) Severe mental illness
- 2) Chronic substance abuse and
- 3) HIV/AIDS related diseases

A licensed medical physician, psychiatrist, psychologist, advance practice nurse practitioner (APNP), physician's assistant (PA) or licensed clinical social worker (LCSW) must document the disabling condition.

Key to the definition is determining that the impairment is of long continued and indefinite duration AND substantially impedes the person's ability to live independently

MY HOME

Process for new applicants now goes
through Coordinated Entry
Call 211



OUTREACH SERVICES

Housing First

- ▶ Homelessness - a housing problem
- ▶ Housing is right to which all individuals are entitled
- ▶ Provide permanent, independent housing without prerequisites for treatment
- ▶ Offering (*but not insisting on*) other support
- ▶ Remove major obstacles to obtaining and maintaining housing for the chronically homeless population
- ▶ Opportunity to secure housing rather than having to “earn” it

Plan to End Chronic Homelessness

- ▶ How can we succeed?
 - ▶ Housing Subsidy
 - ▶ Case Management Services
 - ▶ Additional Supportive Housing Developments
 - ▶ Outreach & Staffing
 - ▶ Coordination of resources
 - ▶ Wide range of community partners

Housing Assistance Payment Subsidy

- ▶ City and County of Milwaukee Tenant-Based Rent Assistance through the HOME program
- ▶ Vouchers from the Housing Authority of the City of Milwaukee Section 8 Program
- ▶ Increase in Milwaukee County's My Home funding through the Continuum of Care
- ▶ Repurposing of existing Milwaukee County Vouchers
 - ▶ Prioritization of chronically homeless on waiting list

Outreach & Staffing

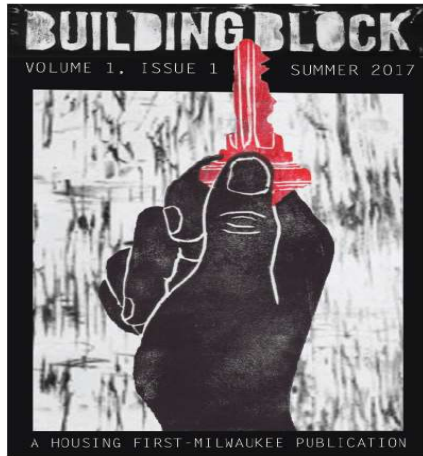
- ▶ Housing Division Outreach
- ▶ Partnerships with Outreach Agencies including the Milwaukee Police Department
- ▶ Weekly meetings with MPD, District Attorney's Office, Downtown BID
- ▶ Staff
 - ▶ Outreach Services Manager
 - ▶ Three Housing Navigators
 - ▶ Program Evaluator

Resident Advisory Council

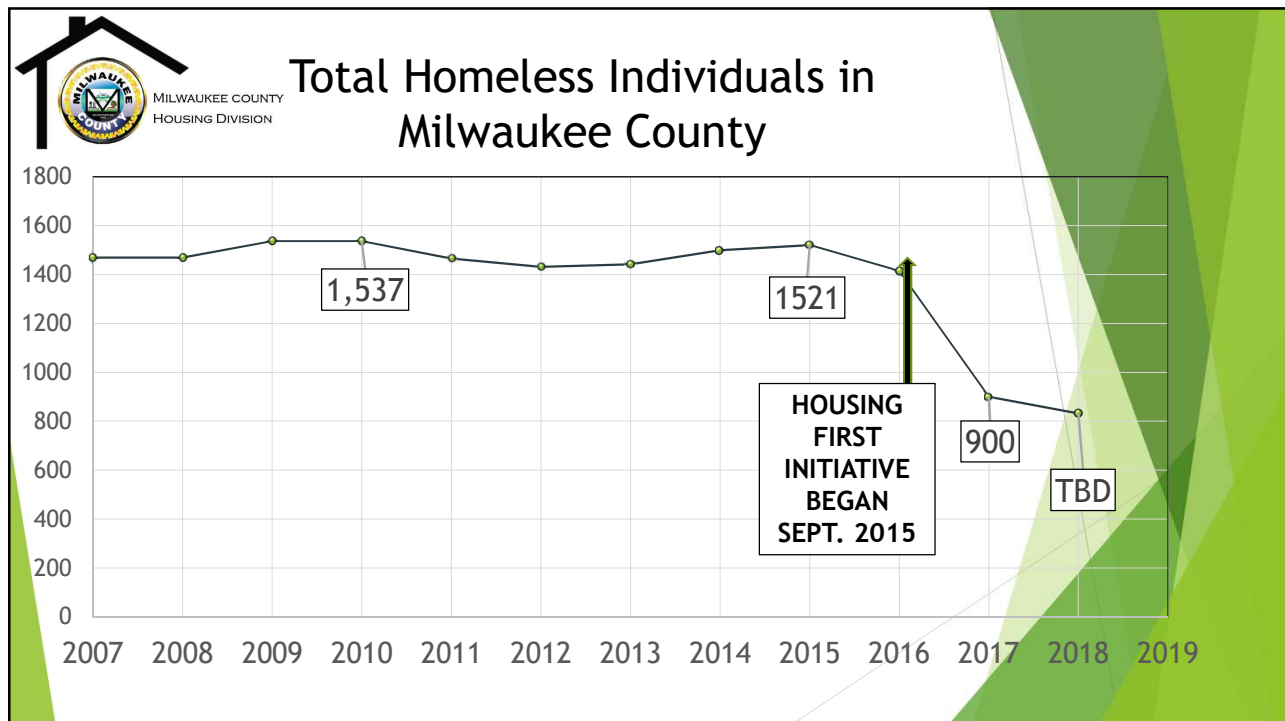


- Housing First participants that help set policy
- Produce quarterly newsletter
- Plan all social events for staff and residents

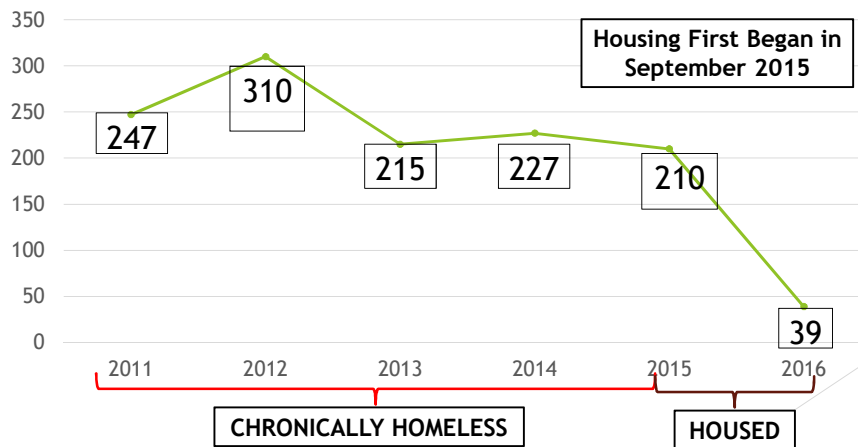
Resident Advisory Council



- Quarterly newsletter
- Articles by clients and staff
- Distributed to CoC and community groups



Immediate Impact: Total Municipal Court Violations Each Year Among Housing First Residents



Housing First residents utilized crisis mental health services significantly less during their first year in housing.

Compared to the previous year spent homeless, during their first 12 months in housing, Housing First resident utilized 539 fewer mental health crisis services resulting in a cost savings of more than \$714,600.

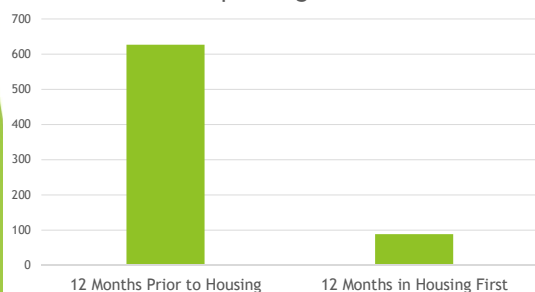
Top 4 Utilized Programs:

- Crisis Mobile
- Detox
- Psychiatric Crisis Services
- Inpatient Services

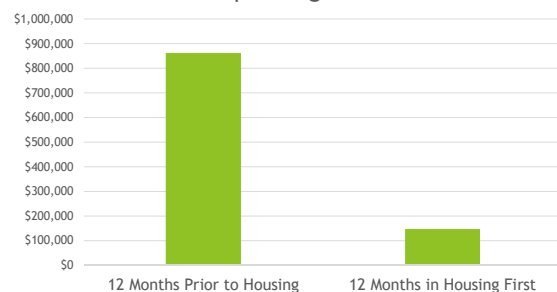
Previous Year: 627 episodes; \$860,985
Year in Housing: 88 episodes; \$146,347

42 additional programs were utilized at lesser rates

Mental Health Crisis Services Utilization
Top 4 Programs



Mental Health Crisis Services Costs
Top 4 Programs



HMO Case Example using Housing First

- ▶ In 2017 prior to housing placement:
 - 200+ ER contacts in 2017, sometimes 2x on the same day (25 ER contacts in Dec/2017 alone)
 - 13 inpatient admissions including 2 admissions to CRC (total of 54 bed days)
 - 4 ER contacts from Jan 1st to 4th, 2018 (one daily).
 - Member street homeless for 4+ years; minimal shelter contact during that time.
- ▶ In 2018 post Housing First
 - ER contacts after placement in Thurgood Marshall Apts: 13 (only 1 ER visit in Feb/2018)
 - 1 inpatient admission
 - Member is engaged in Targeted Case Management program as well as BH Case Mgt. services
 - Member remains engaged in BH Case Mgt. services and has regular meetings in his new apartment.

Housing Intervention Services (formerly Special Needs Housing)

PATHWAYS TO PERMANENT HOUSING

1615 S. 22nd Street

Application process is through Coordinated Entry, 211

Individual rooms with a shared bathroom with one other consumer of the same gender, 24/7 staff, 3 meals a day are provided, medication management is NOT provided

Applications and Case Manager expectations are available on our website:

<http://county.milwaukee.gov/SupportiveHousingPrograms>

Pathways to Permanent Housing



SUPPORTED APARTMENT PROGRAM

Consumers have one roommate at Fardale Supported Apartments, they must be able to independently prepare meals for themselves and pay rent of \$440/mo

Each consumer is required to have permanent case management, preferably through CARS (CCS, TCM or CSP)

There is a drop in center on-site where groups, activities and peer support are located

Fardale Supported Apartments



PERMANENT SUPPORTIVE HOUSING DEVELOPMENTS

- ▶ Affordable one bedroom or studio apartments with on-site support services
- ▶ Most units come with a rent subsidy, consumer pays 30% of his/her income (consumer not required to have income)
- ▶ Must be able to live independently
- ▶ Required to have permanent case management
- ▶ Each property has a computer center, exercise facility and a community room
- ▶ Each property's waitlists are currently being exhausted and new applications are NOT being accepted at this time for Cardinal Capital or Heartland Alliance properties. All other applications can be found on our website:

<http://county.milwaukee.gov/SupportiveHousingPrograms>

Current Permanent Supportive Housing Developments

- ▶ Johnston Center-2150 S. 13th Street
- ▶ United House – 2500 W. Center Street
- ▶ Empowerment Village-National-1528 W. Walker Avenue
- ▶ Empowerment Village-Lincoln-525 W. Lincoln Avenue
- ▶ Highland Commons-6700 W. Beloit Road, West Allis
- ▶ Farwell Studios-1531 N. Farwell Avenue
- ▶ Washington Park-3900 W. Lisbon Avenue (Family Housing)
- ▶ Grand View-3800 W. Lisbon Avenue (Family Housing)
- ▶ Capuchin-2502 W. Tamarack Street
- ▶ Prairie-1218 W. Highland Avenue
- ▶ Bradley Crossing-4375 W. Bradley Road, Brown Deer
- ▶ Weinberg Residence-4425, 4429 Village Lane, Brown Deer
- ▶ Thurgood Marshall-1914 N. 6th Street (Harm Reduction)

United House



Empowerment Village-National



Empowerment Village-Lincoln



Highland Commons



Farwell Studios



Capuchin Apartments



Prairie Apartments



Washington Park Apartments



Grand View Apartments



Bradley Crossing



Weinberg Residence



Thurgood Marshall



Thurgood Marshall 1914 N. 6th Street

24 one bedroom Harm Reduction units for individuals who have a history of homelessness and chronic alcoholism

Staff is on-site 24/7

Individuals are not required to have permanent case management

10 of the 24 units have Project Based Rent Assistance through the Milwaukee County Section 8 Housing Program

Cardinal Capital is the property management

Currently, on-site support services are provided by Wisconsin Community Services (WCS)

Referrals are made through Coordinated Entry-211

KEYS TO INDEPENDENCE

Scattered Site Permanent Supportive Housing

- ▶ 35 studio and one bedroom apartment units
- ▶ Consumers need to have income to qualify for this program and will pay 30% of their income for rent
- ▶ All 35 units are subsidized through Milwaukee County tax levy
- ▶ Consumers do not need to have permanent case management
- ▶ The units are scattered throughout Milwaukee County
- ▶ Consumers do need to have a documented history of homelessness
- ▶ Referrals are made through Coordinated Entry-211

Community Intervention Housing (formerly 30 day housing)

- ▶ No more than 3 unrelated individuals at one address
- ▶ HQS inspected by Milwaukee County, landlord criminal and caregiver background check, completed Housing Division application
- ▶ Applications can be submitted to Emily Franklin. Consumers discharging from the Behavioral Health Division, Crisis Stabilization and the Crisis Resource Center have priority.

Applications can be found online at:

<http://county.milwaukee.gov/SupportiveHousingPrograms>

Home Repair Loan Program

- ▶ Housing Division offers zero percent interest loans for emergency home repairs and lead based paint removal
- ▶ Residents must live in suburban communities, excluding the cities of Milwaukee and West Allis
- ▶ Covers a wide range of repairs including heating, electrical, roofing, siding, plumbing, etc.
- ▶ Serves low to moderate income households

Home Repair



The Home Repair Program can also assist with accessibility modifications to the home. Grants may be available depending on funding availability.

Opportunity Knocks

- Housing Division claims and rehabs County Foreclosures
- Job training program for HOC inmates. First project 4 inmates received full time construction jobs upon release
- Housing Division sells the property and reinvests proceeds for the program and pays for eviction prevention activities





QUESTIONS???