Will Montgomery County be the next to reach "functional zero" for chronic homelessness?

Amanda J. Harris, Montgomery County Department of Health and Human Services
Ending chronic homelessness in Montgomery County, MD

Using a Housing First Approach to reaching "functional zero"
Montgomery County, MD

- AMI: $100,352
- Population: 1 million
- Poverty Level: 6.9%
- Average Rent (1BDRM): $1451
- % Housing Burdened (Renters): 49.4
The Funding

$51,949,744 Total Budget

* Excludes Housing Choice Vouchers and HUD-VASH set-asides
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Building Political Will

- Informed Decision Makers
- Engaged Community
- Past Successes
- Marketing Campaign
Ending homelessness is possible!

NO VETERAN SHOULD EVER BE HOMELESS.

PLEASE HELP! HOMELESS VETERAN.
Engaged Community

- Interagency Commission on Homelessness
- Our Community Partners
- Road Show
Marketing Campaign

- The Launch: Community Memorial Event
- New Website
  www.montgomerycountymd.gov/homelessness
- Communications Committee
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Outreach and Prioritization

- Developing Quality By-Name-List
- Coordinated Entry
- The "Blitz"

Increase Outreach Capacity
Coordinated Entry
Quarterly "Blitz" Counts
Increase Outreach Capacity

- Housing Focused
- Unknown Client Policy
- Document Ready
- Increased coverage
- SAMHSA Grant for the Benefit of Homeless Individuals (GBHI)
Coordinated Entry

- Housing First and Choice
- Prioritization
- Transparency
- "At Risk"

**Coordinated Entry System for Adults**

**Referral Sources**
- Department of Health and Human Services
- Outreach
- Shelters
  - Self
  - Community
  - Hospital
  - Crisis Center
  - Faith Community

**Assessment and Housing Prioritizations**

- Not a Physical Facility
  - Shared Housing
  - Affordable Rental Housing
  - Rapid Re-Housing
  - Permanent Supportive Housing
  - Permanent Housing with minimum Support

- No Services
- With Services
Quarterly "Blitz" Counts

- Targeted Outreach
- VI-SPDATS
- Connection to Services
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Landlord Recruitment

Be a Smart Landlord

Other Strategies
Be a Smart Landlord

Support
Landlords support the community by offering affordable housing to low to moderate income individuals and families.

Marketing
Save on costs of marketing and advertising your unit. We have a list of clients ready to move.

Assistance
Every tenant is eligible for a range of supportive services.

Rent
Tenants may be eligible for rental assistance.

Tenant
Always have a tenant in your unit and reduce vacancies.
Other Strategies

- Landlord Appreciation Events
- Housing Coordinator/ Housing Locator Collective
- Holding Fees
- Mass Lease-up
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Resource Development
Move-up Strategy

PHA Partnership
Affordable Housing Partners
Non-traditional Partners
Flexible PSH
Reimbursement Model

- Not all PSH looks alike
- Reimbursement based on acuity
- Duplicative Services
- Ebb and flow within PSH
Medicaid 1115 Waiver and Housing Choice Vouchers

Putting the pieces together!

Housing is Healthcare
Reallocation - Evaluating Cost per Positive Exit
Advocating for New Resources

Using your By-Name-List to ask for more money!

Data tells the real STORY

The Numbers
The Numbers

- Expansion HUD PSH program based on underspent funds (15 units)
- HCV set-asides or "Move-up" (12 units)
- Reallocation of local resources for "Move-up" (10 units)
- Affordable Housing set-asides (11 units)
- Council appropriated funds to increase PSH program (80 units)
- HHS Reallocation of funds (50 units)
- Medicaid Expansion (30 units)
- Turnover
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Progress to Date

Housing Placements since January 2016
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Lessons Learned
recognize mistakes
observe what works
document them
share them

What went well...

What could have been better....
What went well...

- A solid, public deadline
- Stretching resources
- Regular in-person CES meetings
- Inside (not Outside) Marketing
What could have been better....

- Clear guidance on the interpreting and documenting chronic status
- Predicting turnover rates
- Early and continued engagement with landlords
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For more information

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