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"

Demographics

Point in Time

The Funding

Montgomery County, MD

AMI $100,352

Poverty Level: 6.9%

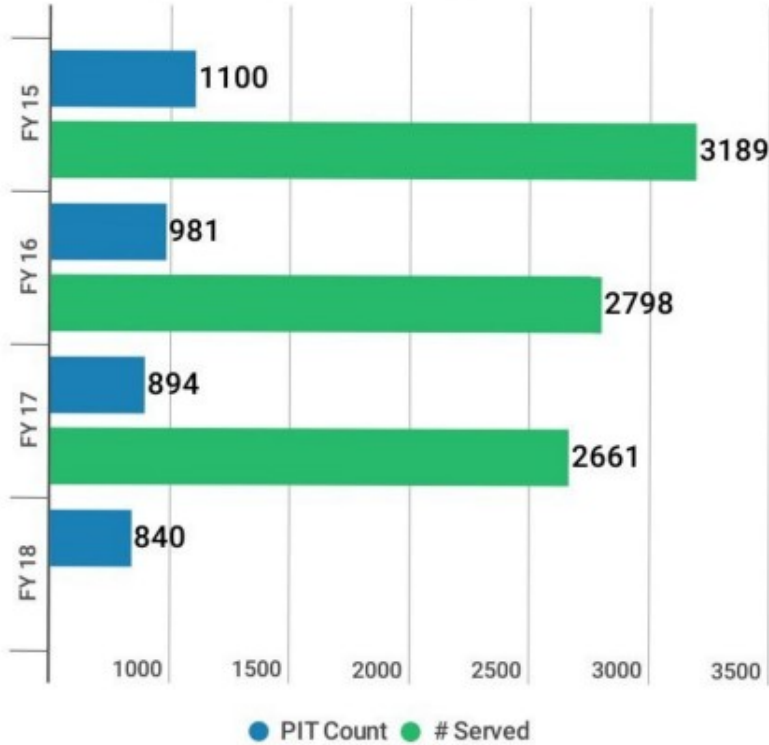Population: 1 million

Average Rent (1BDRM): $1451

% Housing Burdened (Renters): 49.4

# Point in Time Stats

of People Experiencing Homelessness

FY	PIT Count	# Served
FY 15	1100	3189
FY 16	981	2798
FY 17	894	2661
FY 18	840	

● PIT Count ● # Served

Sheltered vs. UnSheltered

FY	Sheltered	Unsheltered
FY 15	997	103
FY 16	885	96
FY 17	763	131
FY 18	707	133

● Sheltered ● Unsheltered

infogram

The Funding

$51,949,744 Total Budget

* Excludes Housing Choice Vouchers
and HUD-VASH set-asides
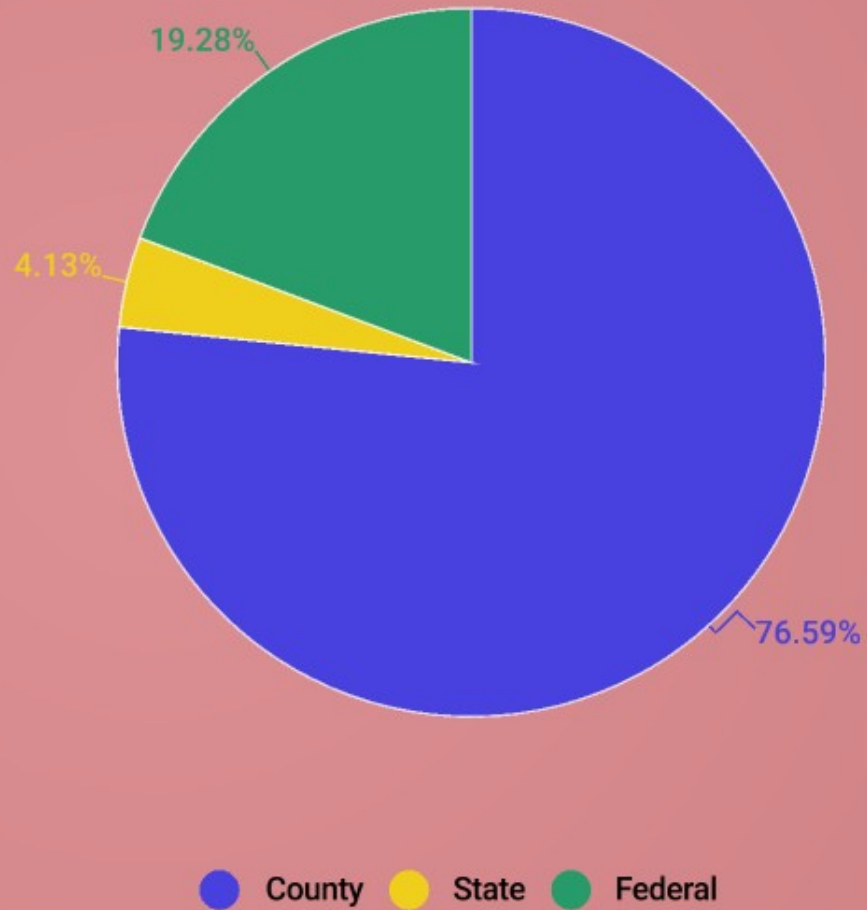
19.28%

4.13%

76.59%

County   State   Federal

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Informed Decision Makers

County Executive Ike Leggett

HHS Director Uma Ahluwalia

PHA Director Stacy Spann

County Council

HHS Committee Chair George Leventhal

DCHA Director Clarence Snuggs

Engaged Community

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

Marketing Campaign

INSIDE NOT OUTSIDE

- 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
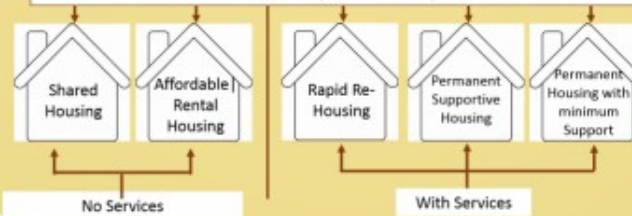- Transparency
- "At Risk"

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
- Flexible PSH Reimbursement Model
- Medicaid 1115 Waiver and Housing Choice Vouchers
- Reallocation - Evaluating Cost per Positive Exit
- Advocating for New Resources

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

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 progrm **(80 units)**
- HHS Reallocation of funds **(50 units)**
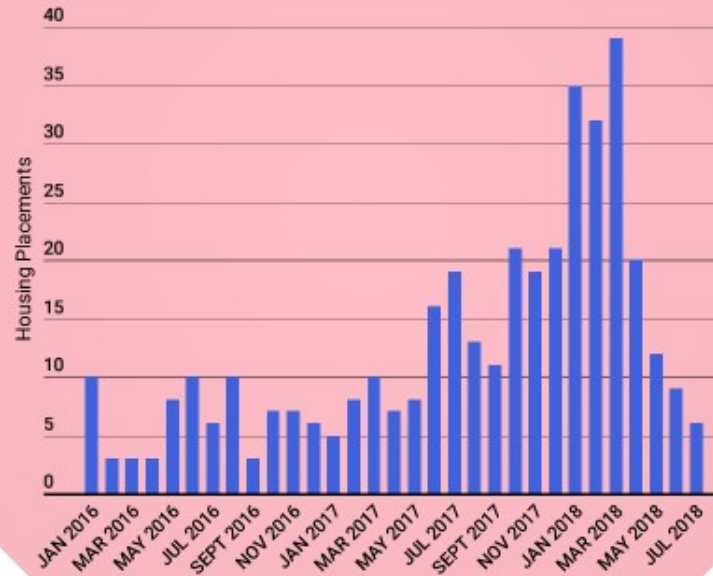- Medicaid Expansion **(30 units)**
- Turnover

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Progress to Date

Housing Placements since January 2016

Housing Placements since January 2016
Total Placements: 386

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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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